

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
July 26, 2004
6:30 P.M.
MINUTES

The work session of the Planning Commission was called to order by Vice-Chairman Curt Brown at 6:30 p.m. The following commission members were present constituting a quorum for transaction of business: James Mortensen, Curt Brown, Teri Olson, Dean Tengal, and Mark Snyder. Also present was Kelly Kolakowski, Township Planner; Jeff Purdy from Langworthy, Strader, LeBlanc & Associates, Inc. and Tesha Humphriss from Tetra Tech, MPS. By the end of the work session, there were a few persons in the audience.

Items scheduled for action during the regular session of the commission were discussed.

GENOA TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
7:00 P.M.
MINUTES

The regular session of the Planning Commission was called to order by Vice-Chairman Curt Brown at 7:02 p.m.

The Pledge of Allegiance was recited and a moment of silence was observed.

Moved by Mortensen, seconded by Tengal, to approve the Agenda as written.
The motion carried unanimously.

The call to the public was made to discuss items not on the agenda. There was no response and the call to the public was closed at 7:04 p.m. Vice-Chairman Brown noted that the Board will not begin any new business after 10:00 p.m.

OPEN PUBLIC HEARING # 1...Review of special use application, site plan, and impact assessment for proposed Suzuki car dealership within an existing vacant building located at 7100 W. Grand River at the corner of Hubert and Grand River, Section 13, petitioned by Mike Cizmar. (PC 04-16)

Planning Commission disposition of petition

- A. Recommendation regarding special use.
- B. Recommendation regarding impact assessment.
- C. Recommendation regarding site plan.

Mr. Dave Richardson and Steve Roboton of Lindhout Associates and Mike Cizmar, the dealership owner, were present to represent the petitioner.

Mr. Richardson showed a site plan with changes proposed to the building and site. There are four overhead doors facing Hubert that will be changed to glass doors of the display showroom. The materials will be earth tones. They will be painting over the mason, metal, and stucco. The Suzuki logo "S" will be red. He noted this is the smallest logo sign that Suzuki offers. The ordinance states that the sign can only be one foot over the part of the building it is attached to, and they used the extension of the roof as that measurement.

Commissioner Mortensen questioned if the petitioner would consider using brick. Mr. Purdy stated that if this was a new building, the masonry would be required on all four sides and brick would be encouraged. Mr. Richardson noted that the east side of the building is mostly overhead doors so there will be no place to put the masonry. Commissioner Mortensen is concerned that the east elevation is different than the other two sides that are visible from Grand River. Mr. Purdy suggested EFIS on the side with the overhead doors. Commissioner Tengel agrees with Commissioner Mortensen. There was a brief discussion regarding what type of material would be preferred. Commissioners Mortensen, Olson, and Tengel would all like to see stucco.

Commissioner Snyder feels the improvements on the two sides are very nice, but the front of the side with the bay doors could match the other two elevations with masonry because this can be seen from Grand River. If the area around the bay doors is painted to match the color, it will look fine.

Mr. Richardson stated there are six pine trees on this side of the site to help block the view from Grand River. It was decided that more trees would be added, they will match the front of the east side of the building with the same materials used on the front, and add stucco to the east elevation near the overhead doors.

Mr. Richardson showed their landscape plan, which exceeds the ordinance requirements.

They will abandon the connection to the site to the rear

There will be two 18-inch high display pedestals made of retaining wall material that will match the masonry on the building with landscaping. Mr. Purdy questioned if there will be floodlights on these display cars. There will be low horizontal lighting at ten feet. There will be no upward facing floodlights.

Mr. Richardson feels they can meet the engineer's requirements stated in their review letter.

With regard to closing the entrance way on Grand River, Mr. Richardson stated that the Livingston County Road Commission would not allow them to close this. That would put all of the traffic on Hubert Road. Due to the clear vision triangle on this site, this is the only place where the driveway can be located. He added that the times that people will be visiting the dealership will be different than the times that people will be dropping off and picking up their children from the School Bell building to the east.

Mr. Purdy reviewed his letter of July 20, 2004.

The Township tries to limit the number of curb cuts on Grand River and the existing one is very close to the adjacent School Bell building and is offset with the driveway on the opposite side of Grand River. This could cause left turn conflicts. Commissioner Mortensen stated that the Road Commission does not want this closed. He questioned if there was another solution. Mr. Purdy stated the Township could require it to be closed.

Commissioner Brown asked Mr. Purdy his thoughts on the increased traffic impact on Hubert Road. Mr. Purdy stated his concerns are the close proximity of this driveway to the adjacent School Bell driveway as well as the left turn conflicts that will be caused by the industrial park across Grand River. Commissioner Tengel noted that this situation already exists as this is an existing driveway.

Mr. Richardson stated keeping the Grand River driveway open to them is critical to their business. Commissioner Mortensen feels it needs to be kept open. Not having that driveway would limit this commercial property virtually useless. Commissioners Tengel and Olson agreed. Commissioner Olson questioned if this does begin to cause problems, could it be closed in the future. Mr. Purdy stated it can only be done at the time of site plan approval. Commissioner Snyder did not have a comment on this issue.

Mr. Purdy stated the wall sign can not project more than one foot above the roof of the portion of the building to which it is attached, and their sign projects approximately 7 feet above the top of the building. The Planning Commission needs to approve the second wall sign. He suggests that the "S" logo be part of a monument sign as long as it is in the clear vision area. He noted that the two "Suzuki" signs as well as the "S" logo would be three signs on the building.

Commissioner Mortensen asked the petitioner if the "S" could be moved to a monument sign. Mr. Cizmar stated that Suzuki prefers it to be on the arch of the building. Mr. Purdy stated their proposed sign could be granted a variance by the ZBA. Mr. Cizmar stated that Suzuki is anxious to put a dealership in the Township and they can work with the ordinance on the sign.

Ms. Humphriss reviewed her letter of July 21, 2004.

1. The plans should be revised to remove the inconsistency between the legal description and the southern property line boundary shown on the plans. The petitioner will comply.
2. A cobblestone dam surrounding the inlet to the detention pond is recommended to assist with the collection of the sediment. The petitioner will comply.
3. The calculations of the bottom detention pond is inconsistent between the plan view, the provided volume, and the outlet control structure and should be revised. The petitioner will comply.
4. The calculations for the Bankfull volume should be shown to determine the correct orifice hole sizes. The petitioner will comply.

The call to the public was made at 7:57 p.m.

Mr. Christian Smith of 6972 Rink Drive voiced his concerns. He feels a lot of traffic will be generated on Hubert Road. It is a residential road. There are only 75 parking spaces on this site, including customer parking. He questioned where the excess inventory will be. He does not want it to be on Parcel B. He is concerned about the horizontal lighting that is being proposed. The current lighting there lights up his yard. He asked what the future plans are for Parcel B. Will delivery trucks be using Hubert Road?

Ms. Laura Schultz of 7025 Lindsey stated that between their home and Parcel B, there is no greenbelt and in the winters, she does not want to see all of these cars from her home. She also reiterated Mr. Smith's concerns.

Mr. Douglas Coons of 6960 Rink Drive is concerned about the delivery trucks on Hubert. What is their delivery schedule? He also questioned how much more traffic will be added with this use.

The call to the public was closed at 8:05 p.m.

Mr. Cizmar stated delivery trucks will access the site from Grand River and will not utilize Hubert Road. This was also emphasized by the Road Commission.

Mr. Richardson showed that the inventory will be parked on the west rear side of the site. They do not have access to Lot B and they do not know what the landlord has planned. Suzuki is only leasing the front part. Mr. Purdy stated it can be a condition of the motion that all inventory be parked on paved portions of the site.

Mr. Richardson stated the lighting is 10-feet high, they have shields across the top, and they are all facing toward the building. Mr. Purdy stated that all of the

lighting proposed meets the ordinance, but the motion should specifically state that no lighting shall cause off-site glare.

Mr. Cizmar stated they are open until 8:00 p.m. Monday through Friday and until 6:00 on Saturday. Deliveries would be between 9:00 and 5:00 during the week only, not in the early morning or evening. He added that Suzuki is a niche car company. They offer economical, fuel efficient vehicles. They do not meet the volumes of a first or second level manufacturer. He assumes average weekday evening visits to be between 30 and 45.

Commissioner Mortensen advised the public that this is a commercial piece of property and a lot of more intense uses could be put there without needing Planning Commission approval. All of the public's concerns are noted and they will try to be addressed in the motion.

Moved by Mortensen, seconded by Tengel, to recommend to the Township Board approval of the Special Use for a Suzuki car dealership to sell, display, and the outside storage of new vehicles within an existing vacant building located at 7100 W. Grand River at the corner of Hubert and Grand River, Section 13, petitioned by Mike Cizmar with the following conditions:

1. There will not be any cars displayed along the greenbelt of Grand River nor will any cars be displayed with the hoods raised. Signage added to the vehicles shall not be other than what is normal and customary for the sale of new vehicles.
2. There will be no outside PA system.
3. No inoperable vehicles will be stored on the site.
4. The lighting will meet Township Ordinance and will not exceed ½ footcandle at the property line.
5. Horizontal lighting will be internalized to face the building and there shall be no off-site glare.
6. Existing lighting will be removed and replaced with downward directed light fixtures.
7. The hours of operation will be from 8:00 a.m. to 8:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday.
8. The PIP plan will be approved by the appropriate governmental agencies.
9. Loading and unloading of vehicles will be from the Grand River entrance only and only on the east side of the building.
10. Parking of cars only on paved areas of the site as shown on the site plan.
11. Two 18-inch high display pods using the materials proposed will be permitted as shown on the site plan.

The motion carried unanimously.

Moved by Mortensen, seconded by Tengel, to recommend to the Township Board approval of the Impact Assessment dated July 7, 2004 for a Suzuki car dealership within an existing vacant building located at 7100 W. Grand River at

the corner of Hubert and Grand River, Section 13, petitioned by Mike Cizmar with the following condition:

1. The third paragraph under Section B shall indicate that the gravel driveway to the property to the south will be abandoned.

The motion carried unanimously.

Moved by Mortensen, seconded by Tengel, to recommend to the Township Board approval of the Site plan dated June 11, 2004 for a Suzuki car dealership within an existing vacant building located at 7100 W. Grand River at the corner of Hubert and Grand River, Section 13, petitioned by Mike Cizmar with the following changes:

1. The storage shed in the rear will be moved to the southeast corner of the building inasmuch as the Planning Commission has authorization to reduce the rear yard setback.
2. Two 18-inch high display pads will be made of the materials shown with no flood lights.
3. Materials and renderings presented this evening are acceptable and will become the property of the Township. The siding on the east side of the building and the top of the north side will be converted to stucco to match the colors and materials used on the west façade.
4. Signage as shown in the site plan does not meet the Township ordinance and will be revised prior to submission to the Township Board or a variance will be sought from the Zoning Board of Appeals.
5. The lighting will meet Township Ordinance and will not exceed ½ footcandle at the property line.
6. Horizontal lighting will be internalized to face the building and there shall be no off-site glare.
7. Existing lighting will be removed and replaced with downward directed light fixtures.
8. The requirements of the Township Engineer regarding grading and the detention pond as stated in Items 1 through 4 in their letter of July 21, 2004 shall be met.
9. All landscaping will have irrigation.
10. Deliveries to the site will occur between 8:00 a.m. and 5:00 p.m. on weekdays only.
11. The Planning Commission approves the two 50-foot wall signs as presented conforming to the ordinance.

The motion carried unanimously.

Moved by Mortensen, seconded by Olson, to approve the minutes of June 12, 2004. **The motion carried unanimously.**

The meeting adjourned at 8:42 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary