

GENOA TOWNSHIP  
PLANNING COMMISSION  
WORK SESSION  
June 14, 2004  
6:30 P.M.  
**MINUTES**

The work session of the Planning Commission was called to order by Chairman Don Pobuda at 6:30 p.m. The following commission members were present constituting a quorum for transaction of business: Don Pobuda, Barbara Figurski, James Mortensen, Curt Brown, Teri Olson and Dean Tengel. Also present was Kelly Kolakowski, Township Planner; Ron Nesbitt from Langworthy, Strader, LeBlanc & Associates, Inc. and Debra McAvoy 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 Chairman Don Pobuda at 7:00 p.m.

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

**Moved** by Figurski, seconded by Mortensen, 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 7:02 p.m. Chairman Pobuda 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 environmental impact assessment for proposed 14,400 sq. ft. addition, and a 3,600 sq. ft. exterior canopy located at 1153 Grand Oaks Drive, south of Grand River Ave. on the east side of Grand Oaks Drive, Section 8, petitioned by Contracting Management Corp. (PC 04-09

- **Planning Commission disposition of petition**
  - A. **Recommendation regarding special use.**
  - B. **Recommendation regarding impact assessment.**

**C. Recommendation regarding site plan.**

Ms. Kelly Crannell of Boss Engineering, Mr. Ray Beebe of Highland Engineering, and Kevin Wetzel of Contracting Management were present to represent the petitioner.

Ms. Crannell gave a review of what they are planning for this site. At the last Planning Commission meeting, there were outstanding issues with the Township Engineer and Livingston County Drain Commission. They feel they have satisfied all of these comments and are requesting approval. She stated they received a letter today from the Drain Commission's consultants recommending a conditional approval for an outstanding issue.

Chairman Pobuda noted that the engineers did not receive the most recent set of plans. Ms. Crannell stated they did not want to submit plans to the Township if they were not satisfactory to the Drain Commission. They have been working with the Drain Commission to address their concerns. Ms. Kolakowski agreed to only submit plans that were satisfactory to the Drain Commission, and a set of those plans were given to the engineers this evening; however, they have not had a chance to review them fully.

Chairman Pobuda advised that the Planning Commission does not like plans coming in at the last minute or being approved without a thorough review. He would like all sets of revised plans sent to the Township and the engineer. Ms. McAvoy agrees. She would like to see each set of revised plans. Commissioner Mortensen suggested the Township Engineers submit a review letter for the latest set of plans to the Township Board, as well as possibly attending that Board meeting.

Commissioner Mortensen questioned the illuminated ceiling noted on the plans. Mr. Wetzel stated that page shows what the ceiling inside of the building will look like, such as the lighting, etc.

Commissioner Mortensen questioned if there are still separate lots on this site. Mr. Beebe stated that Lots #1 and #2 are under one tax code. They recently purchased Lot #3 and are in the process of having this put under the same tax code as #1 and #2.

Commissioner Mortensen questioned the outdoor storage of scrap metal. Mr. Beebe stated they store their scrap metal in containers under the covered area and it is hauled away weekly.

Commissioner Mortensen questioned the outside testing that was discussed at last month's meeting. Mr. Beebe stated they need to run their equipment for four hours to test it. They are electric driven. There is no noise or odor associated with the testing.

Mr. Nesbitt stated they have no outstanding issues.

Ms. Humphriss reviewed her letter of June 9, 2004.

1. She would like the petitioner to reduce the height of the spillway from 6 to 3 inches, based on the comments from the Drain Commissioner. The petitioner will comply with this request.
2. The petitioner should modify the proposed storm sewer pipe on the east side of the addition from 10 to 12 inches. The petitioner will comply.
3. The proposed lawn slope of 1:3 east of the retention pond between the proposed fence and retaining wall is satisfactory as the petitioner is proposing to control this slope with an erosion blanket; however, it requires Planning Commission approval.
4. The petitioner should forward construction plans to the Township Engineer due to the addition of the hydrant to the proposed water main.

The call to the public was made at 7:20 p.m. with no response.

**Moved** by Mortensen, seconded by Figurski, to recommend to the Township Board approval of the Special Use for outdoor storage under a canopy at Highland Engineering with the following conditions:

1. Testing that is to be done will not exceed the Township noise ordinance and there shall be no odor associated with said testing.
2. Scrap containers will be under the canopy for a maximum of two weeks.
3. Approval by the Township Board of the Impact Assessment and new Site Plan.
4. The three lots will be combined into one lot with one tax code.

**The motion carried unanimously.**

**Moved** by Figurski, seconded by Tengal, to recommend to the Township Board approval of the Impact Assessment dated April 13, 2004 for a 14,400 sq. ft. addition, and a 3,600 sq. ft. exterior canopy located at 1153 Grand Oaks Drive, south of Grand River Ave. on the east side of Grand Oaks Drive, Section 8, petitioned by Contracting Management Corp. with the following conditions:

1. Hours and days of operation shall be added.
2. Conditions of the Special Use approval shall be added.

**The motion carried unanimously.**

**Moved** by Tengal, seconded by Figurski, to recommend to the Township Board approval of the Site Plan dated June 11, 2004 for a 14,400 sq. ft. addition, and a 3,600 sq. ft. exterior canopy located at 1153 Grand Oaks Drive, south of Grand River Ave. on the east side of Grand Oaks Drive, Section 8, petitioned by Contracting Management Corp. with the following conditions:

1. The spillway shall be reduced from 6 to 3 inches.
2. There shall be one foot of freeboard over the water elevation at the detention pond.

3. The 1:3 slope is acceptable conditioned upon extra erosion stabilization being provided.
4. An up-to-date review letter shall be submitted by TTMPs to the Township Board.
5. Approval from the Livingston County Drain Commission on their letterhead signed by an authorized County official shall be submitted.
6. A permit from the MDEQ for the water main and sanitary sewer shall be obtained.
7. Appropriate approval for the additional fire hydrant shall be obtained.
8. Approval from the Howell Area Fire Department shall be obtained.
9. The 3<sup>rd</sup> driveway on Grand Oaks Drive is acceptable.
10. The three lots will be combined into one lot with one tax code.
11. Building materials for the addition shall match the existing building.
12. The petitioner shall modify the proposed storm sewer pipe on the east side of the addition from 10 to 12 inches.

**The motion carried unanimously.**

**Moved** by Figurski, seconded by Tengel to approve the minutes of May 24, 2004. **The motion carried unanimously.**

#### **Member Discussion**

Ms. Kolakowski advised that Bank One is requesting to change the color of the roof shingles. She showed pictures of the proposed brick for the building and a sample of the new shingles. All commissioners agree with the change.

**Moved** by Figurski, seconded by Mortensen, to approve the revised shingles for Bank One as presented by Ms. Kolakowski this evening. **The motion carried unanimously.**

Ms. McAvoy advised that the July 26, 2004 Genoa Township Planning Commission meeting will be the last one she will attend. Ms. Humphriss will be attending alone.

The meeting adjourned at 7:43 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary