

GENOA TOWNSHIP  
PLANNING COMMISSION  
WORK SESSION  
September 15, 2003  
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, and Bill Litogot. Also present was Kelly Kolakowski, Township Planner; Rob Nesbitt from Langworthy, Strader, LeBlanc & Associates, Inc. and Jim Miller from Tetra Tech, MPS. There were no 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 7:02 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 7:04 p.m. Chairman Pobuda noted that the Board will not begin any new business after 10:00 p.m.

**OPEN PUBLIC HEARING # 1**...The Township is proposing to amend the Master Plan Future Land Use Map. The area being considered for amendment is located in Sections 33 and 34 in the southern portion of the Township along the east side of Chilson Road, south of Brighton Road. The amendment is intended to extend the water and sewer service area into these sections and provide for residential densities at 2-4 dwellings per acre. (PC 03-23) Planning Commission disposition of petition

A. Recommendation regarding Master Plan Amendment.

Ms. Kolakowski advised this is a proposed amendment to the future land use map and Master Plan considering the extension of water and sewer to this area as well as increased residential density of 2 to 4 units per acre.

The call to the public was made at 7:05 with no response.

**Moved** by Mortensen, seconded by Litogot, to recommend to the Township Board approval of the Master Plan update for properties in the vicinity of Brighton Road and Chilson Road for the following reasons:

1. There will be an extension of utilities in the area thus it is appropriate to eventually convert the zoning to single-family residential.
2. It is consistent with the adjoining properties.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING # 2...**Review of PUD (planned unit development) application, site plan, PUD agreement and environmental impact assessment for proposed 22,203 sq. ft. commercial development (Shops of Westbury), which is part of the Lorentzen PUD, Sec. 9, petitioned by Singh Development Co. (PC 03-15)

• **Planning Commission disposition of petition**

- A. Recommendation of conceptual PUD plan.
- B. Recommendation of PUD agreement.
- C. Recommendation regarding impact assessment.
- D. Recommendation regarding site plan.

Mr. Thomas Dumond of Boss Engineering was present to represent the applicant petitioner. He advised that Mr. Khanh Pham of Singh Development, was running late this evening so he would begin the presentation.

Mr. Dumond advised they are proposing a 22,203 retail center building to the east of the current clubhouse. He advised the Planning Commission that he is not in the position to speak for Singh Development.

Commissioner Mortensen advised he would like to have the meeting continue and review the Planner's and Engineer's comments and concerns.

Mr. Nesbitt reviewed his letter of August 26, 2003.

They are proposing to build the building up to the property line to the west. For safety concerns, they would prefer the building meet the 10-foot setback requirement or have a fire wall installed. Commissioner Mortensen does not like the zero setback. He added that this entire project has a lot of setback issues. He asked the petitioner if they would be willing to combine the two properties into one lot. Mr. Pham arrived at the meeting at this time.

Mr. Pham advised there is currently 65 feet and a six-foot slope between the two buildings. They would like the people in the residential area feel that the retail building is part of the development. Commission Mortensen reiterated that he would like to have the petitioner combine the two pieces of property so that they can not be sol separately. Mr. Pham advised the financing for the two buildings is under two different entities and since the apartments are under construction, this would not be possible. There are different lenders for residential and commercial developments. He added they did not sell the property because they wanted to keep the same integrity of the entire site by developing it themselves. He suggested some resolutions such as a cross easement, encroachment rules, etc. Commissioner Mortensen does not feel this would be possible and Chairman Pobuda agrees.

Mr. Nesbitt advised his concern is not how far the building is from the clubhouse currently, it is what could possibly occur in the future if either property is sold.

After a brief discussion, it was decided that this issue would not be able to be resolved this evening. Chairman Pobuda advised the petitioner that this is a large issue for the Planning Commission. There has never been an instance in the Township where a zero foot setback has been granted.

A 35-foot setback must be provided along Arundell Drive. The petitioner is proposing a 10-foot setback. Mr. Pham advised that they have continued the fencing from the residential development to help act as screening as opposed to landscaping. Commissioner Mortensen advised that the petitioner is also requesting a variance for the east side of the building. He stated "the building is too big".

Chairman Pobuda asked the petitioner if they are expecting to cater to the residents in the apartments or the general public. Mr. Pham advised they are trying to appeal to both. They feel it would be an additional amenity to the apartment residents.

Commissioner Litogot noted that when this project began, this was not supposed to be a strip mall with eight retailers. The Township was advised there would be "just a few" tenants.

Mr. Nesbitt advised the building height is 25 ½ feet. The ordinance requires buildings to be no greater than 20 feet. Mr. Pham advised the clubhouse is 30 feet high and this property is six feet lower than the property to the west where the clubhouse is located. They have used the same architectural features and materials as the clubhouse. This is satisfactory to the Planner as well as the Commissioners.

The greenbelts along Arundell Drive range from 10 feet to 15 feet and is 16 feet-wide along White House Drives. They are required to be 20 feet. Mr. Pham

advised they can revise the loading area in the rear of the building and meet this setback. With regard to the east side, they are proposing to erect the fencing; however, they could remove the fence and provide the 20-foot landscaping if the Planning Commission wishes. Chairman Pobuda advised he would like to have both.

Chairman Pobuda questioned the east driveway not being aligned to the driveway to the TW Friends restaurant. Mr. Pham advised they have a traffic expert address this situation. They advised that this would be efficient because they are providing a second drive on the west. Commissioner Mortensen noted that the left turn into the site is the issue. Mr. Nesbitt agreed. He stated that if they are going to be offset, they should be further apart than proposed.

Commissioner Mortensen noted that there are a lot of issues with this plan and they are not going to be able to resolve them this evening. The Planning Commission is not going to engineer this site.

Commissioner Figurski feels the building is too big.

Mr. Nesbitt advised the sign is twice as large as is allowed. Mr. Pham feels they are proposing a much nicer sign than the ordinance allows. They are trying to keep with the architecture of the entire site. Commissioner Litogot advised having the sign lowered. Mr. Pham advised they want it higher so that drivers can see it. Commissioner Litogot will not approve this sign.

Mr. Dumond noted that the National City sign to the west meets the ordinance and it appears to “just get lost” with everything else that is on Grand River.

Commissioner Mortensen summarized that the petitioner is asking for too much. The building is too big for the site. The Planning Commission can usually advise the petitioner and give guidance; however, there are too many issues for the Planning Commission to do that this evening.

Mr. Miller advised they have no outstanding issues with this site. He noted the REU's are calculated as six.

Chairman Pobuda asked Mr. Pham what assets this project will bring to Genoa Township. He advised it will complete the picture of the PUD as well as unify the architecture of the two buildings along Grand River from Latson to the TW Friends restaurant. He feels this is an appropriate use for this site.

Mr. Pham thanked the Commissioners for their comments; they were constructive and they will work with the Township.

Commissioner Figurski stated there would not be any of these concerns if the building was smaller.

**Moved** by Litogot, seconded by Figurski, to tabled Agenda Item #2 at the petitioner's request. **The motion carried unanimously.**

**Member Discussion**

Ms. Kolakowski advised there are two items on the agenda for the joint meeting scheduled for Monday, September 29, 2003, and it should last approximately one hour.

**Moved** by Figurski, seconded by Litogot, to approve the minutes of August 25, 2003 Planning Commission meeting. **The motion carried unanimously.**

The meeting adjourned at 8:10 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary