

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
June 23, 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, John Cahill, and Bill Litogot. Also present were Kelly Kolakowski, Township Planner and Jeff Purdy from Langworthy, Strader, LeBlanc & Associates, Inc. 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 Litogot, 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 7:01 p.m. Chairman Pobuda noted that the Board will not begin any new business after 10:00 p.m.

OPEN PUBLIC HEARING #1...Rezoning application, environmental impact assessment, conceptual PUD plan, and PUD agreement to rezone (8.248) acres located on Grand River at Lawson Drive, Sec. 9, petitioned by Weiss Properties, LLC. The request is to rezone property from IND (industrial) to PUD (planned unit development). (PC 02-28)

- Planning Commission disposition of petition
- A. Recommendation regarding PUD rezoning application.
- B. Recommendation regarding conceptual PUD plan.

- C. Recommendation regarding PUD agreement.
- D. Recommendation regarding impact assessment.

Mr. Harvey Weiss was present to represent the petitioner. He is requesting to be tabled this evening. He met with staff last week and several issues were brought to his attention and he is addressing them at this time. He is working with MDOT regarding the status of the improvement at Exit 141 off of I-96 as well as a traffic signal at Lawson Drive. He is also addressing the rear drive connections to the property to the east and west of his site as well as a conceptual plan for the site to present to the Planning Commission. He asked for the public hearing to be heard this evening so he can address comments from the public as well.

Chairman Pobuda made the call to the public at 7:04.

Mr. Jerry Heximer owns the property adjacent to this site. He asked what adjoining PUD would Mr. Weiss be tying into as well as if he will be contributing to the cost of the road that is being proposed to the east.

The call to the public was closed at 7:04.

Chairman Pobuda advised that this PUD would be separate from any other Pub's in the area. He also advised that the Planning Commission will not be able to force Mr. Weiss to help pay for the road; however, they can make him responsible for developing the road on his site, which will connect to the parcels to the east and west.

Mr. Purdy agreed. He advised that the Township is proposing a road connection be built from Lawson Drive to Sunrise Park and Mr. Weiss would be responsible for developing the part of this road that runs across his site.

Commissioner Cahill feels that any help the petitioner can give with regarding to connecting this road would be a positive to the Planning Commission.

Moved by Mortensen, seconded by Figurski, to table, at the petitioner's request, Public Hearing #1, a rezoning application, environmental impact assessment, conceptual PUD plan, and PUD agreement to rezone (8.248) acres located on Grand River at Lawson Drive, Sec. 9, from IND to PUD, petitioned by Weiss Properties, LLC. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2...Rezoning application, environmental impact assessment, and site plan to rezone 80 acres in the northwestern half of Sec. 12, Euler & McClements Rd. The request is to rezone property from PRF (public/recreational facilities) to RR (rural residential), petitioned by Joyce Oliveto. (PC 03-14)

- **Planning Commission disposition of petition**

- A. Recommendation regarding impact assessment.
- B. Recommendation regarding rezoning request.

Ms. Joyce Oliveto and Mr. Dan Schrauben were present to represent the petitioner.

Ms. Oliveto advised that she wishes to be tabled this evening because her land contract grantor was unable to give his approval for this request.

Ms. Schrauben showed a location map for the site and what is proposed to be rezoned and which sites would be split and developed.

Mr. Purdy advised this rezoning is consistent with the Master Plan, which recommends two-acres per dwelling unit. The site could potentially be developed with 24 homes if rezoned and fully developed.

The call to the public was made at 7:11 p.m. with no response.

Commissioner Figurski asked for clarification on the school district for this area. It is Howell Schools.

Moved by Mortensen, seconded by Figurski, to table, at the petitioner's request, Public Hearing #2, a rezoning application, environmental impact assessment, and site plan to rezone 80 acres from PRF to RR in the northwestern half of Sec. 12, Euler & McClements Road, petitioned by Joyce Oliveto. **The motion carried unanimously.**

Moved by Figurski, seconded by Mortensen, to approve the minutes of June 9, 2003. **The motion carried unanimously.**

Member Discussion

Ms. Kolakowski read a letter from Andrew Harris where he asked the Planning Commission to consider putting bike trails connecting Lakewood Knoll to Lake Chemung. He also would like the landscaping fixed in Lakewood Knoll Condominiums. Kelly advised she will respond to this letter.

There was a brief discussion regarding proposed bike paths on Bauer Road near Brighton Road. The Township received a grant and will use this money for this project. It was also discussed joining the sidewalks that the City of Howell developed on Grand River up to the Genoa Township border.

Commissioner Mortensen suggested Mr. Archinal present this year's CIP projects to the Planning Commission so they are aware of what the Township is planning.

The meeting adjourned at 7:30 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary