

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
June 9, 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, Jeff Purdy from Langworthy, Strader, LeBlanc & Associates, Inc. and Debra Huntley 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 7:02 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... Review of site plan application, site plan, and environmental impact assessment for proposed 8,000 square foot commercial building located along Grand River Avenue east of Latson Road in Section 9. Half of the building will be a restaurant (Leo's Coney Island) and the other half will be leased. Petitioned by Leo Stassinopoulos. (PC 03-11)

- **Planning Commission Disposition of Petitioner**
 - A. Recommendation regarding Impact Assessment

B. Disposition regarding Site Plan

Mr. Neil Plante, from Boss Engineering, and Mr. Harry Raft, from The Raft Group, were present to represent the petitioner.

Mr. Plante stated they are proposing a restaurant building on the south side of Grand River between the Savannah Office Center and the Tecumseh Golf. The site is approximately 1.67 acres and the building is 6,000 square feet. The site is an old farm and the existing buildings will be demolished. They are taking advantage of the existing approach and entrance on Grand River. They are proposing 91 parking spaces and 82 are required by Ordinance. 4,256 square feet of the building will be for Leo's Coney Island and the remainder of the building is a non-determined use; however, they are looking at a carry out restaurant and will not be incorporating a drive thru restaurant. They have proposed connections on the east and west sides for the rear service drive. They will build a 2 ½ foot retaining wall along the east side of the site due to the elevation as well as a wall along the west side of the site near the retention pond. They have landscaped the perimeter of the property as well as the islands in the parking lot.

Mr. Harry Raft showed colored renderings and sample building materials. The entrances will be on the sides of the building and not facing Grand River. They do not know what the tenant will be for the remainder of the building on the west side; however, they have allowed enough parking for the possibility of a restaurant.

Commissioner Litogot asked if an irrigation system is proposed for the landscaped area and Mr. Raft advised there will be irrigation on the site.

Mr. Purdy reviewed his letter of June 4, 2003. He advised that the 26-foot wide cross access easements shall be provided.

Chairman Pobuda questioned the applicant's delivery schedule and if there is ample room for delivery trucks. Mr. Raft advised they have provided enough room for the trucks to unload in the rear of the building and there is enough room for them to circulate through the site. Mr. Purdy agrees.

All commissioners agree that the proposed building materials and architecture are very nice.

Mr. Purdy wanted to ensure that the sidewalk at the front of the site joins the sidewalk on the adjacent site and any utility boxes shall be moved at the expense of the petitioner. The petitioner will comply with this request.

Ms. Huntley advised that the petitioner has addressed all of their concerns. They have calculated 16 REU's for this site, which addressed the possibility of a

restaurant being developed in the remainder of the building. If a different tenant is secured, then the REU's will be decreased. Commissioner Mortensen suggested having the REU's determined by Township Staff as well as the Engineer after the other tenant is secured.

Chairman Pobuda requested an ornamental fence around the retention pond instead of a green vinyl fence as proposed. All commissioners agree and the petitioner will comply.

Chairman Pobuda questioned if more screening could be added to the east side of the site to shield it from the neighboring business. Mr. Raft would prefer not to add more trees as they want their restaurant to be seen. Mr. Purdy suggested putting shrubs on top of the retaining wall to help screen as this wall will be at a higher elevation than the neighboring business. The petitioner will comply with this request.

The call to the public was made at 7:34 p.m. with no response.

Moved by Figurski, seconded by Mortensen, to recommend to the Township Board approval of the Impact Assessment dated April 9, 2003 for a 6,080 square foot commercial building located along Grand River Avenue east of Latson Road in Section 9. Half of the building will be a restaurant (Leo's Coney Island) and the other half will be leased. Petitioned by Leo Stassinopoulos with the following changes:

1. Page 3, Item G shall be changed to read "REU's shall be determined by Township Staff and the Township Engineer".
2. Page 2, Item E (first paragraph) shall be changed to read "The applicant is proposing to construct a 6,080 square foot commercial building which will feature a full service restaurant and another business permitted by Genoa Township's general commercial district. The full service restaurant, Leo's Coney Island, will occupy 4,256 square feet of the proposed building. No drive thru commerce will be conducted on the site".

The motion carried unanimously.

Moved by Mortensen, seconded by Litogot, to approve the Site Plan dated May 21, 2003 for a 6,080 square foot commercial building located along Grand River Avenue east of Latson Road in Section 9. Half of the building will be a restaurant (Leo's Coney Island) and the other half will be leased. Petitioned by Leo Stassinopoulos, subject to the following conditions:

1. A cross access easement for the service drive will be executed and provided to the Township prior to issuance of a land use permit.
2. Colored renderings and elevation drawings presented this evening are acceptable and shall become the property of the Township.
3. The eight-foot wide sidewalk will tie exactly to the adjacent property to the west and if necessary, any utilities will be relocated to avoid bending the sidewalk.

4. All landscaping shall be irrigated.
5. The Dumpster enclosure materials shall be the same as used on the building itself.
6. The fence around the detention pond will be ornamental metal.
7. One wall sign per business shall be permitted per Township Ordinance.
8. No drive thru uses will be permitted.
9. The parapet shall be sufficient to screen rooftop equipment so they are not visible from adjacent properties.
10. Ornamental light fixtures on the building shall be limited to two 75-watt bulbs each and the lighting intensity shall not exceed ½ foot-candle at the property line.
11. Sixteen shrubs will be added along the east property line on top of the retaining wall.
12. The REU's will be determined by Township Staff and the Township Engineer.
13. Approval of the Impact Assessment by the Township Board as recommended by motion this evening.

The motion carried unanimously.

Commissioner Litogot thanked the petitioner for asking to be tabled from the prior Planning Commission meeting in order to allow a staff meeting with Township Staff and Planner for further clarification on outstanding issues so a more complete plan could be presented this evening to the Planning Commission.

Moved by Figurski, seconded by Mortensen, to approve the minutes of May 27, 2003. **The motion carried unanimously.**

Member Discussion

Kelly Kolakowski advised that she was contacted by the Livingston County Planning Commissioner regarding the tabling of Timber Green last month. The first time this petitioner was tabled, it was due to the late hour of the evening. The County suggested that if this were to occur again, we should have the call to the public even if the item is not going to be heard by the Planning Commission; however, note to the public that there will be no action taken on this item that night and request that they hold their comments until the next meeting. Opening the call to the public will allow the Township to avoid having to re-notice the public 30 days prior to the public hearing thus allowing the item to be heard at the next meeting. It was also suggested having these types of items, where the public has been noticed, heard at the beginning of the meeting.

The meeting adjourned at 8:06 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary