

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
September 23, 2002
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, John Cahill, and Bill Litogot. Also present was Michael Archinal, Township Manager; 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 7:00 p.m.

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

Moved by Litogot, seconded by Figurski, 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 site plan application, site plan, and environmental impact assessment for proposed Genova Pointe 5-lot condominium project southeast of Chilson Road and Brighton Road, Sec. 33, petitioned by Pheasant Development LLC (PC 02-26)

- **Planning Commission disposition of petition**
 - A. Recommendation regarding impact assessment.
 - B. Recommendation regarding site plan.

Mr. Jim Barnwell and Mr. Ed Pachota from Desine, Inc. were present to represent the petitioner.

Mr. Barnwell gave a brief overview of the project. One parcel is being exempt from this site condo as it will be accessed through a separate driveway. The site will be accessed by a private driveway, which is 20 feet of pavement with a 40-foot easement. All parcels will be one acre and will be served by well and septic; however, there is a question as to contamination to the property to the south and east so the health department has delayed testing for well and septic at this point.

Commissioner Mortensen asked if this development would better be served by a narrower private road instead of a private driveway. Mr. Barnwell advised that all sites are one acre, which is the minimum for this zoning, and a private drive would require the drive to be wider, which would make each lot less than one acre so this plan would have to be reconfigured and one lot would be lost.

Mr. Purdy reviewed his letter of September 19, 2002.

The rear setbacks for Parcel #5 must be measured from the 35-foot wide greenbelt along both Brighton and Chilson Roads. The petitioner feels that the Brighton Road frontage is a side yard as the front of the home faces the proposed private drive and they have met the side yard setback. After a brief discussion, the planner and the commissioners agree.

With regard to the Chilson Road frontage, Mr. Purdy stated the 60-foot setback should be measured from the 35-foot greenbelt so there should be a total of 95 feet of setback. Mr. Barnwell advised that he could meet that request; however, they feel the ordinance is unclear as it does not state exactly where the 60-foot setback should begin. After a brief discussion, the petitioner agreed to meet the total 95-foot setback and all commissioners agreed.

Mr. Purdy stated the proposed driveway should be a private road. Mr. Barnwell reiterated the fact that they would lose one whole lot if they were required to put in a private road. Mr. Purdy advised that a private driveway can serve up to four lots, which is what is being proposed; however, since this is being proposed as a site condo and not straight lot splits, the road is required to be a private road.

All commissioners agreed that they are unable to approve this plan this evening based on that information.

Mr. Archinal asked if the Township Board and the ZBA can grant variances with regard to the private road and the subdivision requirements. Mr. Purdy advised the Township Board can grant variances to the subdivision ordinance and the ZBA can grant variances with regard to the private road.

Commissioner Litogot feels this is a sneaky way for the petitioner to build five lots on a small piece of property by allowing Parcel A from being exempt from the development and be accessed from a separate driveway. Mr. Archinal advised that Parcel A has already been split and is not part of this development. Commissioner Litogot does not like the proposed plan.

Commissioner Figurski does not like the way it is laid out and feels the petitioner should comply with the ordinance. She feels it is too much development in one area.

Commissioner Mortensen would like to see this development in this area, but he does not feel a private driveway for five lots is appropriate.

Commissioner Brown agrees that the petitioner is trying to squeeze five lots onto this site. He would like to see the private road.

Commissioner Cahill feels there is too much being proposed in too small of an area. He is not in favor of the private road.

Chairman Pobuda would like to see the entire property redesigned.

Moved by Figurski, seconded by Mortensen, to table Agenda Item #1, proposed Genova Pointe 5-lot condominium project southeast of Chilson Road and Brighton Road, Sec. 33, petitioned by Pheasant Development LLC, at the petitioner's request so they can consider the comments from the Planning Commission and redesign the site. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2... Review of rezoning application, environmental impact assessment, and site plan to rezone the Syndeco Property (8|248 acres) located on Grand River at Lawson Drive, Sec. 9. The request is to rezone property from IND (industrial) to GCD (general commercial), petitioned by Weiss Properties LL (PC 02-28)

- **Planning Commission disposition of petition**
 - A. Recommendation regarding impact assessment.
 - B. Recommendation regarding rezoning request.

Mr. Harvey Weiss of Weiss Properties and Mr. Todd Smith of Thompson Brown Realtors were present to represent the petitioner.

Mr. Smith stated they are not sure how to get to where they want to go with regard to this property. They are requesting to rezone an 8.2-acre site from industrial to general commercial. He showed a plan of the area and the surrounding zoning. They want general commercial type uses, but they do not want automotive dealerships, drive thru restaurants, gas stations or car washes. They feel that general commercial is consistent with the surrounding area and

industrial is not due to the surrounding residential property. They do not feel neighborhood service is appropriate for this size parcel due to the limits of building sizes. They would like some input from the Planning Commission.

Mr. Weiss stated they have no user in mind but he envisions an extension of what was approved across Grand River, such as an upscale retail store or stores. They do not want any undesirable uses as expressed by the Township. He agrees with Mr. Smith that neighborhood service is not appropriate for this site.

The call to the public was made at 9:03 p.m.

Ms. Elaine Grote of 612 Sunrise Park is concerned with the traffic in the area. She would ask the Planning Commission to consider this when they decide on the rezoning and what types of uses will be built on this site.

The call to the public was closed at 9:05 p.m.

Commissioner Cahill feels that a 30,000 square foot building is quite large, which is the size allowed in the neighborhood service.

Mr. Weiss stated an “anchor” store would need to be on this site to draw other smaller users to want to build there and “anchor” stores are generally 50,000 to 80,000 square feet.

Chairman Pobuda asked if Mr. Weiss is proposing to build a strip mall on this site. Mr. Weiss stated this site could be developed as a strip mall.

Commissioner Cahill does not feel this site is conducive to a large store. He feels it should be neighborhood service and integrated with the surrounding residential zoning.

Commissioner Litogot is not in favor of the rezoning. He would like to have this site zoned neighborhood service. He agrees with Commissioner Cahill; he would like to see smaller uses.

Commissioner Brown would like to see smaller buildings as well. He feels it is difficult to approve a rezoning with no conceptual plan to refer.

Commissioner Figurski agrees. She does not want general commercial on this site.

Commissioner Mortensen advised the petitioner of the option of a PUD in the neighborhood service zoning. This would give the petitioner some relief, but it would also have to be somewhat beneficial to the Township.

Chairman Pobuda has concerns regarding traffic in this area due to the development that was approved across Grand River. All Commissioners would like to see a use that has the least amount of impact on traffic. Traffic is going to be a large issue for the Planning Commission with regard to this site.

Mr. Purdy gave some examples of uses allowed in the neighborhood service district:

1. Retail establishments of 15,000 square feet and 30,000 square feet by special land use
2. Professional and business service establishments
3. Restaurants without drive thrus
4. Professional offices
5. Churches
6. Hotels
7. Banks with up to three drive thru lanes.

In general commercial, a 60,000 square foot retail establishment as well as automobile-related uses are allowed.

Mr. Purdy agrees that a concept plan should be presented to illustrate how this site may be used if developed as commercial.

Mr. Weiss asked if the Planning Commission would be willing to work on a PUD concept. He feels it would be much easier if all of the non-desirable uses and desirable uses were outlined as they do not know exactly how this site is going to be developed.

Chairman Pobuda advised that a tentative proposal would help the Planning Commission. Commissioner Figurski agrees.

Commissioner Mortensen would like to see sizes of buildings, the advantages to the Township for allowing a PUD, as well as the traffic impact.

Commissioner Brown would like to see smaller buildings as well as a traffic study.

Commissioner Litogot is "torn" between the PUD and the neighborhood service. He advised the petitioner to keep the buildings small. He would also like to see a traffic study.

Commissioner Cahill would like to see what the benefit would be to the Township for allowing this to be developed as a PUD.

Mr. Weiss feels the PUD would allow them to take the best of the neighborhood service district and the best of general commercial and combine them.

Ms. Huntley advised that they would require a traffic study as well.

Moved by Figurski, seconded by Litogot, to table Agenda Item #2, a request to rezone the Syndeco Property (81248 acres) located on Grand River at Lawson Drive, Sec. 9. The request is to rezone property from IND (industrial) to GCD (general commercial), petitioned by Weiss Properties LLC, at the petitioner's request. **The motion carried unanimously.**

Moved by Figurski, seconded by Litogot to approve the minutes of September 9, 2002 as corrected. **The motion carried unanimously.**

Member Discussion

Mr. Purdy advised that there will be a joint meeting on Monday, September 30, 2002 at 7:00 p.m. to discuss the "Zeeb Property" on Chilson Road, south of Brighton Road.

The meeting adjourned at 8:25 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary