

GENOA TOWNSHIP  
PLANNING COMMISSION  
WORK SESSION  
September 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, James Mortensen, Ken Burchfield, Curt Brown, and Bill Litogot. Also present was Michael Archinal, Township Manager, and Jeff Purdy from Langworthy, Strader, LeBlanc & Associates, Inc. By the end of the work session, there was one person 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 7:05 p.m.

The Pledge of Allegiance was recited and a moment of silence was observed for all of the victims of the September 11, 2001 attacks as well as the men and women fighting in the war in Afghanistan.

**Moved** by Litogot, 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 7:06 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, sketch review, and impact assessment for proposed 1,024 sq. ft. storage building located at 5362 E. Grand River Avenue, Sec. 10, petitioned by Robert Rhodes (PC 02-25).

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

Mr. Robert Rhodes of 9901 Lyon Bay, Lakeland, Michigan was present to represent himself. He would like the sketch plan for 5362 Grand River approved. He acquired this property in April of 2002 and needs to erect a storage building. He does not want to store his supplies outside. He is in the computer service business and most of his business is done off site, but packing materials, supplies, equipment, etc. are stored at this location. He is proposing to erect a 24 x 32 ready-made building with a six-inch overhang. The building will be behind the present building and will be virtually invisible from Grand River. The building of this building will also not cause an increase in traffic flow to the site.

Chairman Pobuda asked why the garage doors are needed. Mr. Rhodes stated that he has a company van that he will park in the garage.

Mr. Rhodes showed a rendering of the proposed building. The materials will be gray in color and match the existing building.

Commissioner Mortensen asked if there will be water and sewer connected to this building. There will be no water and sewer. It is just for storage.

Commissioner Litogot asked what is the purpose of the porch. Mr. Rhodes said it is for aesthetic purposes. He will not be storing anything on the porch.

Commissioner Litogot asked what direction the doors will face. Mr. Rhodes stated he will be putting one on each end of the building. Commissioner Litogot advised the petitioner that the Township requires the garage doors to be behind the building so they cannot be seen from Grand River. Mr. Rhodes stated the garage doors will not be facing Grand River. Only the pedestrian door will be. All commissioners agree with the proposed position of the garage doors.

Mr. Purdy stated that there shall be no outdoor storage on the site. The petitioner will comply.

They previously recommended that three canopy trees be provide along Grand River to upgrade the site and create a "street-tree type" environment. Mr. Rhodes stated there is currently one large tree in the front yard and asked if this one could be credit toward the three trees that are recommended. All commissioners agree and the petitioner will plant two additional trees along Grand River.

The waste storage facility should be enclosed. Mr. Rhodes stated he is proposing to relocate the dumpster and surround it with a wood stockade fence and gate. This needs to be depicted on the sketch plan before it is present to the Township Board.

Any new or existing outdoor light fixtures should be cut-off fixtures that comply with Section 3.51 of the Zoning ordinance. Mr. Rhodes stated he is proposing a “can” type light under the porch overhang. This is acceptable.

Commissioner Mortensen advised the petitioner that the Township has been requiring property owners along Grand River to install a five-foot wide concrete sidewalk in front of their property. After a brief discussion, Mr. Rhodes indicated he will comply with this request.

The call to the public was made at 8:25 with no response.

Mr. Archinal suggested to the petitioner to add an impact assessment to his packet prior to submission to the Township Board. He will comply with this request.

**Moved** by Burchfield, seconded by Mortensen, to recommend to the Township Board approval of the sketch plan dated October, 2000 as well as the mortgage survey for a 1,024 sq. ft. storage building located at 5362 E. Grand River Avenue, Sec. 10 with the following conditions:

1. The petitioner shall provide an impact assessment prior to presentation to the Township Board.
2. The building shall be 24 x 32 with an eight-foot extension porch and shall be gray vinyl sided.
3. The building shall be located nearly centered behind the existing structure with the rear setback not less than 250 feet from the south side of the building and the side setbacks no more than 38 and 30 feet.
4. The garage doors shall not face Grand River.
5. As indicated by petitioner, two windows are to be added to the building.
6. The petitioner shall add two canopy tress along the Grand River frontage.
7. The dumpster is to be screen with a wood stockade fence and shall have a gate.
8. The location of the dumpster shall be shown on the sketch plan at the time of submission to the Township Board.
9. Lighting fixtures shall be a shoebox or enclosed-canister fixture and shall be downward facing.
10. Any signage changes shall be approved by Township Staff.
11. The petitioner will construction a five-foot wide concrete sidewalk along the Grand River frontage and said sidewalk shall be completed at such time as required by staff.
12. If plumbing and or water is added to the building, the petitioner shall obtain approval from the Township Engineer.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING #2....** Discussion of proposed reduction in minimum lot size for Genoa Township PUD Ordinance.

- **Planning Commission disposition of petition**
  - A. Recommendation regarding reviewed PUD Ordinance.

Mr. Purdy gave a review of what is being proposed. The Township Board asked the Planning Commission to reconsider their recommendation of June 24, 2002 with regard to the minimum size requirements for PUD's to allow for the redevelopment of smaller sites.

Chairman Pobuda asked Mr. Purdy if any of his other clients (townships and/or cities) have anything similar to this. Mr. Purdy stated some communities do not have a minimum requirement with regard to PUD's. It allows these communities to get off-site improvements, such as road improvements, that they would not normally be able to receive with traditional zoning.

Commissioner Burchfield does not agree with the changes with respect to no minimum lot size for blight buildings. He feels the ordinance does not address the concern of what if the building is removed other than voluntarily (i.e. storm) and also gives people an excuse not to take care of their property. He added that "micro" areas for PUD's does not make any sense. He does not feel it is a good idea. He feels that a five-acre minimum is a major concession and does not support the no minimum lot size requirement for blight buildings.

Commissioner Mortensen questions if this is a way of "getting around" the ZBA, although he did point out that the ZBA is generally used to dealing with residential property and these changes will allow the Planning Commission to have more control over buildings and not have to send these types of issues to the ZBA. He will vote for the proposed changes.

Commissioner Litogot questioned why the Township wants to change the ordinance from 40 acres to 20 acres. Mr. Archinal stated that after reviewing the Township, it was noted that there are not many 40-acre parcels left in the Township.

Commissioner Litogot is in agreement with Paragraph C1; however, does not agree with Paragraph C2, which deals with blight areas.

Mr. Purdy advised the intent of this change was to have options available to sites with older buildings that do not comply with the current ordinances and someone wants to redevelop that property. He gave an example of the Midway Party Store that was approved a few months back.

Commissioner Brown understands Commissioner Burchfield's position regarding individuals having an excuse to not take care of their property, but he likes giving the opportunity for someone to take care of a run down property. He supports the change. He feels it will make the system a little easier for the petitioner so

they do not have to go to the Planning Commission, to the ZBA, and then back to the Planning Commission. He used Midway Party Store as an example also.

Mr. Purdy addressed Commissioner Mortensen's concerns regarding this change undermining the authority of the ZBA; however, he feels this is a strong Planning Commission.

The call to the public was made at 8:42 p.m. with no response.

**Moved** by Burchfield, seconded by Litogot to rescind the motion made by the Planning Commission at the June 24, 2002 meeting regarding amendments to the PUD Ordinance. **The motion carried unanimously.**

**Moved** by Mortensen, seconded by Litogot, to recommend to the Township Board adoption of the revision to Article 10, specifically the insertion of Paragraph C.1. **The motion carried unanimously.**

**Moved** by Mortensen, seconded by Litogot, to recommend to the Township Board adoption of the revision to Article 10, specifically the insertion of Paragraph C.2. **The motion carried (Litogot – Y; Burchfield – N; Pobuda – Y; Mortensen – Y; Brown – Y).**

**Moved** by Litogot, seconded by Mortensen, to approve the minutes of August 26, 2002 as written. **The motion carried unanimously.**

The meeting adjourned at 7:53 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary