

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
August 26th, 2002

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, Kenneth Burchfield and Bill Litogot. Also present were Michael Archinal, Township Manager; Rob Nesbitt from 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
August 26th, 2002
7:00 P.M.

The regular session of the Planning Commission was called to order by Chairman Don Pobuda at 7:10 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.
The motion carried unanimously.

The call to the public was made to discuss items not on the agenda.

Brian Slater, 2890 Brighton Road, Howell asked the commissioners to consider his concerns regarding signage at the Pet Supplies Plus location at the former Quality Farm and Fleet location on Grand River.

Chairman Pobuda informed Mr. Slater and his representative David Brink that because their petition was not on the agenda they would allow a short presentation, but could make no definitive ruling on this matter.

The signage question was presented and discussed by the commissioners; the petitioners were able to get an understanding of the commission's opinions on the subject.

The call to the public was closed at 7:26 PM,.

Chairman Pobuda noted that the Board will not begin any new business after 10:00 p.m.

OPEN PUBLIC HEARING # 1...Review of special use application, site plan, and environmental impact assessment for proposed new dance facility including studio spaces, play area and administrative offices, located in Sec. 9, Parcel 2, Parkway Drive, petitioned by Precision Dance Academy, Steve Chapman. (PC 02-21)

Present to represent the petitioners: Jim Barness, John Eckstein, and Lori Monker.

The petitioners presented color schemes to the Planning Commission for approval, and eventually received the unanimous opinion of the commissions that "earth tones" would more likely be approved than "bright" colors.

A. Recommendation regarding special use application.

Moved by Mortensen, seconded by Figurski to recommend the Township Board approval of the special use application requested to build a recreation facility in an industrial zone which satisfies the conditions under Article 12 of the code. **The motion carried unanimously.**

B. Recommendation regarding impact assessment.

Moved Figurski, seconded by Cahill to recommend the Township Board approval of the Impact Assessment plan as presented before the commission July 3, 2002. **The motion carried unanimously.**

C. Recommendation regarding site plan.

Moved Burchfield, seconded by Figurski to recommend the Township Board approval of the site plan subject to the following conditions:

- 1) Township Board approval of the Special Use Application as recommended
- 2) Township Board approval of the Impact Assessment,
- 3) Petitioner shall add one Sugar Maple along Parkway Drive and a mixture of canopy and evergreen trees shall be provided along the storm water detention area.
- 4) Petitioner shall reduce the wall sign size by 100 square feet and obtain a sign permit.
- 5) Site plan and dust control methods used while under construction will comply with the Township engineers' requirements.
- 6) The Planning Commission **specifically** recommends gold as the color for the roof, and will retain the samples presented at this meeting so the Township Board knows the color the commission has specified.

The motion carried unanimously.

OPEN PUBLIC HEARING # 2... Review of a site plan application, site plan, and environmental impact assessment for proposed 12,604 sq. ft. multi-tenant retail office development fronting Grand River Ave., east of Latson Rd., Section 9 petitioned by Todd Smith. (PC 02-23)

Present to represent the petitioners: Jeff Smith and David Beschke of Equinox, Landscape Architects, and Todd Smith and Mark Leonard.

The commissioners had several issues and questions:

Chairman Pobuda addressed the complex ownership question which was answered and resolved to the commissioners satisfaction. Greater than 1/2 of the parcel had formerly been approved for a site plan which included a retention pond on the property. The present site plan is attached and complementary to the original site, and will then be split. The plan is for retail/condo development, including perhaps, a small bakery, card shop, dress shop, attorney's office. The petitioners also understood that if a restaurant was an eventual tenant, they would have to return to the commission for approval of parking.

Commissioner Burchfield addressed the enclosure for the dumpster which was resolved by landscaping.

Commissioner Cahill wanted a sidewalk into the complex, but because it was so close to the retention pond and the landscaping it was not approved.

Commissioner Mortensen wanted trees hiding the back of the building along the Edison side on the west in case the existing pines were damaged or removed.

Commissioner Cahill along with the planner Nesbitt expressed concern about the parking aisle, but the earlier site plan approval had stated a 24' parking aisle, and that was deemed sufficient.

All of the commissioners asked about the lighting, and all expressed their opinion that Savannah West was a "beautiful" development.

A. Recommendation regarding impact assessment.

Moved by Figurski, seconded by Mortensen to recommend to the Township Board for approval the Impact Assessment plan as presented on August 9, 2002. **The motion carried unanimously.**

B. Disposition of site plan.

Moved by Burchfield, seconded by Litogot to recommend to the Township Board for approval the site plan of August 12, 2002 with the following conditions:

- 1) Township Board approval of the Impact Assessment.
- 2) Petitioner to add a mixture of deciduous and evergreen shrubs to the NW corner of privacy wall which shall serve to enclose the dumpster.
- 3) West wall shall be same color as split face block as submitted at this August 26, 2002 meeting.
- 4) All materials shall be the same as provided to the commission at this meeting.
- 5) Petitioner shall add up to 16 additional trees on the west side; such plantings to be deferred until the Township deems it necessary. Cash bond or irrevocable letter of credit should be given to the Township in an amount sufficient to purchase and plant the trees.
- 6) Petitioner shall provide all lighting as consistent with the other development and to consist of :
 - a) Shoebox lighting on the west side,
 - b) So-called "decorative" lighting on the south, east, and north subject to approval by the Township Board.
 - c) Outside lighting will not exceed one foot-candle at the property line.
- 7) Petitioner shall comply with all requirements of Township engineers, including: water main location on site plan, contours shown at 2' intervals on site plan, water main construction plan, and water and dust control measures during construction.
- 8) Petitioner shall be assessed R.E.U. for sewage usage by the Township.

The motion carried unanimously.

OPEN PUBLIC HEARING # 3...Review of site plan application, site plan, and environmental impact assessment for proposed 7,200 sq. ft. commercial retail building in Section 4, 4030 E. Grand River, at the southeast corner of Grand River Ave., petitioned by Anthony Patric Inc./Hicks Family Limited Partnership. (PC 02-24)

Present to represent the petitioners: Developer Pat Mannor, 203 Church Street, Grand Blanc, Michigan.

Commissioners and petitioner discussed the parcel in question, which is at the corner of Latson and Grand River, and the problems involved in developing the site.

Moved by Burchfield, seconded by Litogot, the commissioners, in lieu of making a recommendation to the Township Board, recommend that the site plan drawing as presented to the Planning Commission on August 26, 2002 be retained by staff for recommendation to the ZBA, subject to the variances being not greater than 13' and taking into consideration the potential of burden if right-of-way is taken by LCRC and/or MDOT.

The motion carried unanimously.

Original petition was tabled at the request of the petitioner.

OPEN PUBLIC HEARING # 4... Review of special use application, site plan, and environmental impact assessment for outdoor seating proposed at the Colorado Coffee Co., located in Section 4, 4140 E. Grand River, Howell, in the Country Corners Strip Mall, petitioned by Colorado Coffee. (PC 02-22)

Petitioner: Casey Moulder, 4140 E. Grand River, Howell, Michigan

A. Recommendation regarding special use application.

Moved by Burchfield, seconded by Litogot to recommend to the Township Board for approval the special use application subject to the following conditions:

- 1) There shall be no more than four 3X3' tables and 16 chairs.
- 2) The hours of outside dining shall be 5:00 PM to 9:00 PM during the weekdays and 5:PM to 11:00 PM on weekends.
- 3) There shall be no outside music.
- 4) There shall be no additional exterior lighting.
- 5) This use may be undertaken from April 1st through October 31, with the chairs, tables and trash receptacles removed nightly at closing.

- 6) Petitioner shall have available at the Township Board meeting September 3, 2002 a letter from the property owners indicating that 8 additional parking spaces will be utilized for the outside dining, which may limit the subsequent occupancy of other vacant storefronts on this site.
- 7) Petitioner shall be limited to 2 tables and 8 chairs until petitioner has taken possession/use of property to the west.
- 8) Outside tables and chairs in use shall be directly in front of the property leased by petitioner.
- 9) There shall be no advertising on the umbrellas on the outside tables.
- 10) All of the above subject to Township Board approval.

The motion carried unanimously

B. Recommendation regarding impact assessment

Moved by Mortensen, seconded by Figurski to recommend to the Township Board for approval the impact assessment as received by the Township on July 10, 2002.

The motion carried unanimously.

C. Recommendation regarding site plan.

Moved by Mortensen, seconded by Figurski to recommend to the Township Board for approval of the "sketch" plan received by the Township on July 10, 2002.

The motion carried unanimously.

Moved by Figurski, seconded by Litogot to approve the minutes of August 12th 2002.

The motion carried unanimously

The meeting adjourned at 9:44 p.m.

Submitted by: Lillian Tubbs, Recording Secretary

Approved by: Barbara Figurski, Secretary