

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
August 12, 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, John Cahill, and Bill Litogot. Also present was Michael Archinal, Township Manager; Jeff Purdy 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
7:00 P.M.
MINUTES

The regular session of the Planning Commission was called to order by Chairman Don Pobuda at 7:08 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 Figurski, to amend the modified agenda as follows:

1. Open Public Hearing #1 will be tabled until the applicant submits additional information.
2. Open Public Hearing #2 will become Open Public Hearing #1.
3. Open Public Hearing #3 will become Open Public Hearing #2.

The motion carried unanimously.

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

Mr. Ray See of 263 Conover Court in Lakewood Knoll Subdivision. He and his neighbors were present this evening regarding Open Public Hearing #1, which concerns the building that is going on behind them. Mr. Archinal noted that this item was tabled at the petitioner's request after the announcement was into the

paper. He suggested calling the Township Hall the day of meeting to make certain the item is still on the agenda before attending the meeting that evening.

The call to the public was closed at 7:15 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 zoning application, environmental impact assessment, and site plan to rezone property located in Section 4 & 9, at the west side of Lawson Drive, 8.62 acres, approximately 450 feet north of Grand River Ave., petitioned by Gerald Heximer. The request is to rezone property from IND (industrial) to PUD (industrial). (PC 02-18)

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

This item was tabled until the applicant submits additional information.

OPEN PUBLIC HEARING #1... Review of a site plan application, environmental impact assessment, and site plan for a proposed 88,000 sq. ft. department store, 76,000 sq. ft. retail (multi-tenant), located at I-96 and Grand River Avenue. Sec. 10, petitioned by Genoa 24 Grand LLC. (PC 02-15)

- **Planning Commission disposition of petition**
 - A. Recommendation regarding conceptual PUD plan.
 - B. Recommendation regarding PUD Agreement.
 - C. Recommendation regarding Kohl's impact assessment.
 - D. Recommendation regarding Kohl's site plan.

Mr. Harvey Weiss, Mr. Mike Boggio, the architect, Mr. Rich Fosgitt from Bartow and King Engineers, and Vince Pengell and Steve Smith from Kohl's were present to represent the petitioner.

Chairman Pobuda advised the petitioner to make their full presentation and then we will have the call to the public and then and if the PUD doesn't get approved, there will not be a need to discuss the site plan.

Mr. Weiss outlined the changes that have been made since the last Planning Commission meeting. They have had three staff meetings and these changes are based on those discussions.

1. They have reduced the overall square footage of the buildings from 180,000 square feet to 150,000 square feet, which is a reduction of 20%.
2. They are seeking approval for the Kohl's building this evening and will seek approval of the second phase once they have secured tenants; however, they would like conceptual PUD approval for the entire site.
3. They have increased the landscaping from 26% to 30%.
4. All buildings will be brick on all sides.
5. They have added a pedestrian plaza with concrete sidewalks, benches, planters, and brick pavers.
6. All parking lot islands will have landscaping and be irrigated.
7. There will be masonry planters at the front façade of each building, which is in addition to the 30% landscaping already proposed.
8. The detention pond landscaping has been enhanced.
9. The traffic light at Lawson Drive will be installed.

They want to make this Genoa Township's premier development. He noted that they have worked from hard since the last Planning Commission meeting and the staff has been very helpful and cooperative.

Mr. Weiss noted that MDOT advised him that the funding is in place for the Exit 141 revision and the bidding process will begin in September. It is planned to be completed by the spring of 2003 and the exit ramp will be moved west of Champion Chevrolet.

Mr. Boggio gave an overview of the entire site. The second phase is in the conceptual stage, but he wanted to show the Planning Commission what the plans are for the remainder of the site.

They have reduced the size of the buildings to be a total of 60,000 square feet for three buildings. It has been shaped so it conforms to the site and allowed additional landscaping and the pedestrian plaza. It has been softened and is less dense. They have hidden the loading areas so the westbound traffic on I-96 will not see the loading bays. They have added a fountain feature to the retention pond.

He showed colored elevations and building materials. The Kohl's building will be brick on all four sides. The concept building will be consistent in materials as Kohl's.

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

Mr. Purdy reviewed his letter of August 7, 2002.

He stated they have made a good effort to address the Township's concerns. They have reduced the overall size and added some enhancements.

1. There is an expansion proposed for the Kohl's building. If this is allowed, the access driveway and parking in the vicinity of the expansion should be have to be reconstructed at that time. This should be noted on the PUD concept plan. After a brief discussion, it was decided to add to Section 2.5 of the PUD Agreement the following "Any expansion to the site would have to come back to the Planning Commission and Township Board and a revised parking lot layout would need to be revised".
2. The proposed amendment to the PUD agreement eliminates the auto dealerships and adjusts the square foot restrictions to allow the 88,000 square foot building. All commissioners agreed to allow the 88,000 square foot building.
3. The primary entrance shall be the western most drive at Lawson Road and a light shall be installed. The eastern drive will be a right turn out and right turn in only, however, once the Exit 141 interchange is complete, the left in will be added. All commissioners agreed and the following change was made to the PUD agreement:
 - Paragraph 3.3 shall read ".....in the traffic study prepared by Progressive A.E. The Owners shall construct a second limited access entrance along Grand River at Sunrise Boulevard as recommended by the traffic study prepared by Progressive AE and approved by the Township Engineer. The Owner shall pay all costs associated with these improvements, including 50% of the traffic light at Lawson Drive.
4. The Planning Commission may require ornamental lighting along Grand River. After a brief discussion is was decided to add Section 7.5 to read as follows: "As the lots fronting Grand River receive site plan approval and are developed, ornamental lighting consistent with neighboring projects on Grand River will be installed. Also, three ornamental lights shall be installed in the pedestrian plaza area as depicted on the site plan."
5. Section 2.5 shall be changed to reflect the size of the second retail building. The second sentence shall read as follows: "The anchor department store will be 89,000 square feet in size. The smaller stores collectively will total no more than 60,000 square feet, with no one store have a square footage in excess of 40,000 square feet."
6. The PUD agreement should prohibit the parking or storage of semi-trailers for a period greater than 24 hours. The petitioner will comply with this request.
7. The wall signs on the Kohl's building are proposed to have an area of 195 square feet each. The ordinance allows for 150 square feet, so the PUD agreement would need to be amended to allow the larger signs. Commissioner Mortensen suggested approving the 195 square foot signs and the last sentence of Section 7.2 shall read as follows: "Notwithstanding the foregoing, The Conceptual Plan includes detailed

- specifications for the permitted signs for the department store with a size of 195 square feet each on the 89,000 square foot building only.”
8. There was a discussion regarding the signs for the store that have frontage on I-96 as well as each of the five outlots having their own monument signs. Mr. Weiss feels that the individual monument signs for the outlots is appropriate and will agree to receive Township approval for the placement of each of the monument signs when the outlots are developed. It was decided that there will be monumental sign at the corner of I-96 and Grand River and at the western entrance showing the names of the stores with I-96 frontage. Each of the five outlots will have their own monument sign and their names shall not be included on the two monument signs. The first sentence of Section 7.2 shall be changed to read as follows: “Signage: Freestanding signs within the PUD shall be permitted. NO pole signs shall be permitted. The users with frontage on the I-96 Freeway shall collectively be permitted to erect one monument sign along the Freeway, provided that such sign shall not exceed 20 feet in height and 200 square feet of area per sign face”.
 9. With regard to the Impact Assessment, the last paragraph on Page 4 shall be changed to reflect the change in building sizes from 88,000 square feet to 89,000 square feet and from 76,000 square feet to 60,000 square feet. Also, on Page #5, Section F, the first paragraph shall be changed to reflect 729 employees, and not 819 employees.
 10. With regard to the Kohl’s site plan, the petitioner agreed to comply with the Planner’s request to have all rooftop equipment screened from all directions, the berm noted on the landscape plan along the service road needs to be shown on the grading plan, and the details for the lighting fixtures are required.

Commissioner Cahill had a question regarding Item #6 on Page 4 of Mr. Purdy’s letter. He does not feel that it shows what landscaping is going to be done at what time of the developing. Mr. Weiss stated they will depict on the plans what landscaping is going to be put it at what time. Commissioner Cahill asked how we can be sure that it will be done. Mr. Purdy stated the information is on the plans, but it should be depicted that the landscaping for the detention pond will be completed during Phase 1. Chairman Pobuda would like language added to show that indigenous landscaping will be used on this site.

Commissioner Figurski noted dust control measures need to be added to the site plan.

Ms. Huntley reviewed her letter of August 7, 2002.

1. The sanitary sewer should be placed in an easement that is equal to twice the depth and the water main should be placed in a 25-foot-wide easement. These easements should be shown on the site plan. The petitioner will comply with these requests.

2. The 8-inch water main should be connected to the existing 16-inch water main in the northeast corner of the site along Grand River to assure appropriate flow and reduce stagnation. The petitioner will comply with this request.
3. The petitioner should provide hydraulic requirements for the water to assure the 8-inch, as proposed, is sufficient to service the suppression system in the Kohl's building. The petitioner will comply.
4. As part of the final plans for Phase 1 of the project, due to topographical restraints, the petitioner should provide additional soil erosion control measures such as sodding or a mulch blanket around the detention pond and western most portion of the site near the cul-de-sac. The petitioner will comply.
5. With regard to the proposed fountain in the detention pond, the petitioner should delineate the permanent water level in the pond and modify the grading to show the proposed earthwork. The petitioner will comply.
6. One foot of freeboard should be provided for the detention basin. The petitioner will comply.
7. Hydraulic calculations used in storm sewer sizing should be submitted to the Township for review to show that the existing and proposed sewers are adequately sized to accommodate the additional runoff. The petitioner will comply.
8. The detention calculations should accompany the plans. The petitioner will comply.
9. The curb and gutter detail does not meet Genoa Township Engineering Standards. The petitioner will modify this to meet the standards.
10. The site plan should identify the location of the heavy-duty pavement verses the typical pavement. The petitioner will comply.
11. The width of the proposed secondary Grand River drive should be 30 feet. The petitioner will comply.

Ms. Huntley reviewed the results of the new traffic study. Based on MDOT's recommendations, there will be a traffic light installed at the western entrance of the site across from Lawson Drive. There will be a second entrance toward the east with a right turn in and right turn out only, until the reconfiguration of Exit 141 is complete, and then a left turn in will be allowed. There was a discussion regarding the traffic impact on this site. Chairman Pobuda does not like the idea of no left turn signal at the Lawson Drive exit. He feels this will cause a large back up of cars on the proposed property. Commissioner Cahill feels the left turn in at the eastern access, across from Sunrise Park, is very dangerous. Mr. Archinal stated that once the improvements to Exit 141 are made, the traffic situation at Sunrise Park will improve.

Commissioner Litogot noted that after the site is complete, the applicant can petitioner MDOT to re-evaluate the traffic.

It was decided that what the traffic study and MDOT propose and suggest is what will be installed, although the Planning Commission is not in agreement with these suggested.

Commissioner Cahill would like to restrict the left in at Sunrise Boulevard. All commissioners agree. Mr. Weiss advised that he will return to MDOT and suggest a right turn in / right turn out; however, they may require the left turn in and then the Planning Commission would have to comply.

The call to the public was made at 9:15 p.m. with no response.

Moved by Mortensen, seconded by Figurski, to recommend to the Township Board approval of the Conceptual PUD Plan for a proposed 88,000 sq. ft. department store, 76,000 sq. ft. retail (multi-tenant), located at I-96 and Grand River Avenue. Sec. 10, petitioned by Genoa 24 Grand LLC with the following conditions:

1. One store of 89,000 square feet, all of which will be brick.
2. The traffic light will be installed at Lawson Drive subject to MDOT's approval and 50% of the cost will be born by the developer.
3. The maximum size of the second retail building in the conceptual plan will be 60,000 square feet with the largest store being a maximum of 40,000 square feet.
4. Materials and drawings presented this evening are approved and will become the property of the Township.
5. A landmark architectural feature, such as a clock tower, will be included in Phase 2.
6. Ornamental lighting shall be installed along Grand River and shall be consistent with the neighboring business.
7. The eastern most driveway will be modified to permit only right in / right out traffic. Left turns in will not be permitted unless required by MDOT. At not time will left turns out be permitted at this entrance.
8. The western entrance will be modified to show only one left turn out lane.
9. The monument sign at the west entrance shall be a maximum of 15 feet high, and 16 feet white, with the arc being a maximum of an additional three feet).

The motion carried unanimously.

Moved by Mortensen, seconded by Cahill, to recommend to the Township Board approval of the 4th Amended PUD Agreement for a proposed 88,000 sq. ft. department store, 76,000 sq. ft. retail (multi-tenant), located at I-96 and Grand River Avenue. Sec. 10, petitioned by Genoa 24 Grand LLC conditioned upon all of the changes be made as noted above as well as approval of the language by the Township Attorney. **The motion carried unanimously.**

Moved by Figurski, seconded by Litogot, to recommend to the Township Board approval of the Impact Assessment for Kohl's department store with a revision date of June 28, 2002 for a proposed 88,000 sq. ft. department store, 76,000 sq. ft. retail (multi-tenant), located at I-96 and Grand River Avenue. Sec. 10, petitioned by Genoa 24 Grand LLC with the following conditions:

1. Page 4 – the building sizes shall be changed from 88,000 square feet and 76,000 square feet to 89,000 square feet and 60,000 square feet respectively.
2. Page 5 – the number of employees will reflect 729 and not 819.

The motion carried unanimously.

Moved by Mortensen, seconded by Figurski, to recommend to the Township Board approval of the site plan for Kohl's department store located at I-96 and Grand River Avenue. Sec. 10, petitioned by Genoa 24 Grand LLC with the following conditions:

1. Rooftop equipment must be screened from all directions.
2. The berm noted along the service road must be shown on the grading plan.
3. Detailed specifications for the lighting fixtures will be added to the site plan.
4. A phase line will be added for the landscaping of the detention pond, which will be completed during Phase 1.
5. All signage will be consistent with the PUD Agreement.
6. All of the conditions of the Township Engineer's Letter of 08/07/02 shall be addressed and reviewed by the Engineer.
7. Township Board approval of the Impact Assessment and PUD Agreement as recommended by motion this evening.

The motion carried unanimously.

There was a break from 9:30 to 9:35 p.m.

OPEN PUBLIC HEARING #2...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 Section 9, Parcel 2, Parkway Drive, petitioned by Precision Dance Academy, Steve Chapman. (PC 02-21)

- A. Recommendation regarding special use application.
- B. Recommendation regarding impact assessment.
- C. Recommendation regarding site plan.

Mr. John Eckstein and Ms. Kerry Johnson of Lindhout Associates, Jim Barness of Contract Resources, and Lori Monker, one of the owners of Precision Dance were present to represent the petitioner.

Mr. Eckstein stated the property is located on Parkway Drive, north of WHMI and south of Four Seasons Heating and Cooling. They are not on Grand River, but their building is visible from Grand River.

They are trying to create a fun place for kids ages 3 and over to go. The building will contain two large and two small studios, a child's play area, and administrative offices on the second floor.

Chairman Pobuda asked if performances and/or recitals will be held on site. Mr. Monker stated they are all held off site.

Mr. Eckstein showed colored elevations. They want to show the "energy" of what is going on inside the building so they chose a gray block building with red accents and yellow and blue roofing materials.

Commissioner Cahill does not like the colors proposed. Commissioner Mortensen does not like the blue but he feels that red accents would be appropriate. Commissioners Figurski and Litogot agree that the blue is too bright. After a brief discussion Mr. Eckstein stated they will do further studies regarding the coloring of the materials.

Mr. Purdy reviewed his letter of August 1, 2002.

1. One sugar maple along Parkway Drive should be added to the site and a mix of canopy and evergreen trees should be provided around the storm water detention area. The petitioner will comply with these requests.
2. The wall sign should be reduced in size and a sign permit is required. The petitioner will reduce the size of the sign by 100 square feet.
3. The details of the dumpster enclosure gate should be shown on the plans. The petitioner will comply.

Chairman Pobuda asked if there will be bus traffic (i.e. buses from the schools dropping children off). Ms. Monker stated there will not be.

Ms. Huntley stated the REU's are calculated at 3, which is based on an office building.

Commissioner Mortensen asked if there is an easement for the retention pond as it will be shared by the surrounding buildings. There is a 75-foot easement, but the owner has not closed on the property so when they do, and the title work is received, they will show documentation of the easement to the Township Attorney.

The call to the public was made at 10:00 p.m. with no response.

Chairman Pobuda suggested the colors be approved by staff before the proposal goes to the Township Board. Commissioner Cahill feels it is the Planning Commission's job to look at the colors and make a recommendation to the Township Board. He suggested having the colors worked out by staff and then have the petitioner return to the Planning Commission for approval. All commissioners agreed.

Moved by Mortensen, seconded by Figurski, to table Open Public Hearing #2 at the petitioner's request. **The motion carried unanimously.**

Moved by Figurski, seconded by Litogot, to approve the minutes of July 8, 2002. **The motion carried unanimously.**

Member Discussion

Commissioner Cahill asked about the issue with Country Corners and their claim that they don't have any signs and it's "unconstitutional". Mr. Archinal stated that they have never requested a sign that was within the ordinance and that is why they do not have any signs.

Commissioner Mortensen reported to the Planning Commission that Kraft Automotive had another instance of noxious odor. He feels Mr. Kraft was treated quite roughly at the meeting. Mr. Archinal stated this issue is going to be reviewed further and then they will come back to the Planning Commission.

Commissioner Litogot stated that the construction behind TW Friends and 1st National Bank on Lawson Drive is creating a lot of dust.

He stated that the new CVS pharmacy has banners in their windows and that is not permitted based on the site plan. Mr. Archinal will have an inspection done and a report will be generated.

The meeting adjourned at 10:22 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary