

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
April 8, 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 Deborah Huntley from Tetra Tech, MPS. 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 7:00 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 Figurski, seconded by Mortensen, to approve the agenda with Item #1 being tabled at the petitioner's request and Item #2 becomes Item #1. **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 7:01 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 final site plan, and environmental impact assessment, for proposed 192 attached condominium units located in Section 4, 60.4 acres at the end of Lawson Drive north of Grand River Ave., petitioned by Adler Enterprises Co., LLC. (PC 01-35)

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

B. Recommendation regarding site plan.

Mr. Brent LaVanway was present to represent the petitioner. He gave a brief summary of their proposal. They are proposing 192 condominium units at the end of Lawson Drive. They have provided a 22-acre nature preserve and a connection to the development to the west. They have also added a 75-foot buffer on the east side of the site and added the language to the PUD agreement. Mr. LaVanway noted that the buffer behind Building #7 is slightly less than 75 feet.

Mr. LaVanway noted that the Township Attorney is working on the language for the dedication of the open space. Also, a board of directors will be set up for the condominium association after it leaves the ownership of Mr. Adler.

Mr. Purdy stated the Planning Commission has seen this project on a number of occasions and have had a few opportunities to review the plans. The final site plan has been revised to address all of their previous concerns.

Ms. Huntley advised two of their concerns.

1. The public easements have been shown on the site plan for the proposed water main and sanitary sewer; however, the proposed easements should not encroach upon the building envelopes as shown, specifically between Buildings #11 and #12.
2. The water main easement should also be shown to encompass all hydrants.

The petitioner will comply with both of these requests.

Chairman Pobuda asked the petitioner if he has seen the letter from the Howell Fire Chief regarding no parking on the side of the street where the fire hydrants are located. Mr. LaVanway stated this will be complied with. It is noted on Sheet #3, Item #17 of the site plan.

The letter also suggested a fire hydrant be installed at the end of the project off Lawson Drive. Mr. LaVanway stated he will work with the fire chief to determine exactly what is being requested and will comply.

The call to the public was made at 7:10 p.m.

Ms. Elaine Grote of 612 Sunrise Park Drive asked if something can be done to ensure that during and after construction there is not a lot of water run off across the property line. The residents of Sunrise Park had this problem when the Detroit Edison easement was installed. She added that the residents of Sunrise Park appreciate the work that was done with regarding to the reduction in density as well as the increased buffer.

Moved by Litogot, seconded by Figurski, to recommend to the Township Board approval of the Impact Assessment for Summerfield Pointe with a revision date of December 4, 2001. **The motion carried unanimously.**

Moved by Mortensen, seconded by Cahill, to recommend to the Township Board approval of the final site plan for Summerfield Point with the following conditions:

1. Page 7 of the Master Deed shall be revised to state that the nature preserve is "22 acres".
2. Review and approval by the Township Attorney of the PUD, Master Deed, and Bylaws.
3. No parking will be permitted on the fire hydrant side of the street.
4. A hydrant will be added at the entrance of the project off of Lawson Drive to be coordinated with the Howell Fire Department.
5. The public easements have been shown on the site plan for the proposed water main and sanitary sewer; however, the proposed easements should not encroach upon the building envelopes as shown, specifically between Buildings #11 and #12.
6. The water main easement should also be shown to encompass all hydrants.
7. Township Board approval of the Impact Assessment as recommended by motion this evening.
8. The Livingston County Road Commission's approval of the roundabout shall be submitted to the Township Board.
9. The Township and the Township Attorney will work out language in the PUD for Sections 9.1 and 9.2 for dedication of the nature preserve.
10. The developer shall take extra precautions to assure retention of water on the site during and after construction.

The motion carried unanimously.

Moved by Mortensen, seconded by Figurski, to approve the minutes of March 25, 2002 with the following changes:

1. "Jack" Cahill shall be changed to "John" Cahill
2. The **Motion** by Commissioner Litogot on Page 6 should be noted as being seconded by Commissioner Burchfield. Also the last sentence of that **Motion** shall be changed to read ".....in the vicinity of the development". The Planning Commission believes this is an opinion and this does not match the opinion of the residents. The Commissioner does not give validity to this statement."

The motion carried unanimously.

Member Discussion

Commissioner Figurski noted that Underwood Rental is storing their Ryder rental trucks in the front of their building.

Commissioner Litogot noted that Conley Rent-a-Car is advertising their sale of used cars on the radio.

Commissioner Litogot noted that TSC has their merchandise lined up in front of the parking lot on Grand River. Mr. Archinal stated they may have a special land use for outdoor storage.

Mike Archinal stated that the Township's sign ordinance does not prohibit the moving sign that is current in front of McDonalds. Commissioner Figurski suggested amending this ordinance so these are not allowed. Mr. Purdy stated that in the next few months they will be revising some ordinances and they will add this one to their list.

The meeting adjourned at 7:40 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary