

GENOA TOWNSHIP  
PLANNING COMMISSION  
WORK SESSION  
August 13, 2001  
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, and John Cahill. Also present was Jeff Purdy from Langworthy, Strader, LeBlanc & Associates, Inc.; and Mark Coleman 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 7:10 p.m.

The Pledge of Allegiance was recited.

**Moved** by Figurski, seconded by Mortensen, to approve the Agenda with the following change:

1. Open Public Hearing #3 shall be changed to ".....a new 10,046 sq. ft. retail.....".

**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 7:11 p.m. Chairman Pobuda noted that the Board will not begin any new business after 10:00 p.m.

**OPEN PUBLIC HEARING # 1**...Consideration of amendment to the PUD. Review of PUD Agreement, Conceptual PUD Plan and environmental impact assessment, for 264-unit apartment complex located on the north side of Grand River Ave. in the Lorentzen PUD, Section 4 & 9, petitioned by Singh Development Co. (PC 00-48)

- **Planning Commission disposition of petition**

- A. Recommendation regarding impact assessment.
- B. Recommendation regarding conceptual PUD plan.
- C. Recommendation regarding revised PUD agreement.

Mr. Mike Cain, the Vice President of Singh Development, was present to represent the petitioner. They are proposing to build 1, 2, and 3 bedroom apartments with 1 and 2 car garages. Singh has developed similar projects; Summit Creek in Canton and Windchase on Haggerty and Cherry Hill.

Mr. Cain showed colored elevations of their revised plan for the 264-unit development. They have made changes as requested by the Township Planner and Township Engineer. The buildings will be brick and vinyl sided. They have preserved over 10 acres of wetlands in the northwest corner. They have screened the garages along Grand River as requested by the Planner.

There are two places where the turning radius is 80 feet; one place only serves three buildings and the other is the connection road to the developments to the north. Also, they have proposed some roads with a 100-foot centerline radius and they are asking the Township to consider this discretion.

Commissioner Figurski asked about the height of the buildings. The buildings are 25 feet at the middle of the cupola and there is approximately 5 feet more to the top of the peak. The ordinance is 35 feet so they are well within that.

Commissioner Mortensen stated that he feels there is still a question of density. He understands the petitioner's concern for economics, but he does not feel that 264 units was ever approved by this body. He feels the density is a major issue.

Commissioner Brown would like to go through the Planner's concerns. He asked the petitioner about the parking. Mr. Cain stated the residents will each have a garage and then there is parking in the driveway in front of that garage. They have also designated places on the street where people can parallel park.

Commissioner Cahill would like some assurance that the internal road connecting all of these parcels in this PUD is going to be built. He reiterated Commissioner Burchfield's concerns from the previous meeting that Mrs. Lorentzen be present at this meeting to represent the petitioner.

Mr. Todd Smith, a representative for Mrs. Lorentzen, stated that the adjoining property is in the process of being purchased by Detroit Edison and they have agreed to build the road. He stated that Sections 25 through 28 of their purchase agreement states that they have the responsibility and will be required to build the road. The part of the road in front of the Westbury development will get built because it is part of their site plan.

Commissioner Mortensen asked how the Township can be assured that Detroit Edison is going to purchase that property and build the road.

Mr. Purdy stated when we amend the PUD agreement, we put language stating the commercial developer shall connect from F&M on Latson Road to the east of the Detroit Edison easement.

Commissioner Cahill stated he likes this project. He would like to see less density but he appreciates the natural area that is being preserved. He feels the positive aspect of allowing this density is that the road is going to be built and he wants to make sure that it is, in fact, going to be built.

Mr. Smith stated it is in the purchase agreement. They have to do it. Detroit Edison is closing on this property on Thursday, 08/16/01.

Commissioner Cahill does not feel comfortable approving this without the road being built. He feels it was part of the original PUD agreement and now that the PUD is almost complete, there is still no road. He questioned Detroit Edison backing out of the sale and then the road never gets built.

Mr. Smith stated that the formal PUD never required the road. It only required access points and the land uses. Mr. Purdy added the PUD was structured to show some sort of connection throughout the PUD.

Commissioner Mortensen suggested tabling this issue until after the sale of the commercial site to Detroit Edison or after Mrs. Lorentzen installs the road. Mr. Smith stated Mrs. Lorentzen cannot install the road herself because of tax issues. She would be deemed a developer at that point and she is not, she is just a land owner. He added this is not a menial amount of money that would be lost.

Mr. Purdy suggested if the proposal is tabled, to table it for site plan issues because the road is not part of the Singh development that is proposed this evening.

Commissioner Mortensen stated the Planning Commission and the Township Board need "iron clad" assurance that the road is going to be built. Commissioner Cahill agrees. He likes the project, but to allow this density without the road changes his mind.

Chairman Pobuda asked Mr. Smith for suggestions on how to proceed. Mr. Smith stated he is sure Detroit Edison is going to close on Thursday. He suggested making approval of the Singh development subject to the owner of the commercial site needing to make the required road improvements. If the PUD is amended, then it stays with the land and it doesn't matter who the owner is.

Commissioner Mortensen will word his motion to reflect this.

Commissioner Cahill asked about the connection road to the north. Mr. Purdy stated Singh only has to build approximately 30 feet of road and the three roads would all come together.

Commissioner Cahill asked if there will be sidewalks on both sides of the streets. Mr. Cain stated there will be.

Mr. Purdy reviewed his letter of July 30, 2001. In order for this site plan to be approved, the PUD agreement has to be amended and Jeff would like the amendment to include all conditions, including the road connection to the west through the office service site, the road connection to the north, and that this parcel is being changed from Industrial to residential.

The last traffic study was done in 1995 and the Planning Commission can require a new one. There was a brief discussion. Since this use will have less traffic impact than the original use, all commissioners agree there is no need for an updated traffic study.

They are proposing 26-foot wide road. The ordinance is for 30 feet, but the Planning Commission can reduce this. Mr. Purdy noted the petitioner has added bump-out for parking along the road, which satisfies the need for additional parking and there will be no on-street parking. All commissioners agreed to 26-foot wide road.

Mr. Purdy acknowledged the petitioner's suggestion of arborvitae along the north side of White Horse Drive, but he feels this could be discussed in further detail at final site plan approval.

Mr. Purdy gave a summary of issues that are going to be required at the time of final site plan approval.

Chairman Pobuda asked about including the 10 acres of wetlands into the PUD agreement. Mr. Purdy feels that is a good idea. Mr. Smith would recommend that because then the issue of the wetlands stays with the land and it doesn't matter who develops it.

Mr. Coleman reviewed his letter of August 1, 2001. The petitioner should extend the water main to the east property line on White Horse Drive for future water main extension. The petitioner will comply with this request.

They are proposing a centerline radius in some areas of 100 feet. The Township standards recommend 230 feet, but the Planning Commission can reduce this to 150 feet. Mr. Coleman feels the 100 feet is adequate. All commissioners agree with Mr. Coleman.

Mr. Coleman stated construction plans will be required at the time of final site plan approval.

The call to the public was made at 8:33 with no response.

Chairman Pobuda led a discussion regarding the density of this project.

Mr. Purdy is comfortable with the density of this project.

Commissioner Mortensen can live with the density. He feels this is a very nice project.

Commissioner Brown likes the project. He feels it is very nice and he can live with the density.

Commissioner Cahill stated the density is less than Hunters Ridge to the north, which he wishes was less dense also, but he thinks it is a nice project.

Commissioner Figurski does not agree with the density.

**Moved** by Figurski, seconded by Mortensen, to recommend to the Township Board approval of the Impact Assessment with a revision date of June 11, 2001 for a 264-unit apartment complex located on the north side of Grand River Ave. in the Lorentzen PUD, Section 4 & 9, petitioned by Singh Development Company with the following change:

1. Page 1, Item B should be changed from 44.86 acres to 46.64 acres as shown on the plan.

**The motion carried unanimously.**

**Moved** by Mortensen, seconded by Cahill, to recommend to the Township Board approval of the conceptual PUD site plan with a cover sheet dated 07/23/01 and support sheets with various dates for a 264-unit apartment complex located on the north side of Grand River Ave. in the Lorentzen PUD, Section 4 & 9, petitioned by Singh Development Company with the following conditions:

1. No building shall exceed 35 feet in height, including the cupola.
2. Roads will be 26 feet back to back with the 50-foot wide road easement being satisfactory.
3. Final site plan shall provide an adequate buffer along the north side of White Horse drive to provide enough screening of the garage doors.
4. The final site plan must include additional site plan details, including landscaping, architecture, street lighting, a closer scale of the landscape plan than currently shown, a woodland inventory, a snow plow plan, and, if possible, the garages should be flush with the front entrance to the buildings or recessed behind the front of the building.

5. The final site plan shall include the water main extension to the east on White Horse drive for future water main development.
6. The road radius of 80 feet shall be increased to 100 feet.
7. The plans and specifications as shown this evening are satisfactory. Material samples shall be present at the time of final site plan approval and shall become the property of the Township.
8. Dust control measures shall be added on the site plan and construction plan.
9. Final site plan shall show 15 MPH zone as well as no parking signs where there are no bump-outs for on-street parking.

**The motion carried (Mortensen – Y; Brown – Y; Cahill – Y; Figurski – N; Pobuda - Y)**

**Moved** by Mortensen, seconded by Cahill, to recommend to the Township Board approval of the revised PUD agreement dated April 12, 1996 as amended for a 264-unit apartment complex located on the north side of Grand River Ave. in the Lorentzen PUD, Section 4 & 9, petitioned by Singh Development Company with the following conditions:

1. The agreement will permit the construction of a 264-unit apartment complex as well as supporting amenities as shown on the conceptual site plan and renderings as presented this evening.
2. A mechanism shall be included to provide for the completion of the service drive known as White Hall Drive through to Latson Road, which will include a performance bond or some other instrument satisfactory to the Township Attorney to assure completion of that road by December, 31, 2003.
3. Appropriate elements for the conceptual site plan approval recommended to the Township Board by motion this evening shall be added to this amendment.
4. Shared private road access agreements will be obtained and recoded between all of the interconnected developments of this proposed project
5. The 10.4 acres of wetlands shown on the plan will be dedicated to a natural preserve area.

**The motion carried (Mortensen – Y; Brown – Y; Cahill – Y; Figurski – N; Pobuda - Y)**

The Planning Commission took a break from 9:00 p.m. to 9:05 p.m.

**OPEN PUBLIC HEARING # 2...** Review of special use application, site plan and environmental impact assessment, for proposed 10,880 sq. ft. pharmacy and drive-through facility located in Section 6, at the northwest corner of Grand River Ave. and Golf Club Rd. consisting of 3.69 acres, petitioned by CVS/Pharmacy. (PC 01-22)

- **Planning Commission disposition of petition**
  - A. Recommendation regarding special use application.

- B. Recommendation regarding impact assessment.
- C. Recommendation regarding site plan.

Mr. Stephen Dunkle from RC Associates, the architecture and engineer for this project, as well as Jim Cisek of The Velmeir Companies, the developer for this project, were present to represent the petitioner.

Mr. Dunkle stated they are proposing to develop the northwest corner of Grand River and Golf Club Road for a CVS pharmacy. This site will be serviced by all utilities. They are encroaching on a 4.6% portion of the wetlands in the northwest corner in order to allow a large enough turning radius in the back of the building for their delivery trucks. They have made the necessary changes to the greenbelt along Grand River as well as adjusted the setback areas as requested by the Township Planner. They have also realigned the driveway on Golf Club Road to line up with the driveway on the other side.

Mr. Dunkle presented colored renderings of the proposed building. It will be mostly brick with a shingled entrance canopy.

The drive-thru will be for prescription drug pick up and drop off only and will be located in the back of the building.

Chairman Pobuda informed the petitioner that the drive-thru is not yet a permitted use for this zoning district.

Mr. Dunkle stated Mr. Archinal suggested they submit their plan with the drive-thru as a special use.

Mr. Purdy stated there are a number of outstanding issues from their letter dated June 25, 2001 and they have not received a complete revised set of plans.

Commissioner Figurski stated there is no architectural seal on any of the plans and this is required by Genoa Township.

Chairman Pobuda stated there are other items missing from the packet. There are no building material samples present and there are no colored elevations.

Commissioner Cahill noted there are a number of outstanding issues from the Planner and we are dealing with an unapproved site. He feels it would be appropriate to table this proposal so the Planning Commission can receive proper guidance from their staff.

Mr. Purdy stated he has quickly examined the revised set of plans presented to him this evening and it appears as though the petitioner has addressed most of their concerns.

Chairman Pobuda asked for a discussion regarding if this item should be tabled this evening or if we should review the Planner's and Engineer's lists of concerns. It was decided that the commissioners and the consultants would list their concerns so the petitioner can address them before their next presentation to the Planning Commission.

Commissioner Figurski feels there are too many signs, what is the height of the building, are the trees alongside the mobile home park going to stay, are the Detroit Edison and sewer materials going to be moved, and there is no lighting detail.

Commissioner Mortensen has concerns about the signs and the setback issues.

Commissioner Brown has the same concerns outlined by the Planner.

Commissioner Cahill feels a photometric grid should be required, he has setback concerns, there is a lot of asphalt, the building should have a friendlier face, maybe some windows or glass block should be added, there are too many signs, he feels this needs to be a very clear and clean looking building, he would like to see building materials, the signage in front of the building needs to be a nice monumental sign like Art Van, the buffer plan needs to be reviewed further, he would prefer the building be brought forward and the parking be in the rear.

Mr. Dunkle stated the building could not be moved forward due to the setbacks and the parking has to be accessible to the front door. The loading door would have to be on the back of the building and that would face Grand River.

Chairman Pobuda asked about the "Food Shop" sign shown on the colored drawing of the building. Mr. Cisek stated CVS sells some food items. Chairman Pobuda informed the petitioner that the Township does not allow such signs as "Food Shop" "One Hour Photo", etc.

Mr. Purdy stated the petitioner has addressed most of his concerns but he is still concerned about the encroachment into the wetlands. He would like to see more effort put forth in preserving the wetland setback.

Mr. Purdy would also prefer more of a hedgerow than a berm along Grand River. He feels that berms tend to look unnatural.

He stated lighting is going to be a key concern due to the adjacent residential neighborhoods.

Chairman Pobuda informed the petitioner that the Planning Commission is not opposed to this project, but there are a lot of changes that need to be addressed.

The call to the public was made at 9:37 p.m.



Mr. Leo Gonzalez of 24333 Southfield Road, Southfield, Michigan, who is the holder of the property, asked when about the process of the special land use for the drive thru begins. Chairman Pobuda stated that it has already been started with the Township Board. They need to take action to adopt an ordinance amendment, which then needs to be approved by the county.

Commissioner Mortensen feels the setback issues need to go in front of the Zoning Board of Appeals. Mr. Purdy stated the wetland issue can be decided by the Planning Commission and they are meeting the other setbacks.

Commissioner Cahill asked about the size of the store. Is this a typical store for CVS. Mr. Cisek stated most CVS stores are the same. This store is a "typical" CVS store.

Mr. Gonzalez stated they are going in front of the ZBA tomorrow night for the variance into the wetlands. He asked if they should change their direction and withdraw their petition from the ZBA so the Planning Commission can take action. Mr. Purdy stated the ZBA can also take action on this. Mr. Cisek stated they are going in front of the ZBA for building height and the wetland issues.

The call to the public was closed at 9:45 p.m.

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

**OPEN PUBLIC HEARING # 3...** Review of a site plan application, and site plan for development of a new 10,046 sq. ft. retail building, located on the north side of Grand River Ave. at Grand Oaks Dr., petitioned by Weiss Land Development. (PC 01-17)

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

Mr. Harvey Weiss and Mr. Michael Boggio, the architect for the project, were present to represent the petitioner. They have changed the size of the building from 13,176 square feet to 10,046 square feet. The additional retail space has been removed and Pier 1 will be the only occupant. They have aligned the driveway with the drive across Grand River and the traffic light and they have met the greenbelt requirements. They have met all of the setback requirements except for the back. They are asking for a variance for a 25-foot rear setback.

Mr. Boggio showed colored elevations and provided building material samples.

Mr. Purdy reviewed his letter of August 21, 2001.

1. The rear setback of 50 feet is not being met. The Planning Commission can allow the 25-foot proposed setback with additional screening along this side.
2. The Township prefers parking spaces to be 9.5 feet wide for retail establishments that have a high turnover. The proposed 9-foot wide spaces would meet the ordinance, but the Township would prefer the 9.5 feet. Mr. Weiss stated Pier 1 has less than 300 customers per day and that is not considered a high turnover. Commissioner Cahill would prefer the 9.5-foot wide parking spaces. Commissioners Figurski, Mortensen and Brown will agree to the 9-foot wide parking spaces.
3. A shared access agreement and easement is required to be recorded and filed with the Township along with lateral shared access agreements to the east and west.
4. The masonry trash receptacle must match the building. The petitioner will comply with this request.
5. An additional 16 shrubs should be provided to screen the loading area. The petitioner will comply.
6. A hedgerow is suggested to replace the berm along the frontage. The hedgerow gives more of a natural appearance. The petitioner will comply.
7. Two ornamental trees should be provided along the west side of the building.
8. The Planning Commission can require a photometric grid be supplied. Commissioner Mortensen does not feel we need a photometric grid. Mr. Weiss stated the site is surrounded by commercial property. It was agreed by all commissioners that a photometric grid is not required.

Commissioner Cahill would like the road sign to be a monumental-type sign with a brick base.

Mark Coleman stated he is awaiting a revised set of plans that have addressed his concerns. The motion will reflect this.

Commissioner Brown stated he likes the project.

Commissioner Mortensen feels the traffic turnover presented by Mr. Weiss is accurate for Pier 1.

Commissioner Mortensen asked about the Environmental Study that was presented to the Planning Commission. Mr. Weiss explained they complete one of those for every piece of property they are going to develop. Commissioner Mortensen stated that if the Township endorses this project, they do not take any responsibility for any part of this report.

Commissioner Figurski needs to see dust control measures on the site plan.

The call to the public was made at 10:15 with no response.

**Moved** by Figurski, seconded by Mortensen, to recommend to the Township Board approval of the Impact Assessment dated August, 8, 2001 for a new 10,046 sq. ft. retail building, located on the north side of Grand River Ave. at Grand Oaks Dr., petitioned by Weiss Land Development with the following conditions:

1. Page 2, Item E. Dust control measures during construction will be utilized
2. The hours of operation, which are 9:00 a.m. to 10:00 p.m. six days a week with reduced hours on Sunday, shall be noted.
3. The Township assumes no responsibility with regard to the Phase I Environmental Site Assessment Report dated July 11, 2001 submitted with the Pier 1 material packets.

**The motion carried unanimously.**

**Moved** by Mortensen, seconded by Figurski, to approve the site plan dated August, 1, 201 for a new 10,046 sq. ft. retail building, located on the north side of Grand River Ave. at Grand Oaks Dr., petitioned by Weiss Land Development with the following conditions:

1. The 25-foot rear setback is acceptable provided 16 additional shrubs are added to screen the loading area.
2. A shared access agreement and easement is required to be recorded with the County Register of Deeds and filed with the Township along with lateral shared access agreements to the east and west.
3. The masonry trash receptacle enclosure must match the building.
4. The berm shall be replaced with a hedgerow along the Grand River frontage.
5. Two ornamental trees shall be provided along the west side of the building.
6. Lighting will meet with Township ordinance and will not exceed ½ foot-candle at the property line.
7. Signage will be in conformance with the Township ordinance. The road sign will be a monument-type sign with a brick base to match the building.
8. The engineering documents that were not included in this packet, including the revised plans for the detention basis, will be reviewed and approve by the Township Engineer and Township Planner in advance of submission to the Township Board. Comment letters from the Township Engineer and Township Planner will be submitted prior to submission to the Township Board as well.
9. The site plan needs to be approved by the Fire Marshall.
10. A permit from MDOT is required for the driveway.
11. Dust control measures shall be added to the site plan.
12. The REU's will be calculated by the Township Engineer.

**The motion carried unanimously.**

**Moved** by Mortensen, seconded by Cahill, to approve the minutes of July 23, 2001 with the following change:

1. "Vice Chairman Colley" throughout the report shall be changed to "Vice Chairman Litogot".

**The motion carried unanimously.**

### **Member Discussion**

Commissioner Mortensen encourages the Planning Commission not to require market studies or other financial studies from petitioners. He feels that the petitioner will have the study show what they need it to show in order to be a positive aspect of their proposal.

The meeting adjourned at 10:40 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary