

GENOA TOWNSHIP  
PLANNING COMMISSION  
WORK SESSION  
July 9, 2001  
6:30 P.M.  
**MINUTES**

The work session of the Planning Commission was called to order by Vice Chairman Bill Litogot at 6:30 p.m. The following commission members were present constituting a quorum for transaction of business: Barbara Figurski, James Mortensen, John Cahill, and Bill Litogot. Also present was Michael Archinal, Township Manager; 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 Vice Chairman Bill Litogot at 7:03 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 #2 – Action A. will be disregarded

**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 7:05 p.m. Vice Chairman Litogot noted that the Board will not begin any new business after 10:00 p.m.

**Open Public Hearing #1...** Review of special use application, environmental Impact Assessment, and site plan for proposed outdoor storage at 741 Victory Lane, Lot 20 Grand Oak West Industrial Park on the east side of Victory Drive, petitioned by Rand Construction. (PC 01-18)

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

- B. Recommendation regarding Impact Assessment
- C. Recommendation regarding site plan amendment

Todd Bell of Rand Construction and Ken Coles from Krug Ford were present to represent the petitioner.

Mr. Bell stated they have amended their plan to meet the engineer's suggestions and have resubmitted the corrected section of the PIP plan. They have also included a building plan of the facility.

Commissioner Figurski stated that on Page 2, Item 2.0 of the PIP plan which states "if .....reaches the municipal sewer system....." should be removed.

Commissioner Mortensen stated Page 2, Item 1 of the PIP plan should state "new vehicles" as well as "used vehicles".

Commissioner Figurski stated Page 3 of the Impact Assessment should have the following changes with regard to lighting.

1. There is a typographical error that states "2500 watt bulb". This should be changed to "250 watt bulb"
2. "Shoebox" and/or "downward facing" shall be added to describe the light fixtures.

Commissioner Mortensen stated the last paragraph on Page 3 of the Impact Assessment shall be changed to read "There will be a holding tank, but no additional underground storage tanks for fuel, oils, etc." He also stated there should be information added regarding a 30 day holding period will be allowed for crash vehicles involved in litigation.

Mark Coleman stated the petitioner has addressed his concerns regarding the floor drains. They will all be tied into the underground storage.

The call to the public was made at 7:15 p.m. with no response.

**Moved** by Mortensen, seconded by Figurski, to recommend to the Township Board approval of the special use application for proposed outdoor storage at 741 Victory Lane, Lot 20 Grand Oak West Industrial Park on the east side of Victory Drive, petitioned by Rand Construction to store new and licensed vehicles on the condition that licensed vehicles will be not stored for more than five days, except in the case of litigation or law enforcement investigation in which the storage will be a maximum of 30 days. **The motion carried unanimously.**

**Moved** by Figurski, seconded by Cahill, to recommend to the Township Board approval of the Impact Assessment dated May 10, 2001 for proposed outdoor storage at 741 Victory Lane, Lot 20 Grand Oak West Industrial Park on the east

side of Victory Drive, petitioned by Rand Construction with the following conditions:

1. Page 3 – the typographical error that states “2500 watt bulb” shall be changed to “250 watt bulb”
2. Lighting fixtures shall be described as “shoebox” and/or “downward facing”.
3. Rewriting of Paragraph H regarding holding tanks to state “There will be a holding tank installed, but not for the storage of petroleum products”.
4. Page 2, Item 1 of the PIP plan should state “new vehicles” as well as “used vehicles”.
5. Page 2, Item 2.0 of the PIP plan stating “...if the spill reaches the municipal water system...” Shall be eliminated.

**The motion carried unanimously.**

**Moved** by Mortensen, seconded by Figurski, to recommend to the Township Board approval of the site plan amendment with a revision date of June 26, 2001 for Sheets #1 and #2 and June 15, 2001 for Sheets #3, 4, 5, & 6 for proposed outdoor storage at 741 Victory Lane, Lot 20 Grand Oak West Industrial Park on the east side of Victory Drive, petitioned by Rand Construction with the following conditions:

1. Petitioner shall comply with the conditions stated in the motion for recommendation of approval of the Impact Assessment made this evening.
2. Petitioner shall comply with the conditions stated in the motion for recommendation of approval of the special land use made this evening.
3. The security system shall show a “lighting only” alarm system.
4. The landscaping will be installed before the issuance of the Certificate of Occupancy can be obtained.
5. Passenger vehicles only will be stored.

**The motion carried unanimously.**

**Open Public Hearing #2...** Review of private road application, site plan, and environmental Impact Assessment at Worden Lake Shores located in the southeast ¼ of Section 25 in Genoa Township between Dillon Road and Worden Lake. The 8.24 acre parcel is proposing to be split into four parcels complete with a private road, petitioned by Livingston Development Group. (PC 01-19)

• **Planning Commission disposition of petition**

- A. Recommendation regarding Impact Assessment.
- B. Recommendation regarding site plan

Chris Carson of CEI-Alpha and Marcus Yono, the property owner, were present to represent the petitioner.

Mr. Carson stated they are here this evening to ask for approval of the private road only. There is an existing 66-foot-wide private road easement which grants access to this property. They are proposing to extend this easement to their parcel.

Jeff Purdy reviewed his letter of June 20, 2001. He stated that because there are fewer than five parcels being accessed by this road, there is no requirement for curb and gutters. The petitioner can use gravel shoulders.

Mr. Purdy stated they do have a concern about the radius of the drive at the entrance. He feels something can be done to create more of a "regular" intersection. Mr. Carson stated they would like some direction from the Planning Commission on what radius they can use based on the ordinance. Mr. Coleman stated the turning radius should be able to accommodate a fire truck and school bus and should be approved by the Township Engineer.

Mr. Purdy stated the petitioner will have to make a separate application for the proposed lot splits. He added that a one-acre minimal lot size is required for these sites. Mr. Yono stated they have already applied for these splits and they have been approved. Mr. Archinal stated Sheet #3, Lot #G3 shows .99 acres. Mr. Yono is sure that they are one acre. Mr. Archinal reiterated that we are only discussing the road this evening and that the Township will have to clarify the size of these lots.

Commissioner Figurski stated Item E of the Impact Assessment should mention septic system.

Commissioner Figurski stated dust control measures should be added to the site plan.

The call to the public was made at 7:37 p.m.

Mr. John Johnson of Magnolia Drive stated that he is not against this project. He would just like clarification on some issues. He stated the residents in this area would appreciate it if the construction traffic were to travel on Wordon Lake Road, instead of the roads where there is residential property.

He also has great concerns about a school bus and/or fire truck being able to get through the road.

Mr. Johnson asked where on the city water system these four homes will be tapping into. They had water contamination many years ago and have undergone a special taxation for the city. Will these parcels be under the same assessment?

He also stated they are trying to have Dillon and Holly roads resurfaced in the future. Will these parcels fall under this assessment also?

The call to the public was closed at 7:40 p.m.

Mr. Archinal addressed Mr. Johnson's concerns.

The "Dillon Agreement", which is the taxation for the water system, was amended to include the property being discussed this evening.

He stated he is not sure if this property is included in the future assessment district for upgrading the roads, but feels that they would be included.

There was a discussion regarding the construction traffic. Dillon Road is the only access to these sites. Mr. Archinal stated they are public roads, although the residents did pay for them to be upgraded. Mr. Johnson asked that the petitioner be cognizant of their concerns. Mr. Yono stated the road leading to the sites will be paved before any construction on the homes begin, so most of the mud and dust will be left on the private road before the truck even enters onto Dillon Road.

Mr. Johnson stated the sign advertising this development showed the road continuous through the development, but that is not the case. Mr. Yono stated there was an error in that sign and it was fixed immediately. It shows the correct path of the road.

Commissioner Mortensen asked that the Planning Commission address the fire department's issue of the petitioner having to comply with a code that is not yet in affect, but will be when construction begins. He does not feel the petitioner should have to comply with codes that are not yet in place.

**Moved** by Figurski, seconded by Cahill, to recommend to the Township Board approval of the Impact Assessment dated June 8, 2001 at Worden Lake Shores located in the southeast ¼ of Section 25 in Genoa Township between Dillon Road and Worden Lake. The 8.24 acre parcel is proposing to be split into four parcels complete with a private road, petitioned by Livingston Development Group with the following conditions:

1. Page 4, Item # E. shall state the septic systems shall be used.
2. Dust control measures that will be taken during construction shall be added.

**The motion carried unanimously.**

**Moved** by Mortensen, seconded by Figurski, to recommend to the Township Board approval of the site plan dated June 27, 2001 for a private road at Worden Lake Shores located in the southeast ¼ of Section 25 in Genoa Township between Dillon Road and Worden Lake, petitioned by Livingston Development Group with the following conditions:

1. Dust control measures will be added.
2. The turning radius on the private road from the intersection of Holly Road will be modified in a manner to be approved by the Township Engineer.
3. The location of fire hydrants are subject to Township Engineer approval.
4. Subject to City of Brighton construction plan review approval.

**The motion carried unanimously.**

**Open Public Hearing #3...** Review of application and Impact Assessment for rezoning SR (Suburban Residential) to PID (Planned Industrial District). The site is comprised of 16 parcels totaling 153.86 acres in size, located east of the Ann Arbor Railroad, south of the CSX Railroad and north of the I-96 interstate freeway (PC 01-21).

- Planning Commission disposition of petition
- A. Recommendation regarding Zoning Ordinance Map Amendment

Mr. Archinal stated the have updated the master plan several months ago and have to have the public hearing before an action can be taken on this. He stated they are proposing to rezone this property from SR to PID in order to better control and increase the available industrial property in the Township. This will also help to minimize commercial traffic at the Chilson and Grand River Roads intersection as well as enhance the view of the Township from the expressway.

The call to the public was made at 8:05 with no response.

**Moved** by Mortensen, seconded by Cahill, to recommend to the Township Board approval of rezoning SR (Suburban Residential) to PID (Planned Industrial District). The site is comprised of 16 parcels totaling 153.86 acres in size, located east of the Ann Arbor Railroad, south of the CSX Railroad and north of the I-96 interstate freeway noting the following:

1. This rezoning is consistent with the updated master plan and surrounding uses
2. It will assure that a high-quality planned industrial district is placed in an area that is highly visible from I-96.

**The motion carried unanimously.**

**Moved** by Figurski, seconded by Mortensen, to approve the minutes of June 25, 2001. **The motion carried unanimously.**

The meeting adjourned at 8:15 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary