

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
May 14, 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, Jerrold Joseph, John Cahill, James Mortensen, Bill Litogot, and Ken Burchfield. 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 Chairman Don Pobuda at 7:05 p.m.

The Pledge of Allegiance was recited.

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

1. Open Public Hearing #1 is tabled at the petitioner's request.
2. Open Public Hearing #2 shall become Open Public Hearing #1.
3. The number of proposed units on Public Hearing #2 shall be changed from 296 to 264.

The motion carried unanimously.

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

Anthony and Kimberly Simpson-Adamczyk of 2530 King Court would like to address the Planning Commission regarding a special land use permit for their property on King Court. Ms. Simpson-Adamczyk reviewed their proposal for Victorian Garden Estates, which will lease a small outdoor facility for small

private events. They have started on this project and have met the Home Occupancy requirements for each of the separate pieces of the project; however it has some special requirements that exceeds the home business zoning and may require a special land use.

Commissioner Mortensen asked if this would fall under a special use in its current zoning, country estates. Mr. Purdy stated that this would not fall under a special use. A bed and breakfast would be a special land use, but the scale of this is much larger than a bed and breakfast.

Commissioner Cahill has concerns about the surrounding neighbors.

Commissioner Joseph is concerned about the neighbors as well. He also feels that approving this would be setting a precedent. He asked the petitioner if they have secured the necessary permits. Ms. Simpson-Adamczyk stated they have obtained the necessary permits for each part of the project, but when it is all put together it is beyond the home business zoning and they wanted to make sure that neighbors as well as the township were aware of what they were doing. They have discussed this with neighbors and that is why they have proposed a private drive.

Commissioner Joseph also added that the facility will have 85 – 90 parking spaces. That seems like the petitioner is planning large events.

Commissioner Mortensen stated it is clearly a commercial enterprise in a residential area and he does not feel it should be allowed.

Commissioner Figurski agreed with Commissioner Mortensen.

Commissioner Burchfield would not be able to approve a commercial establishment in a country estates zoning.

Mr. Adamczyk stated they would like to work with the township and see what can be done.

Chairman Pobuda likes the petitioner's idea and initiative and feels maybe there is something can be worked out between the planner and Mr. Archinal; however, he reiterated to the petitioner that the members of this commission are not in favor of this project.

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 (Planned United Development) for a 264-unit apartment complex located on the north side

of Grand River Avenue in the Lorentzen PUD, Section 4 & 9, petitioned by Singh Development Company (PC 00-48).

- **Planning Commission disposition of petition**
 - A. Recommendation regarding P.U.D. Amendment

Paul Rizzardi of Singh Development Company and Madhukar Mahajan from Boss Engineering were present to represent the petitioner.

Mr. Purdy suggested, based on some of the comments from previous meetings, that the Planning Commission reconsider the density issue on this project; however, table any action with regard to the concept plan so the petitioner can go back and address that issue.

Moved by Joseph, seconded by Cahill, to reconsider the Lorentzen PUD, Sections 4 & 9, motion from the March 26, 2001 Planning Commission Meeting for discussion purposes. **The motion carried unanimously.**

Mr. Rizzardi stated he would like to talk about density this evening. He would like feedback from the Planning Commission. He reviewed his letter of April 20, 2001 showing the density of the surrounding projects. They are asking to increase the density of the Lorentzen PUD to 4.76 units per acre as well as amending the PUD from Light Industrial/R&D to Medium Density Residential.

Mr. Purdy stated his perspective on this project. He feels it is a good transition from residential to the north and commercial to the south. He noted that he and the Planning Commission agree that residential makes more sense on this site than commercial. He has some site plan issues to discuss with the petitioner; however, that would be discussed at a later date.

Commissioner Cahill wishes the density was less in surrounding areas of this property as well, but it isn't and it is difficult to argue this issue for this project because it is less dense than the Hampton Ridge subdivision. He feels that Singh is proposing a high-quality development that will offer benefits to the surrounding community. He also feels the 10.4 acres of wetlands that are being preserved is a great benefit.

Commissioner Mortensen asked how many buildings there are. Mr. Rizzardi stated there are 33 buildings. Commissioner Mortensen asked if it would make much difference in the appearance of the project if one building was removed. Mr. Purdy stated it may make the spacing between the buildings larger or may allow for larger front yard setbacks off the paved road. Commissioner Mortensen asked if there are current setback issues. Mr. Purdy stated they are meeting the setbacks. Mr. Rizzardi stated they are exceeding the current setbacks.

Commissioner Figurski stated she is still against the density and cannot vote for the project.

Commissioner Burchfield would approve the density. At the next meeting he would like to see the concept plan for the buildings and units with open spaces not being less than 1/3 of the total site. He would like to see very generous landscaping, an updated copy of the Impact Assessment, a traffic study, building material samples and low visibility signage proposed. He also would like to see Mrs. Lorentzen appear at the next meeting to assure the Planning Commission that the offsite improvements would be undertaken and completed as the apartment development proceeds.

Commissioner Litogot agrees with everything that all of the commissioners have said. He likes the plan.

Chairman Pobuda notified the petitioner that the Planning Commission is going to look at the details of this plan very closely.

Moved by Joseph, seconded by Litogot, to table the consideration of an amendment to the PUD (Planned United Development) for a 264-unit apartment complex located on the north side of Grand River Avenue in the Lorentzen PUD, Section 4 & 9, petitioned by Singh Development Company (PC 00-48). **The motion carried unanimously.**

Mr. Purdy reviewed an outline showing ways to run a planning commission meeting that will minimize land use litigations.

Moved by Figurski, seconded by Joseph, to approve the minutes of April 9, 2001 with some minor typographical changes. **The motion carried unanimously.**

Member Discussion

Commissioner Cahill announced that on Saturday, May 19th, will be the day everyone can volunteer to help plant flowers around the Township Building. They will be working from 9:00 a.m. – 1:00 p.m.

Commissioner Cahill announced he will not be at the June 11, 2001 meeting.

Mr. Archinal reviewed his letter to Jack Browne of the Oak Pointe Marina Association regarding the enhancements they would like to make to the Oak Pointe Marina.

Commissioner Figurski asked if any trees will be able to be planted where they put the water lines along Grand River. Mr. Archinal stated they will not be able to plant directly over the water main, but they should replace some of the trees.

Commissioner Figurski stated the Willow Creek subdivision on Hughes Road has no landscaping.

Commissioner Litogot stated they have not replaced the asphalt that they removed when they put in the water mains along Lake Chemung.

The meeting adjourned at 8:25 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary