

GENOA TOWNSHIP  
PLANNING COMMISSION  
WORK SESSION  
March 12, 2001  
6:30 P.M.  
**MINUTES**

The work session of the Planning Commission was called to order by Jerrold Joseph at 6:30 p.m. The following commission members were present constituting a quorum for transaction of business: Jerrold Joseph, John Cahill, James Mortensen, and Ken Burchfield. Also present was Michael Archinal, Township Manager; Jeff Purdy from Langworthy, Strader, LeBlance & 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**

Mike Archinal announced that the Chairman, Vice Chairman, and Secretary were not present this evening. He entertained a motion to have an Acting Chairman appointed for this evening's meeting. **Moved** by Cahill, seconded by Mortensen, to appoint Jerrold Joseph as tonight's Acting Chairman. **The motion carried unanimously.**

Acting Chairman Joseph called the meeting to order at 7:06 p.m.

The Pledge of Allegiance was recited.

**Moved** by Mortensen, seconded by Cahill to approve the Agenda. **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 7:09 p.m. Acting Chairman Joseph noted that the Board will not begin any new business after 10:00 p.m.

**OPEN PUBLIC HEARING # 1**...Review of site plan application, environmental impact assessment, and site plan for a proposed 11,676 sq. ft. single story office

building; located on the northeast corner of Euler and Grand River Roads, petitioned by Pro-Way Investment L.L.C. (PC 01-05)

- **Planning Commission disposition of petition**

- A. Recommendation regarding impact assessment.
- B. Disposition of site plan.

Wayne Perry from Pro-Way Investment, LLC and Tony Pucci from Anthony Pucci and Associates were present to represent the petitioner. Mr. Perry gave a brief review of the proposed building.

Mr. Pucci described and presented samples of the building materials that are being used. Colored elevations were presented as well. The building will house Pro Brothers and Hamway Homes. There will be other office space for lease, but the tenants of these offices has not yet been determined. The building will have a pitched, shingled roof with a brown-tone shingles, brown and tan brick and clay-colored siding.

Commissioner Mortensen asked about the two adjoining parcels. Are they owned by the same person? Mr. Perry stated they are owned by three separate people. Mr. Mortensen asked about the access from Grand River. Is the proposed drive lined up to the driveway across Grand River? Mr. Perry stated they are "almost" lined up.

Jeff Purdy reviewed his letter of March 5, 2001.

1. They are trying to discourage fencing around retention ponds, but sometimes the county will require it. He suggested that, if a fence is required, it be green vinyl coated and have additional landscaping. Mr. Perry stated the proposed fence is green vinyl coated. Per Mr. Purdy's suggestion, they will add three to four shrubs to fill in the space between the evergreen trees.
2. Mr. Purdy suggested reconfiguring the detention pond so as to save the three existing maple trees. Mr. Perry stated they will do everything they can to save those trees, but he feels they will not survive due to the grade of this site. Commissioner Joseph asked if the trees will be replaced if they do not survive. Commissioner Mortensen feels it is a nice project and does not feel the petitioner should have to redesign the pond to save three trees that only have a 50/50 chance of survival. After a brief discussion, it was decided that if the trees do die, the petitioner will replace each tree and add three to four shrubs between each evergreen tree.
3. The banked parking spaces do not meet the 20-foot setback requirement and must be removed from the plans. Mr. Perry stated they have left space for future parking that may be needed. They are not looking for approval on this item this evening. Mr. Purdy feels that if the site plan is going to be approved, these parking spaces should

not be shown on the plan. All commissioners agreed and the petitioner will comply.

4. The photometric grid must be revised to reflect the correct lighting plan and shall not exceed 1.00 foot candles at the property line. The petitioner will comply with this request.
5. Mr. Purdy stated a sign permit is required for the ground sign. Mr. Pucci asked about the sign ordinance. Is there only one sign allowed; either on the ground or on the building? Mr. Purdy informed the petitioner that they would have to go before the ZBA. He added the majority of offices building on Grand River have the sign out in front with names of all of the businesses. Mr. Pucci would like to put small signs next to the doors of each office to allow people to find the correct one. Mr. Archinal stated that addresses on the doors and/or building are not considered signage.

Mr. Coleman stated there are 5 REU's for this property.

Commissioner Mortensen stated he would like Page 4, Item H of the Impact Assessment changed from "The proposed office building *is not intended to* house any regulated hazardous materials....." to "The proposed office building *will not* house....." The petition will comply with this request.

The call to the public was made at 7:35 p.m. with no response.

**Moved** by Mortensen, seconded by Cahill, to recommend to the Township Board approval of the Impact Assessment with a revision date of February 27, 2001 for a proposed 11,676 sq. ft. single story office building; located on the northeast corner of Euler and Grand River Roads, petitioned by Pro-Way Investment L.L.C. (PC 01-05) with the following change:

1. Page 4, Item H shall be changed from "The proposed office building *is not intended to* house any regulated hazardous materials....." to "The proposed office building *will not* house..... "

**The motion carried unanimously.**

**Moved** by Burchfield, seconded by Mortensen, to approve the proposed site plan for a proposed 11,676 sq. ft. single story office building; located on the northeast corner of Euler and Grand River Roads, petitioned by Pro-Way Investment L.L.C. (PC 01-05) with the following conditions:

1. Sample building materials, including colors, that were provided to the Planning Commission this evening, March 12, 2001, be maintained and become the property of the Township.
2. Petitioner shall revise the lighting to meet the Township requirements that the on-site lighting not exceed 1.00 foot candle at the property line and all lighting fixtures must be shielded.

3. Petitioner must submit an application for a sign permit for the proposed ground sign. The Planning Commission makes no recommendation for any additional signage.
4. The landscape plan shall show a green vinyl fence around the detention basin and 16 trees of similar species between the evergreen trees around the perimeter of the retention basin as well as adding three canopy trees to replace trees lost during construction.
5. The waste receptacle enclosure must be brick material matching the building
6. The banked parking spaces along Euler Road must be removed from the Site Plan.
7. Petitioner will comply with all details and specifications of the Township Engineer.
8. Petitioner shall comply with administrative staff and Township Engineer in determining the dollar amount and number of REU's for public sewer and water.
9. If the petitioner chooses to use a water softener, the discharge cannot be connected to the sanitary sewer and a potassium based regenerate should be used.
10. Township Board approval of the Impact Assessment as recommended by motion this evening.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING # 2...** Review of site plan application, environmental impact assessment, and site plan for a proposed 6,550 sq. ft. single story office building; located on Grand River between Latson and Dorr Roads, petitioned by A.D.R. Construction Co. (PC 01-08)

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

Mr. Tony Pucci and Mr. Dan Phillion, owner of ADR Construction, were present to represent the petitioner. Mr. Pucci is the architect for the project and Mr. Phillion the owner of ADR Construction and also owns Chemung Centre I.

Mr. Pucci reviewed the proposed building. They will be utilizing the current drive and parking as well as deliveries from small truck will be in the front. They have a few constraints with this property, such as wetlands to the south, the land slopes quite a bit from the back, and there is a playground adjacent to the property for a child care center. They did not want to add another dumpster next to the playground, so they decided to increase the pickup rate from once a week to twice a week and the two buildings will share the one dumpster. They will maintain the same character and materials used in Chemung Centre I. He showed samples of the building materials.

Commissioner Mortensen asked about the adjacent properties. If they are sold, will this add more curb cuts along Grand River? He feels there should be an easement stating that all sites need to use the same access drive. Mr. Purdy feel there should be a shared access easement recorded as a condition of site plan approval for the access drive, dumpster, parking, etc. Commissioner Cahill asked if anything has been done to allow the shared access between the existing building and this proposed building. Mr. Pucci stated that Mr. \_\_\_\_\_ owns both properties.

Mr. Purdy reviewed his letter of March 5, 2001

1. The parking lot does not meet with 10-foot side yard setback requirement along the west line. The Planning Commission has the discretion to require this, but this will result in the elimination of four parking spaces. All commissioners agree with enforcing the 10-foot greenbelt setback between the buildings.
2. Mr. Purdy feel some architectural features, such as dormers or variable rooflines should be added to break up the mass of the roof. Mr. Pucci stated that the roof is sloped back quite a bit. The drawing is deceiving. He feel that the roof will not be as large of a "mass" as perceived through the drawings. Mr. Purdy is comfortable with Mr. Pucci's explanation.
3. A curb ramp is required at the barrier free parking space and the side walk. This is shown on the plans currently.
4. The proposed dumpster is located on the opposite side of the site and at the bottom of a slope that is 10 feet lower than the finished floor elevation of the proposed building. He feels an alternate location and/or improved means of access should be provided. The building preferred to have people exit on the other side of the building due to the slope on the site on the other side. . There was a discussion regarding this issue. No agreement was determined and the commissioners elected to revisit this issue later.
5. The bumper blocks in the parking area are not necessary as the sidewalk has a raised curb. Mr. Purdy suggested a 7-foot-wide curb to allow for a bumper hangover of two feet and then five feet of walking space. The petitioner will comply.
6. The proposed sidewalk on Grand River should gradually curve into the right of way and the jagged turn should be eliminated. The petitioner will change this to have a more gradual curve.
7. More detail is needed regarding the light fixture shield as well as having the wattage of the bulbs reduced to 250-300 watts due to the residential property across Grand River. The petitioner will comply with this request.

The call to the public was made at 8:10 p.m. with no response.

**Moved** by Mortensen, seconded by Cahill, to recommend to the Township Board approval of the Impact Assessment with a revision date of February, 27, 2001 for a proposed 6,550 sq. ft. single story office building; located on Grand River between Latson and Dorr Roads, petitioned by A.D.R. Construction Co. (PC 01-08) with the following change:

1. Page 3, Letter H shall be changed from “ No handling or storage of hazardous materials *is expected* for this office building use” to “No handling or storage of hazardous materials *will occur* with this office building use”.

**The motion carried unanimously.**

**Moved** by Burchfield, seconded by Cahill, to approve the Site Plan for a proposed 6,550 sq. ft. single story office building; located on Grand River between Latson and Dorr Roads, petitioned by A.D.R. Construction Co. (PC 01-08) with the following conditions:

1. Sample building materials, including colors, that were provided to the Planning Commission this evening, March 12, 2001, be maintained and become the property of the Township.
2. Petitioner shall provide a curb ramp at the barrier free parking spaces and sidewalk
3. Petitioner shall redesign the Grand River sidewalk curve so that it gradually curves into the Grand River right of way.
4. Petitioner shall provide, for review by the Township Attorney, a reciprocal access easement for the Chemung Centre I and Chemung Centre II shared access drive onto Grand River.
5. Petitioner shall submit, for review by the Township Attorney, a reciprocal access easement for the Chemung Centre I and Chemung Centre II shared access to the waste receptacle.
6. Petitioner shall eliminate the loading area as shown on the front of the building and eliminate the four parking spaces on the west side of the site to meet with parking lot setback requirements.
7. Petitioner shall remove the bumper blocks in front of the raised sidewalk and the sidewalk shall be amended to 7-feet wide.
8. Petitioner shall add on-site lighting fixtures and resubmit the photometric grid for clarification of details by staff.
9. On-site light wattage shall not exceed 1.00 foot candles on the property lines.
10. Petitioner must submit an application for a sign permit for the proposed ground sign. The Planning Commission makes no recommendation for any additional signage.
11. Petitioner will comply with all details and specifications of the Township Engineer.
12. Petitioner shall comply with administrative staff and Township Engineer in determining the dollar amount and number of REU's for public sewer and water.

13. If the petitioner chooses to use a water softener, the discharge cannot be connected to the sanitary sewer and a potassium based regenerate should be used.
14. Township Board approval of the Impact Assessment as recommended by motion this evening.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING # 3...** Review of a special use application, environmental impact assessment, and site plan for a proposed 53,560 sq. ft. manufacturing and related warehouse and office for Uni Boring Company, Inc., located in Brighton Pines Industrial Center-Lot #4 west of Dorr Road, petitioned by Brivar Construction Co. (PC 01-11)

- **Planning Commission disposition of petition**

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

Steven Varilone of Brivar Construction and Tom Anderson and Dennis Ross of Uni Boring were present to represent the petitioner.

Mr. Varilone gave a brief overview of the proposed building. This project is driving the Township water and sewer special assessment district. They showed colored elevations and material samples proposed. They will be using high-end materials. He feels they have met all but two of the items addressed by the Township Engineer and Township Planner.

Commissioner Mortensen asked the petitioner if they can assure the Planning Commission that this building will stay within the Township ordinance for noise? Mr. Varilone stated the noise is less than 80 decibels inside the building; it is quieter than the expressway.

Mr. Purdy reviewed his letter of March 5, 2001.

1. The building exceeds 20,000 square feet and requires a special land use permit.
2. Four additional canopy trees should be added to the west side of the site in order to break up the mass of the building. If the two existing trees are preserved, only two more will be needed. The petitioner will comply with this request.
3. Petitioner shall provide access ramps as required for all barrier-free parking spaces. The petitioner will comply.
4. Mr. Purdy feels this is a very nice design but he would like to have brick added to the office section. Mr. Varilone feels they have designed a great looking building. They have added a lot of glass, which does not facilitate brick. All commission members are comfortable with the proposed materials.

5. The Planning Commission may require a photometric grid plan. The petitioner will provide this and will meet the ordinance requirements.

Commissioner Mortensen wanted to make sure it was stated in the minutes that the Planning Commission is not approving any future site plan expansion nor any sewer or water improvements. The petitioner understands this.

The call to the public was made at 8:30 p.m. with no response.

**Moved** by Burchfield, seconded by Cahill, to recommend to the Township Board approval of the special land use for a proposed 53,560 sq. ft. manufacturing and related warehouse and office for Uni Boring Company, Inc., located in Brighton Pines Industrial Center-Lot #4 west of Dorr Road, petitioned by Brivar Construction Co. (PC 01-11) with the following condition:

1. Petitioner shall provide not less than four additional canopy trees along the westerly portion of the site specifically for screening of I-96.

**The motion carried unanimously.**

**Moved** by Mortensen, seconded by Cahill, to recommend to the Township Board approval of the Impact Assessment with a revision date of February 27, 2001 for a proposed 53,560 sq. ft. manufacturing and related warehouse and office for Uni Boring Company, Inc., located in Brighton Pines Industrial Center-Lot #4 west of Dorr Road, petitioned by Brivar Construction Co. (PC 01-11). **The motion carried unanimously.**

**Moved** by Burchfield, seconded by Mortensen, to recommend to the Township Board approval of the special land use for a proposed 53,560 sq. ft. manufacturing and related warehouse and office for Uni Boring Company, Inc., located in Brighton Pines Industrial Center-Lot #4 west of Dorr Road, petitioned by Brivar Construction Co. (PC 01-11) with the following conditions:

1. Sample building materials, including colors, that were provided to the Planning Commission this evening, March 12, 2001, be maintained and become the property of the Township.
2. Petitioner shall provide access ramps as required for all barrier-free parking spaces.
3. Petitioner must submit an application for a sign permit for the proposed ground sign.
4. Petitioner shall submit a photometric grid for the site demonstrating that the on site lighting does not exceed 1.0 foot candle at the property line.
5. Petitioner shall comply with all design and engineer specifications of the Township Engineer.
6. Proposed future development as shown on the site plan be noted as not considered part of the recommendation from the Planning Commission.
7. This recommendation does not encompass any future sewer and water development that may or may not occur.



8. Township Board approval of the Special Use as recommended by motion this evening.
9. Township Board approval of the Impact Assessment as recommended by motion this evening.
10. Petitioner shall provide no less than four canopy trees along the westerly portion of the site specifically for screening of I-96.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING # 4...** Review of a site plan application, site plan, and environmental impact assessment, for proposed building addition to the First National Bank located at the corner of Grand River and Dorr Road, petitioned by First National Bank. (PC 01-07)

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

Peter Finkbeiner of Boss Engineering, Jason Rodriguez from Ann Arbor Architects and Kevin Irish from Irish Construction were present to represent the petitioner. Ms. Barbara Nelson was also present as a representative of 1<sup>st</sup> National Bank.

Mr. Finkbeiner gave a brief description of their proposal. They are proposing an expansion to the building as well as a detention pond, parking, landscaping, and adding a sidewalk. They will be increasing the size of the building to hold more administrative offices. They will be going from 17 to 31 employees on this site. He feels the third drive on Dorr Road will eliminate a lot of the entrances from Grand River. He is aware that they need to go before the ZBA because of the set back from Dorr Road on the side of the building.

Mr. Rodriguez gave a brief description of the building. It will be a steel framed structure with masonry cladding to match the existing building. It will have split faced block across the front. The roof will be a metal panel roof painted dark green, with dark brown window frames and bronze glass windows.

Commissioner Mortensen feels that three entrances to one facility is quite a bit. Mr. Finkbeiner stated that the Grand River entrance is one way in and the Dorr Road entrance is one way out. These two will remain; however, the third is far from the intersection of Dorr Road and Grand River and will be used for ingress and egress. Mr. Mortensen feels it is a lot to add for 14 more employees.

Mr. Irish stated they added the third drive for safety reasons. Using the existing drives will add to the traffic burden near the intersection. They did not want to encumber the intersection more than it is already.

Mr. Purdy reviewed his letter of March 9, 2001.

1. A variance is required from the ZBA to expand the non-conforming structure. The petitioner is aware of this.
2. They recommend more windows be added to the side of the building facing Dorr Road. All commissioners agreed with this suggestion. Commissioner Cahill also suggested adding more landscaping. Mr. Rodriguez stated that a portion of that area is for the computer room and can not facilitate windows. He added that they have portioned furniture planned for the back of the building and they have placed windows wherever they could. There was a brief discussion regarding this matter. Commissioner Burchfield suggested using faux faux windows. Mr. Purdy agreed with this idea. Commissioner Mortensen suggested breaking up the brick. Mr. Purdy suggested adding some evergreen trees to the computer room area and wrapping them around the side by Grand River. Mr. Irish suggested expanding the windows by two feet in the width and also expanding the windows lower and utilize as much as they can of that wall space to make the windows larger. He also suggested adding "plints" every 20 feet to break up the dimension of the building. Mr. Purdy feels these suggestions are acceptable as well as adding the additional landscaping.
3. There was a lengthy discussion regarding the third driveway being added. All of the ordinances for this fall under the Planning Commission's discretion. There was no decision made and the Commissioners, planner, and petitioner agreed to revisit this item.

Mr. Coleman stated the petitioner needs to add storm sewer calculations on the plans.

Commissioner Joseph asked why the petitioner is suggesting a steel roof. Mr. Irish stated because it is a steel-framed structure, it is more durable, and it has a high fade resistance. Commissioner Mortensen asked what the existing roof is made of. Mr. Irish stated that is shingled. In an effort to combine the buildings, they are tearing back some of the wood truss framing so it blends. Also, the existing roof will be replaced.

The call to the public was made at 9:33 p.m. with no response.

**Moved** by Cahill, seconded by Mortensen, to table Open Public Hearing #4 at the petitioner's request for a proposed building addition to the First National Bank located at the corner of Grand River and Dorr Road, petitioned by First National Bank. (PC 01-07) so the petitioner can address and review the Planning Commission's comments and suggestions. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #5**...Review of rezoning application, and environmental impact assessment, to rezone property located in Section 9, 2.0 acre parcel north and adjacent to Grand River Ave, approximately one-quarter mile west of the intersection of I-96 entrance and exit ramps. The request is to

rezone property from LRR (Lakeshore Resort Residential) to OSD (Office Service), petitioned by Dwight Miller. (PC 01-06)

- **Planning Commission disposition of petition**

- A. Recommendation regarding impact assessment.

- B. Recommendation regarding rezoning request.

Ann Stevens of Atwell Hicks and Dwight Miller of Hicks Studio were present to represent the petitioner.

Ms. Stevens stated that they are not ready to present their proposal this evening, but wanted to come before the Planning Commissioner to get their feedback on their proposal. They have met with MDOT, the Township, and they will meet with the Sunrise Park Association for the shared access agreement.

Commissioner Cahill feels this would be a fine use for this site, but not with the current road configurations. He would be in favor of adopting new zoning, but feel the roadway configuration needs to be improved.

Commissioner Mortensen agrees with Commissioner Cahill. He would have to know more detail of what the changes would be. He does not have a problem with the project if access will be granted through Sunrise Park.

Commissioner Burchfield agrees with Commissioners Cahill and Mortensen. He would grant the rezoning with some assurances as to what the use is going to be and what impact it is going to have on the current traffic situation on Grand River and I-96.

Commissioner Joseph feels that this use makes sense to be in this area, but it is such a dangerous area right now.

Ms. Stephens stated she will get a copy of the proposed I-96 reconfiguration and present it to the Planning Commission. She appreciates the Commissioner's comments.

The call to the public was made at 9:55 p.m. Mr. Charles Jones of 959 Sunrise Park Drive feels this use is a good use; however, they are very concerned about the traffic. They are working with Mr. Miller on the shared access agreement.

**Moved** by Burchfield, seconded by Mortensen, to table at the petitioner's request Open Public Hearing #5 for a rezoning and environmental impact assessment, to rezone property located in Section 9, 2.0 acre parcel north and adjacent to Grand River Ave, approximately one-quarter mile west of the intersection of I-96 entrance and exit ramps. The request is to rezone property from LRR (Lakeshore Resort Residential) to OSD (Office Service), petitioned by Dwight Miller. (PC 01-06) with the following condition:

1. The resubmitted rezoning request be subject to notification of another public hearing. **The motion carried unanimously.**

### **Planners Report**

Mr. Purdy stated that CVS has expressed an interest in resubmitting their rezoning request for neighborhood service. This is the property on the corner of Grand River and Golf Club Road. They really would like the drive thru and will petition to have the ordinance amended. They feel a drive thru pharmacy is the same use as a drive thru bank and not like a drive thru restaurant.

There was a brief discussion regarding the rezoning of this property. The Planning Commission does not feel that the use is needed in this area and that it is a step down from the office zoning that is currently there.

### **Member Discussion**

Commissioner Mortensen stated that he tells everyone at the staff meetings that he is giving suggestions only and nothing he says is binding and his suggestions and opinions could change based on other information he receives.

Mr. Archinal stated that he does not feel that signage or landscaping should be discussed in this body for standard site plans.

There was a discussion regarding extra signage on buildings where there are multiple tenants. The people visiting the site need to know which entrance to go into. These types of signs can be made to look appealing. Mr. Purdy stated this ordinance is being reviewed at the next joint meeting.

**Moved** by Burchfield, seconded by Mortensen, to approve the minutes of February 26, 2001 with the following change:

1. Page 8 and 9 – Add “Joseph” to the vote on these motions

**The motion carried unanimously.**

The meeting adjourned at 10:10 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary