

GENOA TOWNSHIP  
PLANNING COMMISSION  
WORK SESSION  
August 28, 2000  
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, Bill Litogot and Gary McCririe. Also present were Michael Archinal, Township Manager; Jeff Purdy and Kelly Schuler, from Langworthy, Strader, LeBlanc & Associates, Inc; and Melissa Talley from Tetra Tech, MPS. By the end of the work session, there were approximately ten (10) people 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 Figurski, seconded by Litogot to approve the Agenda with the following changes:

1. Open Public Hearing #2 will be tabled because the petitioner failed to submit the necessary information.
2. Open Public Hearing #3 will be tabled because the petitioner failed to submit the necessary information
3. Open Public Hearing #4 becomes Public Hearing #2.
4. Open Public Hearing #6 will be tabled at the request of the petitioner.
5. Open Public Hearing #5 becomes Public Hearing #3.

Township Manager, Michael Archinal stated that Public Hearings #2 and #3 were tabled because the petitioners failed to submit the necessary information and Public Hearing #6 was tabled at the request of the applicant.

**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 7:07 p.m. Chairman Pobuda noted that the Board would not begin any new business after 10:00 p.m.

**OPEN PUBLIC HEARING # 1 . . . CPR Collision is requesting an extension of site plan approval for lot 4, Parcel #4711-05-303-004, in Grand Oaks West Industrial Park. (PC 00-31)**

**Planning Commission disposition of an extension request**

- A. Recommendation regarding extension request.

Mr. Carl Keifer of 6511 Crandall in Howell, Michigan and Ms. Linda Keifer of 1820 Aldred in Milford, Michigan were present to represent this proposal. Mr. Keifer noted that this extension was requested because they need to secure additional financing. It has been one year since their last approval and they would like to request a one-year extension.

**Moved** by Litogot, seconded by McCririe to approve the site plan approval extension request for CPR Collision until October of 2001. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #2 . . . Review of a site plan application for a 6960 square foot activity building addition to the Brighton Church of the Nazarene, Section 25, 7679 Brighton Road, petitioned by Pastor Ben Walls. (PC 00-29)  
Tabled from 8-14-00 meeting.**

**Planning Commission disposition of Walls Petition**

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

Mr. Henry Cornell and Mr. Dennis Stamm of 7669 Brighton Road were present to represent this proposal. Mr. Cornell noted that the proposed activity building is for kids to use Thursday, Friday and Saturday nights for skate boarding and in-line skating. The building is 60' x 116' and has 14' sidewalls. Mr. Cornell noted that the building height is lower than the present gym. The siding, brick and shingles are to be the same color as the existing buildings. The purpose of this pavilion type building is to try to keep things under control by regulating the hours that the youth will be able to utilize the facilities. Mr. Cornell explained that the revised site plan is in accordance with the consultant's recommendations and that it will be located behind the building in a secluded area. The petitioner also pointed out that the parking would not change. The church has the capacity to accommodate 150 vehicles for Sunday morning service. This amount of parking will be sufficient to handle the proposed activities building traffic.

Chairman Pobuda asked Mr. Cornell if the brick would be the same as the brick on the existing building. Mr. Cornell stated that the brick would be identical to the existing brick. Chairman Pobuda also asked how high the brick would go on the building. The petitioner responded by stating that the brick will cover the lower 4 feet of the building. The colors and exteriors of the buildings will be matching.

Commissioner Litogot asked for clarification as to the purpose of the large overhead door on the plans. The petitioner responded by stating that the door was necessary for construction purposes. The other doors are provided for ventilation purposes as well as

for circulation of the skaters in and out of the building. Commissioner Litogot asked if the skating would be loud outside. Mr. Cornell stated that this would be an insulated building. Commissioner Litogot stated that the insulation would not be sufficient when the doors are open. He pointed out that the doors will be open most of the time because the building is not air conditioned or ventilated. Commissioner Litogot again questioned the purpose of the large overhead door. The petitioner clarified his earlier comments by stating that the door is necessary during construction to put down the concrete and to get the trucks in and out. There was some general discussion about the necessity of this large door. Commissioner Litogot asked if there are any other planned activities for this proposed building. Mr. Cornell stated that the building could possibly be used for volleyball or picnics in the future, but that nothing has been planned. Commissioner Litogot asked if there would be a charge for the youth to utilize these facilities. The petitioner stated that there would be no charge for the use of this building.

Chairman Pobuda asked if there is any intent to use the proposed building between Sunday and Wednesday. Mr. Cornell stated that there is nothing currently planned for these days, but it is possible that the building could be used for activities such as volleyball or reunions in the future.

Commissioner McCririe asked what the hours of operation would be. The petitioner stated that the building would be open from 6 to 10 p.m. Commissioner McCririe asked if the petitioners were aware that the outdoor skating that has been occurring was keeping their neighbors awake at night. The petitioners stated that is the reason why they want to construct this activities building. By building this facility, the petitioners feel as though they will be able to control the hours and locations of skating. Commissioner McCririe expressed his concern with this building not fitting into the neighborhood. He points out that there are residential developments adjacent to the rear and east property lines. He states that he is unsure whether or not this building is compatible with these surrounding uses. Commissioner McCririe also expressed his concern in regards to these activities being moved outside due to the lack of air conditioning in the building.

Commissioner Figurski asked if there would be water and a bathroom. Mr. Cornell stated that these facilities would be provided in the future. Commissioner Figurski asked if the existing barn would be retained. The petitioner stated yes, but there are plans to eventually replace this barn with an education center.

Commissioner Jerrold Joseph questioned whether or not there would be any storage uses in the building. Mr. Cornell stated that the only material being stored would be the equipment associated with the skating. These items include things such as barrels, ramps, etc. The petitioner explained that they are just trying to provide youth with a place to go have fun and feel safe.

Chairman Pobuda asked if this would be a type of recruitment outreach ministry. The petitioner responded yes. Chairman Pobuda then asked whether the facilities will be available to youths of all denominations. Mr. Cornell stated that they welcome those of all denominations and of all ages.

Mr. Jeff Purdy of Langworthy, Strader, LeBlanc and Associates, Inc. stated that the revised plans do meet the majority of comments addressed in their July 19, 2000 review letter. However, there are still outstanding issues. The first issue that the Planning Commission needs to address is whether or not the proposed use is accessory to and incidental to the existing use.

Commissioner Joseph states that he believes this is a bit of a stretch. He states that he is unsure about whether or not this use goes along with church uses. Commissioner Figurski states that she is having a hard time with this. She knows that it is good for the youth, but is unsure whether it is good for the area. Commissioner McCririe also states that he is struggling with this decision. He believes that this effort is commendable and admirable, but is concerned with the impact on neighboring uses. Commissioner McCririe also expressed concerns regarding the future use of the proposed building and whether or not those uses would be considered appropriate. Commissioner Litogot states that this is a business. He asked the petitioner if this would be an outreach ministry. The petitioner responded yes. Commissioner Litogot is concerned with the neighborhood behind the proposed building and is also concerned with the noise that will be created when the doors to the building are open. He states that he wants this to fit in with the neighboring and adjacent uses. Chairman Pobuda states that he is in support of this project.

Commissioner Joseph asked if the neighbors are in favor of this project. Mr. Cornell states that he knows of two neighbors to the west that are in favor of the facility because their children currently come to skate. Township Manager, Michael Archinal stated that he has had one neighbor call that was concerned with the noise and one neighbor came in to look at the site plan and seemed to be in favor of the project.

Commissioner McCririe asked what would be the color of the garage doors. Mr. Cornell responded that they would match the existing buildings. He showed a sample of the color and referred to it as "earth brown". Commissioner McCririe questions why the doors are shown 4' off the ground. The petitioner's response is that the doors are high to keep the kids inside of the building. The doors are necessary for ventilation. The petitioner states that the doors can be replaced by mechanical ventilation if necessary for approval.

Commissioner Joseph stated that he thinks the noise issue is the biggest problem. He asked if there could be any assurance that the noise will not be a problem. Commissioner Litogot states that he believes this is a good idea because it gets kids off the streets.

Township Planner, Jeff Purdy suggests that the following conditions be established: require mechanical ventilation, limit the hours of operation and limit or restrict amplified music.

All Commissioners agree that they are prepared to support this use as being accessory to and incidental to the existing use.

Mr. Purdy of Langworthy, Strader, LeBlanc and Associates, Inc. recommends that the petitioner use more brick and provide horizontal vinyl siding to give the proposed building a more residential appearance.

Mr. Cornell stated that the horizontal siding would not match the existing buildings and that due to the length of the building, it would not look very well. He also stated that they could go higher with the brick, but that would increase their costs.

Mr. Purdy suggested that the petitioners increase the height of the bricks to the top of the small doors, which is 7' high. The petitioner agrees to this, but notes that it will cause a substantial increase in their costs.

All Commissioners agree that they would rather see the brick than the siding. They state they are satisfied with this change.

Township Planner, Jeff Purdy raised the issue of the Church providing a performance bond for the future installation of a bike path. Township Manager, Michael Archinal notes that the Township has secured some funding for the creation of a bike path. He asks the Commission if they want to ask for additional funds.

There is general discussion about the requirement of a performance bond for a bike path. Mr. Purdy states that this property is master planned for a bike path, but it is not required. The petitioner stated that they have plans to come before the Township in a few years to construct a sanctuary in front of the church. He suggests that this would be a better time to require the bond for the bike path. Commissioner McCririe states that he is not inclined to force this issue at this time. There was consensus among the commissioners.

Mr. Purdy points out that the Township has the discretion to require any existing non-conformity to be changed at this time. There is some discussion on this and it is determined that there are no nonconformity's at this location. Commissioner Litogot asked about changes in the lighting of the site. Mr. Cornell stated that they will be moving one existing post with 1 light fixture and replacing it with a pole light that has 4 fixtures. Commissioner Litogot asked if the lights will be pointing straight down and the petitioner responded yes. Mr. Purdy suggests that details of the lighting be provided.

Melissa Talley of Tetra Tech, MPS noted that the grading shall not exceed a 4:1 slope. Mr. Cornell stated that this will not be a problem. Mrs. Talley noted that sewer and water are indicated on the site plan and she asks to verify that this is a low-pressure system. The petitioner verifies that it is indeed a low-pressure system. Mrs. Talley stated to the petitioner that Health Department approval will be required.

Commissioner McCririe stated that mechanical ventilation can be provided. With mechanical ventilation, all doors on the building can be removed except for the exit or pedestrian doors. This would leave 3 doors on the building. These doors would be located on the west, south and east sides. All Commissioners state that they are in favor of these changes. The petitioner stated that they will comply with this request.

The petitioner is asked whether or not there will be any amplifiers used in the facility. Mr. Cornell responds that there is usually a portable P.A. system used on Friday nights, but that it will be inside. Mr. Cornell assures the Commission that there will be no outside amplification. Mr. Purdy suggests that the Commission place limits on decibels allowed at property lines. Township Manager, Michael Archinal reminds the Commissioners that the Township has an existing ordinance that regulates decibels allowed at property lines.

Mr. Purdy suggests that the hours of operation be established. The petitioner states that they are currently operating from 6 p.m. to 10 p.m. Commissioner McCririe asked if they would ever be open past 10 p.m. Mr. Cornell states that they will not.

The call to the public was made with no response.

**Moved**, by Litogot, seconded by Joseph, to recommend to the Township Board approval of the Impact Assessment for a 6960 square foot activity building addition to the Brighton Church of the Nazarene, Section 25, 7679 Brighton Road, petitioned by Pastor Ben Walls (PC 00-29) with the following conditions:

1. Add dust control measures under Item D.
2. Clarify what is meant by "bathroom facilities are excepted" under Item G.
3. State the hours of operation as being 7 days a week no later than 10:00 p.m.

**The motion carried unanimously.**

**Moved**, by McCririe, seconded by Litogot, to recommend to the Township Board approval of the Site Plan for a 6960 square foot activity building addition to the Brighton Church of the Nazarene, Section 25, 7679 Brighton Road, petitioned by Pastor Ben Walls (PC 00-29) with the following conditions:

1. Township Board approval of the Impact Assessment as recommended by motion this evening.
2. Township Engineers review and approval of all plans.
3. Use of the building shall be limited to skateboarding and other uses accessory to the church.
4. There shall be no outdoor-amplified music or public address system.
5. The materials and colors as presented are satisfactory.
6. The brick shall run seven (7) feet above grade.
7. All lighting fixtures shall meet Township Zoning Ordinance requirements and details shall be provided to the Board.
8. The northeast and west overhead doors shall be eliminated.
9. There is to be no outside skating after the facility is built.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING #3 . . . Review of a site plan for interior modifications to 2250 East Grand River (former McDonalds restaurant) for an auto sales and leasing center, petitioned by Lamb Development. (PC 00-23) Tabled from 8-14-00 meeting.**

**Planning Commission disposition of Lamb Petition**

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

Mr. David Beschke of Equinox was there to represent this proposal. The following people were also present:

Jim Lamb - President of Lamb Development

Nicole Gallagher – Dick Scott

Judd Scott – Dick Scott

Mr. Beschke states that the petitioner is looking to refurbish the site. The existing building is to remain with some upgrades taking place. The existing two drives will remain as will the current pavement as it is in decent shape. The back area of the site will remain as open space. The parking configuration of the site will be changed a little. The existing building required 21 spaces; we are proposing to expand this to accommodate 66 parking spaces. We have proposed a 2' high auto display area along the Grand River frontage. In addition, along Grand River, four trees and an 8' wide bike trail have been included to comply with the Township Zoning Ordinance. The existing dumpster will remain the same.

Architectural changes include an upgrade to the buildings front windows. Larger windows will be installed and doors will be added so that cars may be driven in and out of the showroom. Also, a wash bay has been proposed for the rear of the building. The utilities on the site are to remain the same. The pipe and catch basins function properly and no increase in impervious surfaces will be created by the proposed use. Mr. Beschke stated that the petitioner is just trying to upgrade a bad situation by filling a vacant spot.

Commissioner Joseph asked why they are not closing one of the curb cuts. The petitioner responded by stating that they are trying to utilize the existing infrastructure and that it would be very expensive to bring the drive up to current MDOT specifications. Also, the building's location dead center in the lot makes the two drives necessary. Commissioner Joseph responded by stating that safety-wise elimination of one of the existing curb cuts would be best. Mr. Beschke points out that there will be no additional traffic and that this is a very tight site. The lay out of the site would make these changes extremely difficult.

Commissioner Litogot asked if there would be any changes to lighting on the site. Mr. Beschke responded that they would be removing some existing lighting on the building. Commissioner Litogot asked if there would be any lighted accenting of cars. Mr. Beschke stated that they are not looking at adding any lighting. Commissioner Litogot stated that he does not want to see any spotlighting.

Commissioner McCririe requested clarification in regards to the display pad. Mr. Beschke explained that the details for the ramp are provided in the back of the site plan.

The pad will be raised 2' with a hedgerow across the front. There will also be a unilock brick retaining wall.

Chairman Pobuda asked if there would be any auto repair or collision work. The petitioner responds that there will be none. The Chairman questions the methods by which vehicles will come and go. Ms. Gallagher responds that there will be no carriers coming to the business. All vehicles will be brought individually.

Jeff Purdy of Langworthy, Strader, LeBlanc & Associates, Inc. questioned whether this site is appropriate for this use. He recommends the Commissioners refer to Article 12, Section 12.08 of the Township Zoning Ordinance. He suggests the Commissioners look at whether or not the Special Land Use Permit should be granted for this use on this site. Mr. Purdy reads Section 12.08 of the Genoa Township Zoning Ordinance. He notes to the commissioners that there are special land use standards for auto sales establishments and that these standards are outlined in the planner's review letter. He also expresses his concern in regards to the extent and height of the display pad area. He states that they are usually 1' high and can fit one or two cars.

The petitioner responds by stating that they feel as though they have done all that they were required to do. They feel as though the special land use application meets all requirements and that the display area will not appear to be raised after the hedgerow and the required 20' greenbelt are in place. There will be 4 cars on the display pad. This is necessary because it is all that will be able to be seen from Grand River.

Commissioner Litogot asks Mr. Purdy if this is a compatible use. Mr. Purdy responds that this is considered a compatible use in a commercial district.

Commissioner McCririe states that he did not envision this use on this site. He does not see this project as favorable given the ordinance review standards. He does not think that this is a good use for this site or this area and he does not support the use now or foresee supporting this use in the future.

Commissioner Figurski states that she agrees with Commissioner McCririe. This is not a good use for this area. She would rather see some type of office use in this location.

Chairman Pobuda asks why the petitioner abandoned the idea of an office use going into this building. Mr. Lamb explains that they met with professional leasers who said that they did not think this site could support office type uses. Mr. Beschke added that this may not be the best use, but this building has been abandoned for 5 years and something is better than nothing.

Commissioner McCririe responds that he does not believe we should put an incompatible use in an area solely because it is vacant.

Commissioner Figurski states that she does not like the two curb cuts.



Commissioner Joseph states that he believes the site lacks proper screening to qualify for this use. He also is not in favor of the raised display pad.

Chairman Pobuda states that he feels as though the government agencies and other buildings in the area promote better uses than what is being proposed. He would like to see office or other related uses.

Mr. Lamb states that he also owns the bank next door and that in the future the whole area is anticipated for re-development. He sees the current uses as a holding situation until Golf Club road is extended into the county building. When these changes occur his property will become a corner piece and will be suitable for re-development.

Ms. Gallagher explains to the Commission that a portion of this proposed business would be rental cars. They have many corporate accounts and they will be renting out nice cars. This will be a class act operation that deals with high-priced vehicles.

Commissioner Litogot states that he believes proper screening needs to be done and he would like to see a nicer sign.

**Moved** by McCririe, seconded by Figurski to recommend denial of the Special Use Application to the Township Board for 2250 E. Grand River (former McDonalds restaurant) for an auto sales and leasing center, petitioned by Lamb Development (PC 00-23) for the following reasons:

1. Section 12.0802 of the Genoa Township Zoning Ordinance General Review Standards
  - a. The use is not compatible or in accordance with the goals, objectives and policies of the Genoa Township Comprehensive Plan and it does not promote the Statement of Purpose of the zoning district in which the use is proposed.
  - b. The site is not designed, constructed, operated or maintained to be compatible with, and it significantly alters, the existing or intended character of the general vicinity.
  - c. The site does not provide the necessary mitigation to minimize or prevent negative impacts.

**The motion carried (McCririe-Y; Litogot-N; Pobuda-Y; Figurski-Y; Joseph-Y)**

Mr. Beschke asks the Commission if there are any changes they could make before the Board meeting. Chairman Pobuda states that he is unsure if it is possible to satisfy all of the Planner and Engineer's comments and still operate this type of a business. Commissioner Figurski states that she is not in favor of this type of use in that area.

### **Administrative Business**

**There is no planner's report.**

**Moved** by Figurski, seconded by Joseph to approve the revised minutes of the July 31, 2000 meeting minutes with the changes as submitted by Commissioner Figurski.

**The motion carried unanimously.**

Commissioner Figurski points out that Underwood Leasing on W. Grand River is in violation of site plan approval because they have been parking their Ryder Trucks in front of the building. They were originally required to park all trucks in the rear of the building.

Commissioner Joseph had general questions in regards to what the Township Board gets when the Planning Commission minutes have not been approved at the time of their meeting. Commissioner McCririe responded by stating that although they have not been officially approved he looks at them to assure their accuracy.

Chairman Pobuda asks for clarification as to what is to be discussed at the meeting scheduled for Monday, October 5, 2000. Melissa Talley, Michael Archinal and Jeff Purdy inform the Chair that they will be discussing traffic, a proposed development by Fritch at Red Oaks and an amendment to the Lorentzen P.U.D. to allow for a high-end residential development.

Commissioner Joseph asks when the packets for the Planning Commission meetings become available to the general public and when is the agenda published. Township Manager, Michael Archinal responds that the packets are available the Friday before the meeting and the agenda is published in the local paper 2 weeks prior to the meeting and it is posted on the board at the entrance to the Township Hall 24 hours prior to the meeting.

The meeting was adjourned at 8:43 p.m.

Submitted by: Kelly Kolakowski

Signed by: Barbara Figurski, Secretary