

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
APRIL 24, 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, John Cahill, Gary McCririe and Ken Burchfield. Also present was Michael Archinal, Township Manager; Jeff Purdy from the Strader Group; and Melissa Talley from McNamee, Porter, & Sealey. 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.

Chairman Pobuda noted that Public Hearing #2, #3, and #5 would be tabled this evening. **Moved** by Figurski, seconded by Joseph to approve the Agenda with the deletion of Public Hearing #2, #3, and #5 and the elimination of Item B from Public Hearing #1. **The motion was unanimously carried.**

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

Mr. Enrico Ingratta of 2230 East Coon Lake Road would like to split his property into two equal 4-acre parcels. He would like feedback from the Planning Commission before he moves forward. Mr. Purdy stated that this property is currently zoned Country Estate which requires 5-acre lot size. The master plan is also for Country Estate. This would require a rezoning of Rural Residential, which requires a 2-acre minimum.

Commissioner McCririe asked if Mr. Ingratta has spoken to his neighbors. Mr. Ingratta has spoken to them and they do not mind. Mr. McCririe stated he is not opposed to considering this.

Commissioners Figurski, Burchfield, Joseph, and Cahill are not opposed to considering this.

Mr. Purdy stated this rezoning would provide a transition from ½-acre lots to 5-acre lots that are on either side of this property.

Chairman Pobuda informed the petitioner that the Planning Commission would need to see more information, but it is a favorable request.

Mr. Don Provenzola of Brighton is requesting building a showroom/office building on the NE corner of Euler Road and Grand River Avenue.

Chairman Pobuda asked if this business requires any storage, equipment, stock. Mr. Provenzola stated that it would just be a sales office.

Mr. Purdy stated the Planning Commission can make a determination if this use is similar to other uses in the district –Section #3.05, Page 3-1. He noted that types of businesses listed in office service use include sales offices and showrooms so this is similar.

The petitioner showed a colored rendition of a similar building. They submitted it to the Planning Commission to show what type of windows they were planning on using in their building.

Commissioner McCririe stated this satisfied Section 8.402, Paragraph A, it is a similar use to the description in the ordinance.

Chairman Pobuda informed the petitioner that this project has received a favorable response from the Planning Commission.

The call to the public was closed at 7:26 p.m.

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

OPEN PUBLIC HEARING # 1... Review of a special use application from Perry Butcher and Associates for lease development for the former Wal-Mart site (PC 00-10) (Tabled from 4-10-00 meeting)

- **Planning Commission disposition of Wal-Mart petition**
 - A. Recommendation regarding special use application.**
 - C. Recommendation regarding site plan.**

Mr. Jeff Brown of Elder Beerman submitted a color rendition of what the building will look like. He feels that they have met all of the concerns regarding lighting, signage, and landscaping that were raised at last month's meeting. They will use lighting that points downward and will replace all of the lighting on the back of the building with similar lighting. They submitted their landscaping plans for the old garden space.

Mr. Purdy wanted to make sure that, in addition to the area that is currently paved and faced, the entire area to the end of the property line will be resodded and landscaped. Mr. Brown will comply with this request. Commissioner McCririe asked for specific landscaping suggestions. Mr. Purdy suggested 6 evergreen trees and sod. Mr. Brown stated they will tie the two landscaped pieces together with trees and shrubs.

Mr. Purdy suggested the petitioner add a 15 x 50 foot planting bed with ornamental trees along the front part of the store in lieu of providing any other upgrades to the parking lot area. Mr. Brown will comply with this request. Commissioner Joseph asked about "in lieu of". He asked if the bike path, landscaping along Grand River, and the access drive behind McDonalds are not going to be addressed. Chairman Pobuda stated it is the developer's responsibility to handle that, not the third party tenant. The Planning Commission will wait until the developer comes before the Planning Commission to make other improvements and those issues will be addressed then. Commissioner Cahill feels that we should have Wal-Mart come in and address these issues in the future. Mr. Archinal stated that Kroger will never agree to the access drive behind McDonalds. They will not make it easy for people to get to Meijer. He added that the Township staff feels the improvements that Elder Beerman is willing to make are substantial.

Mr. Purdy stated the maximum allowable sign on the front of the building is 200 feet. The petitioner is proposing 340 feet. Chairman Pobuda stated 200 feet is the ordinance and that is what the Planning Commission will approve. The petitioner will have to go before the ZBA to get a variance.

Mr. Burchfield reiterated his concerns as to why we have the petitioner her and we are unable to enforce any recommendations. Chairman Pobuda asked Mr. Archinal to check with the Township Attorney as to how far back can we go when leasers and/or sub leasers come before the Planning Commission. Can we require the developer to make the improvements? Mr. Archinal stated since they are leasing the space and not changing the building, we can not press too hard.

The call to the public was made with no response.

Commissioner Cahill stated he looks forward to Elder Beerman coming into our community.

Commissioner Joseph stated he is disappointed that Wal-Mart and the developer are not here tonight.

Moved by McCririe, supported by Figurski, to recommend to the Township Board approval of the special use application from Perry Butcher and Associates for lease development for the former Wal-Mart site with the condition of Township approval of the site plan. **The motion was carried** (Figurski – Y; Joseph – Y; Cahill – Y, McCririe – Y; Burchfield – N)

Moved by McCririe, supported Figurski to recommend to the Township Board approval of the site plan submitted by Perry Butcher and Associates for lease development for the former Wal-Mart site with the following conditions:

1. Extra agricultural and elevation change will be consistent with the drawing provided dated April 18, 200 - SK-1 in both elevations and color, and the color is to match as close as possible to the brick in the rest of the development.
2. The petitioner shall provide landscaping around the trash compactor and garden center consisting of 3 evergreen trees and 3 canopy trees and will resod the area to the West of the building.
3. The petitioner shall replace all exterior building mounted lights with a fixture conforming to the ordinance of a shoebox style mounted at a 90^o angle to the ground.
4. The building sign shall be a maximum of 200 square feet.
5. The petitioner shall provide a 15 x 50 foot planning bed along the frontage of the building between the entry and the west side with a minimum of 3 ornamental trees, which shall also be irrigated.

The motion was carried (Figurski – Y; Joseph – Y; Cahill – Y, McCririe – Y; Burchfield – N)

OPEN PUBLIC HEARING # 4...Review of a site plan application for a 16,864 sq ft food services building, Lot 6, Gentech Industrial Park, Section 08, Fendt Drive, petitioned by Cater Aid. (PC 00-13)

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

Mr. Randy Robinson, owner of Cater Aid, and Mr. Stan Brish of Brivar Engineering were representing Cater Aid. Mr. Brish reviewed the proposed plan for this site. Carter Aid is currently located at D-19 and I-96 and they would like to relocate to the Gentech Industrial Park. It will consist of an office and manufacturing area. The building will be prefinished metal panel, single-score masonry, and split-face masonry. He provided samples and a color rendition. This is the same material that is used on every other building, except Lot #1, in the Gentech Industrial Park. Lot #1 contains a 100% masonry building.

Commissioner McCririe asked for clarification of the number of parking spaces. It was determined that there are 31 parking spaces. He also noted that he would like the language changed in #16 of the plans to read ".....adjacent properties".

Chairman Pobuda asked what is the nature of the business. He would like to get an understanding of traffic, employees, etc. They manufacture gourmet frozen foods that are distributed to hotels, restaurants, etc. There is one refrigerated truck that leaves to make deliveries and approximately three deliveries per day. Sometimes it is a semi-truck or a refrigerated box truck. They have 24 employees. Chairman Pobuda asked if there is any waste, raw product, etc. They are inspected by the MDA on a regular basis. They follow their guidelines to get a license. They do not handle much animal goods, they are mostly sweet goods. They do not have any deep fryers. Most of their waste is cans, cardboard, bottles, etc. They do not have a lot of organic waste.

Mr. Purdy reviewed his letter of April 20, 2000. The Planning Commission must approve all building materials and colors. They recommend using split block all around the building and that it be intracal colored instead of painted. Mr. Brish stated they have done a good job through the park and would like to maintain that. All of the other buildings are painted. Mr. Purdy's concern regarding painting is the long-term maintenance of the building. The intracal colored block will hold up better. Also, it could not be repainted at another time. Mr. Brish stated the intracal colored block needs maintenance as well. It has to be resealed just as a painted building. He added that Gentec Industrial Park looks good and it would be unfair to have the petitioner limited to the colors of intracal color block as well as have to pay a premium for that product. All of the Commissioners agreed with the petition with keeping with the consistence of the park.

Mr. Purdy stated they would like them to provide a greenbelt that is required along the east side of the property. He noted that the Planning Commission can reduce that amount because the adjacent property is heavily wooded. He added if the Planning Commission reduced the amount of the greenbelt, the petitioner should add four pine trees along the loading dock area. Mr. Brown showed a view of the site from Wal-Mart. He feels the trees that are currently there are sufficient. There was a discussion regarding the amount of trees on this site. Why are we reducing the ordinance from 26 trees 4 trees. Mr. Purdy reiterated that fact that the adjacent property is heavily wooded. Chairman Pobuda stated we are not clearing trees, but we're adding four. There are also a lot of trees in the parking lot. Commissioner Cahill is not happy with the plans for trees on this site. He would like to see more trees. There was a brief discussion as to if there is even enough room on this site for 26 trees. It was decided that the Planning Commission would go through the site and determine where there was room for trees and what trees would be planted. The Planning Commission and the petitioner agreed to 18 trees throughout the property.

Mr. Purdy stated the petitioner needs to get a sign permit with a final sign design.

Mr. Purdy stated the curb at the first parking space entering the site should be rounded to better maneuver. The petitioner will comply.

Mr. Purdy stated that the proposed waste receptacle enclosure is made of wolmanized wood. They would recommend masonry material. Mr. Brish stated all of the other ones in the park are wood. All commissioners agreed to the wood enclosure.

Mr. Purdy stated that the transformer at the southeast corner of the site should be screen from the southeast view. The petitioner will comply.

Ms. Talley stated all of the general traffic, drainage, and utility issues of her letter of April 18, 2000 have been met. She noted that the petitioner needs to make changes on all parts to make them consistent. The petitioner will comply.

Ms. Talley stated REU connection fees will be sent to the Township based on a 16,864 square foot building for sewer and water.

Mr. Archinal asked what was the main water use. They will be using a large pan washer that will use a lot less water than they currently use. They are washing the pans by hand right now. Mr. Archinal and Ms. Talley would like to see some manufacturing documentation regarding this.

Commissioner Figurski asked that Item #10 of the site plan add dust control measures. The petitioner will comply.

The call to the public was made with no response.

Moved by Figurski, seconded by Joseph, to recommend to the Township Board approval of the impact assessment dated March 29, 2000 for a 16,864 sq ft food services building, Lot 6, Gentech Industrial Park, Section 08, Fendt Drive, petitioned by Cater Aid. (PC 00-13).

The motion was unanimously carried.

Moved by McCririe, supported by Cahill, to recommend to the Township Board approval of the site plan dated February 21, 2000 for a 16,864 sq ft food services building, Lot 6, Gentech Industrial Park, Section 08, Fendt Drive, petitioned by Cater Aid. (PC 00-13) with the following conditions:

1. Township Board approval of impact assessment as recommended by motion this evening.
2. Township Engineer's review and approval of all plans.
3. The petitioner shall remove no trees on the north or east property lines.
4. There shall be a total of 10 trees in the north portion of this site in addition to those trees depicted on the landscaping plan, Sheet #3.

5. There shall be an additional canopy tree in the northeast corner
6. There shall be three evergreen trees around the truck wells and dumpster
7. There will be one evergreen tree added to the west die of the row of three trees.
8. On the south side of the site directly in front of the manufacturing portion of the building, there shall be three canopy and two evergreen tress.
9. The transformer shall be screened with shrubs.
10. Note #14 on Page 1 of 3 of the plans shall revise the parking spaces to 31 plus one handicapped and two loading.
11. Item #16 will have the language added ".....on additional properties".
12. The petitioner acknowledges the rate per REU for sewer and water and the Township shall provide the exact number of REU's at the time of consideration of the Township Board.
13. Item #10 of the site plan will contain dust control measures.

The motion was unanimously carried.

OPEN PUBLIC HEARING # 6...Review of the 2000 Grand River Avenue Corridor Plan.

• **Planning Commission disposition of 2000 Grand River Corridor Plan**

Mr. Purdy stated the corridor plan for the Grand River areas was originally adopted in 1992 and was updated in 1995. It recommends land uses along Grand River Avenue and contains specific recommendations regarding architecture, site design standards, landscaping, etc. The Township always like to update the master plan to follow changes in the county.

Section 1: They would like the area north of I-96 on either side of Chilson Road to be changed from suburban residential to planned industrial.

Section 2: They would like to change the area on Grand River Avenue west of Latson road to Grand Oaks drive to regional commercial. Regional Commercial zoning district allows for large retailers, and drive up restaurants. The reason for this change is to provide a place for these types of businesses to be in a certain area so they are not being built all along Grand River. This would be the only place in the Township where these types of buildings would be allowed.

Mr. Purdy stated that after tonight, these recommendations go the County Review Board and then come back to the Planning Commission.

Commissioner Joseph feels this makes sense. All of the commissioners agreed.

Section 3: The Lake Chemung interchange site area southwest of Grand River Avenue was master planned for offices, but they would like to explore looking at

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
April 24, 2000
6:30 P.M.
AGENDA

CALL TO ORDER:

APPROVAL OF AGENDA:

DISCUSSION: of Agenda items of the regular meeting of the Planning Commission

DISCUSSION: of general items

ADJOURNMENT:

GENOA TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
April 24, 2000
7:00 P.M.
AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

CALL TO THE PUBLIC: *(Note: The Board will not begin any new business after 10:00 p.m.)*

OPEN PUBLIC HEARING # 1... Review of a special use application from Perry Butcher and Associates for lease development for the former Walmart site (PC 00-10) **(Tabled from 4-10-00 meeting)**

- **Planning Commission disposition of Walmart petition**

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

OPEN PUBLIC HEARING # 2... Review of a site plan application for a 7,000 sq ft studio on the south side of Grand River, west of Champion Chevrolet, petitioned by Hicks Studio. (PC 00-12) **(Tabled from 4-10-00 meeting)**

- **Planning Commission disposition of Hicks Studio petition**

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

OPEN PUBLIC HEARING # 3... Review of a site plan application, environmental impact assessment, and site plan for a 4096 sq. ft. accessory structure, a 416 sq. ft showroom, and a 2000 sq. ft addition to Brighton Stone. PC 00-05 **(Tabled from 3-14-00 meeting)**

- **Planning Commission disposition of Brighton Stone petition**

- A. Recommendation regarding impact assessment.

- B. Disposition of site plan.

OPEN PUBLIC HEARING # 4...Review of a site plan application for a 16,864 sq ft food services building, Lot 6, Gentech Industrial Park, Section 08, Fendt Drive, petitioned by Catoraid. (PC 00-13)

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

OPEN PUBLIC HEARING # 5... Review of a site plan application for Weiss Properties, for an amendment to the PUD concept plan for the Lorentzen PUD to adjust the boundary between the Neighborhood Service District (NSD) and the Planned Light Industrial District (PID) located on the north side of Grand River Avenue east of Latson Road. PC 00-06

- **Planning Commission disposition of Weiss petition**
 - A. Recommendation regarding impact assessment.
 - B. Recommendation regarding rezoning request.

OPEN PUBLIC HEARING # 6...Review of the 2000 Grand River Avenue Corridor Plan.

- **Planning Commission disposition of 2000 Grand River Corridor Plan**

OPEN PUBLIC HEARING # 7...Review of the following zoning text amendments:

- Article 2: definition of lot area/density to exclude wetland and submerged lands from calculations.
- Article 3: clarification of the permitted size of accessory structures; modification of the standards for deck setbacks; and detailed regulations are established for waterfront accessory structures.
- Article 4: An amendment clarifies the lot size requirement for properties served by an on-site septic system.
- Article 8: The extent that accessory fuel sales would be allowed with a hardware retail use is described.
- Article 14: Establishes that parking lot curbing is required for all office development.
- Article 15: The requirement for road/driveway easement frontage is clarified and specific standards for private road widths are established.
- Article 19: Amendments to this Article provide regulations which address expansion to nonconforming uses and structures.

Administrative Business:

- *Planners report presented by LSL*
- *Approval of April 10, 2000 meeting minutes*
- *Member Discussion*

Adjournment

a mixed-use PUD. They would like to make this area more flexible. All of the commissioners agreed it is a good plan.

Commissioner McCririe stated his concerns regarding traffic in that area.

Moved by McCririe, seconded by Burchfield, to recommend to the County approval of the draft of the 2000 Grand River Avenue Corridor Plan dated February 22, 2000 as prepared to the County Planning Department with changes to Section 3, allowing for a planned unit development of a commercial nature encouraging mixed uses within that district for the possibility for offices, auto dealerships, and retail stores.

The motion was unanimously carried.

OPEN PUBLIC HEARING # 7...Review of the following zoning text amendments:

- **Article 2: definition of lot area/density to exclude wetland and submerged lands from calculations.**
- **Article 3: clarification of the permitted size of accessory structures; modification of the standards for deck setbacks; and detailed regulations are established for waterfront accessory structures.**
- **Article 4: An amendment clarifies the lot size requirement for properties served by an on-site septic system.**
- **Article 8: The extent that accessory fuel sales would be allowed with a hardware retail use is described.**
- **Article 14: Establishes that parking lot curbing is required for all office development.**
- **Article 15: The requirement for road/driveway easement frontage is clarified and specific standards for private road widths are established.**
- **Article 19: Amendments to this Article provide regulations, which address expansion to nonconforming uses and structures.**

Mr. Purdy reviewed the changes being made to Section 1, Article 2. They are clarifying the definition to density of an area. He also noted that the front lot land on a lakefront property is the yard that faces the water frontage.

The call to the public was made. Mr. Robert Moore of Brighton asked how this change was going to affect waterfront property as far as setback go. Mr. Purdy stated low density has a 50-foot front yard, 30-foot side yard, and 60-foot rear yard setback for the principal building. **Moved** by McCririe, seconded by Figurski, to recommend to the County Planning Commission and the township adoption of the text amendment to the zoning ordinance as shown on Page 1 of 12 and 2 of 12 of the Strader Group's Letter of November 5, 1999 for Section 1, Article 2. **The motion was unanimously carried.**

Mr. Purdy reviewed the changes being made to Section 3.2702. They are limiting the number of waterfront structures to one dock per riparian. This is limiting the excess traffic on the lake. Commissioner Burchfield feels that this is too restrictive. Commissioner McCririe asked if about pedestrian access. Do we want to add to Section 3.2704 ".....pedestrian access". Mr. Purdy stated we just want to control the boats and the docking of the boats on the lake. There was a discussion regarding the language and restrictions to the article. Commissioner Burchfield suggested tabling this amendment and reworking it. Commissioner Joseph agreed. **Moved** by Burchfield, seconded by Joseph, to table the adoption of the text amendment to the zoning ordinance for Section 3.2702. **The motion was unanimously carried.**

Mr. Purdy reviewed the change being made to Section 3.35. They want to clarify the lot size requirement for properties served by an on-site septic system. The lot size will be one acre. This is the Health Department standards. Commissioner Burchfield noted this is much clearer.

The call to the public was made with no response.

Moved by Figurski, seconded by Joseph, to recommend to the County Planning Commission and the Township adoption of the text amendment to the zoning ordinance as shown on Page 4 of 12 of the Strader Group's Letter of November 5, 1999 for Section 3.35. **The motion was unanimously carried.**

Mr. Purdy reviewed the change being made to Section 6. They would like to add footnote "k" regarding dimension standards for residential districts, applying to the "Lot Area" requirements for all districts.

The call to the public was made with no response.

Moved by Figurski, seconded by McCririe, to recommend to the County Planning Commission and the Township adoption of the text amendment to the zoning ordinance as shown on Page 5 of 12 of the Strader Group's Letter of November 5, 1999 for Section 3.35. **The motion was unanimously carried.**

Mr. Purdy reviewed the changes being made to Section 7, Article 14.1204. They are removing this section because the Township is now requiring all parking lots to be curbed and guttered.

The call to the public was made with no response.

Moved by Burchfield, seconded by Figurski, to recommend to the County Planning Commission and the Township adoption of the text amendment to the zoning ordinance as shown on Page 5 of 12 of the Strader Group's Letter of November 5, 1999 for Section 7, Article 14.1204. **The motion was unanimously carried.**

Mr. Purdy reviewed the changes being made to Section 8, Article 15.1004, regarding access management and private road standards. The minimum paving width is 30 feet, but the Township Board and the Planning Commission can reduce this to 26 feet to back to curb to back to curb. Commissioner Burchfield stated this is conflicting the point that was brought up at last month's meeting regarding the joint township meeting where they want to reduce the amount of pavement.

Moved by McCririe, seconded by Figurski to recommend to the County Planning Commission and the Township adoption of the text amendment to the zoning ordinance as shown on Page 5 of 12 of the Strader Group's Letter of November 5, 1999 for Section 8, Article 15.1004. **The motion failed** (Pobuda – N, Joseph – N, Burchfield – N, Cahill – Y).

There was a discussion regarding the road width requirements. It was determined that the Township will require not less than 26 feet back of curb to back of curb. **Moved** by Burchfield, seconded by Figurski, to recommend to the County Planning Commission and the Township adoption of the text amendment to the zoning ordinance as shown on Page 5 of 12 of the Strader Group's Letter of November 5, 1999 for Section 8, Article 15.1004. **The motion was carried** (Pobuda – N, Joseph – Y, McCririe – Y, Cahill – Y).

Mr. Purdy reviewed the changes to Article 19, Section 19.01 regarding non-conforming structures and uses. Commissioner Cahill stated he did not receive this until tonight and feels the commissioners should have some time to review it further. **Moved** by McCririe, seconded by Figurski, to table the adoption of the text amendment to the zoning ordinance for Article 19, Section 19.01. **The motion was unanimously carried.**

Moved by Figurski, seconded by Burchfield, to approve the minutes of April 10, 2000 with minor clerical changes. **The motion was unanimously carried.**

Moved by Figurski, seconded by Joseph, to elect Bill Litogot as Vice President of the Planning Commission. **The motion was unanimously carried.**

Member Discussion

Commissioner Burchfield noted that he would like the old approved site plan to be included in their packets when a revised site plan is up for approval.

The meeting was adjourned at 10:16 p.m.

Prepared by: Patty Thomas, Recording Secretary

Signed by: Barbara Figurski, Secretary