

GENOA TOWNSHIP
PLANNING COMMISSION
FEBRUARY 28, 2000
WORK SESSION
6:30 P.M.
MINUTES
(Revised)

The work session of the Planning Commission was called to order by Vice Chairman Jim Mortensen at 6:30 p.m. The following commission members were present constituting a quorum for transaction of business: Barbara Figurski, Jim Mortensen, Jerrold Joseph, John Cahill, Gary McCririe and Bill Litogot. Also present was Michael Archinal, Township Manager; Jeff Purdy from the Strader Group; Melissa Talley from McNamee, Porter, & Seeley. By the end of the work session, there were a few persons in the audience.

Items scheduled for action during the regular session of the commission were discussed.

GENOA TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
7:00 P.M.
MINUTES

The regular session of the Planning Commission was called to order by Vice Chairman Mortensen at 7:00 p.m.

The Pledge of Allegiance was recited.

Moved by Joseph, supported by Figurski to approve the Agenda with the following change:

It was noted that Open Public Hearing #5 will be tabled this evening as an action item. It will be on the agenda as a discussion item. It was determined that a Special Use Permit needed to be filed with the Township before the approval of the site plan can be decided. **The motion was unanimously carried.**

A 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 7:06 p.m. Vice Chairman Mortensen noted that the Board will not begin any new business after 10:00 p.m.

OPEN PUBLIC HEARING #1... Review of a request by Daniel Presidio, Kicks and Sticks Arena, for an extension of site plan approval for the second arena addition. (Previously approved January 29, 1999).

- **Planning Commission Disposition of Presidio Petition**
 - A. **Recommendation regarding site plan extension request.**

Piet Lindhout of Kicks and Sticks stated that they were unable to start the second addition last spring in time to have it completed by the fall season.

Mr. Archinal stated that the Township needs to review the ordinances to make sure they have not changed since the last approval.

Commissioner McCririe asked how long the approval is good for. Mr. Archinal stated that the approval is good until the ordinances change.

The call to the public was made with no response.

Moved by Litogot, supported by Joseph to approve the site plan extension request of Kicks and Sticks Arena with the following change:

1. Any proposed water softeners shall not be connected to the Township sanitary sewer system and shall utilize a potassium-based product.

Motion unanimously carried.

OPEN PUBLIC HEARING #2...Review of a site plan application to demolish and reconstruct a tower to accommodate the Livingston County 800 Mhz system at the corner of Nixon and Crooked Lake Roads (Tabled from February 14, 2000 meeting).

- **Planning Commission Disposition of Livingston County Petition**
 - A. **Recommendation regarding impact assessment**
 - B. **Approval of site plan**

Steve Morgan of Boss Engineering stated that he was here to represent Boss Engineering and answer any questions that the Planning Commission may have. Livingston County and the State Police want to co-locate on the tower with the current tenant, Duke Communications.

Commissioner Joseph asked what other sites have been looked at for this project. Mr.Morgan does not know specifically what sites were considered, but this site seemed to work the best for their needs.

Commissioner Figurski asked what color the tower would be painted and what kind of lighting would be on it. The tower will be sky white with a strobe light on the top.

Commissioner Cahill asked if there is enough room on the existing tower for Duke Communications, Livingston County and the State Police. Mr. Morgan said that there would be enough room but it would be maxed out. Commissioner Cahill asked what will be added to the new tower? Mr. Morgan stated that they will have four more tenants on the tower.

Commissioner Joseph asked what the tower will look like. Mr. Morgan handed out a picture of the tower showing the different satellites that will be on the tower. He stated that there will be two different types of satellites on the tower, with a total of seven. Commissioner Joseph asked if this will cover the entire county. Mr. Morgan said yes, it will.

Commissioner Figurski asked about the guide wires. Mr. Morgan stated there are currently three guide wires and they will be replaced with three new ones. He added that the current tower is not strong enough.

Vice Chairman Mortensen asked if there is likely to be more users than are currently there. Mr. Morgan stated that was the purpose of the new tower. They will be adding four additional tenants.

Commissioner McCririe asked what is the circumference of the biggest satellite dish. There is currently a 10-foot wide dish there that has been there for almost 27 years. The dishes will be between two and eight feet. Commissioner McCririe asked what approval would the petitioner need if they wanted to add another dish. Mr. Purdy stated that they would need administrative approval.

Mr. Purdy reviewed his letter of February 10th.

The Planning Commission may want to specify that they limit the microwave dishes to emergency and county services only.

Mr. Purdy stated that the petitioner needs to demonstrate that 300 feet is the minimum height necessary. Mr. Morgan stated that they are prepared to do that.

Commissioner Joseph asked why this location was chosen. Mr. Archinal stated that Genoa Township is the center of the county as well as the highest point in the county. Mr. Purdy stated the Planning Commission may want to require that documentation be required to the ZBA.

Mr. Purdy stated that the FAA approves the tower as well as the lighting on the tower. Since this tower is already existing and located on many aviation maps, the lighting should stay the same.

Mr. Morgan stated that the FAA allows two different lights. If there is a strobe light, then the tower can be all white; if there is a strobe during the day and a red blinking light at night, the tower has to be painted white with orange. They would like to change the lighting to a strobe light so that they can keep the tower all white. There are maintenance and operation issues with the striped tower.

There was a brief discussion regarding how obtrusive one type of lighting is to the other as well as the safety concerns of the different lights.

Mr. Purdy stated that the Planning Commission could require landscaping for any utility building(s) as well as the guide wire anchors. Mr. Morgan stated that they will provide the same fencing that is required by the State Police.

It was noted that there was no drawing of the utility building. This information should have been here tonight.

Commissioner Joseph asked if there was going to be a gate on Nixon Road. Mr. Morgan confirmed that the entrance will be off of Nixon Road.

Mr. Purdy stated that if the tower is no longer in use, it should be torn down. He also stated that approval of all applicable agencies must be met, including the FAA.

Ms. Talley stated that they are not going to change anything that is already there. They have no concerns.

The call to the public was made at 7:43 with no response.

Vice Chairman Mortensen stated that this should be tabled until the site plan is complete. There was no drawing of the building or the tower. All of the commissioners agreed. **Moved** by Joseph, supported by Cahill to table the approval of the site plan to demolish and reconstruct a tower to accommodate the Livingston County 800 Mhz system at the corner of Nixon and Crooked Lake Roads. **Motion unanimously carried.**

OPEN PUBLIC HEARING #3... Review of a site plan application for a 11,605 sq. ft. building for Design Comfort, 5977 Brighton Pines Court, Lot 1, Section 11, petitioned by Brivar Construction. PC-02.

- **Planning Commission Disposition of Brivar Petition**
 - A. Recommendation regarding impact assessment.**
 - B. Approval of site plan.**

Steve Varilone of Brivar stated that he was there to answer any questions that the Planning Commission may have.

Vice Chairman Mortensen asked if there was any noise connected with the use of this building. Mr. Varilone stated that there is not.

Mr. Purdy reviewed his letter of February 4th. The long, solid wall on the east side is visible from Dorr Road. There have been agricultural treatments to improve the view, but they would like to see something additional done to the

building. Mr. Varilone added that the berm is six feet higher than the road so as you're driving along Dorr Road, all you will see is the trees. They have also added three 8x4 glass block windows along the top of the building on that side with teal window frames. He feels they have addressed that issue.

Commissioner McCririe stated that he would like to see the same dimensional windows that were added to the Zimmerman building next door. There was a discussion regarding changes that can be made to that side of the building to improve it. It was decided that there would be more windows added and a variety of trees would be planted. There were 18 evergreen trees proposed. Commissioner McCririe suggested planting five canopy trees and nine evergreen trees and re-arrange them along the east side of the building.

Mr. Purdy stated that the shared access easement be recorded between the two adjacent properties. The petitioner agreed to this.

Mr. Purdy requested that the site plan show where parking is going to be required. The petitioner stated the only time there will be a lot of cars is when they have their company meeting once a month. Their parking was designed to support that.

Mr. Purdy stated that a wood screening enclosure is proposed for the dumpster. The ordinance would require concrete but the Planning Commission has the discretion to allow a wood enclosure. There was a discussion to determine if the dumpster was visible from Dorr Road. Commissioner McCririe showed a description of Mr. Rubbish's new width guidelines for dumpster enclosures. Commissioner Cahill asked why the enclosure was going to be wood? The petitioner stated that it was \$3,000 less to use wood instead of concrete. He also pointed out that even if the enclosure is concrete, the doors are going to be wood, and that is the part that needs to be maintained. All commissioners agreed that the wood enclosure is fine.

Ms. Talley stated that the petitioner has met all of the requirements of the Township Engineer.

The call to the public was made with no response.

Commissioner McCririe asked where the rooftop equipment will be located. The petitioner stated it would be on the backside of the office part of the building. It will be completely enclosed with metal panel siding that will match the masonry color.

Moved by Figurski, supported by Litogot to recommend approval of the impact assessment. **Motion was unanimously carried.**

Moved by McCririe, supported by Cahill to recommend approval of the site plan application for a 11,605 sq. ft. building for Design Comfort, 5977 Brighton Pines

Court, Lot 1, Section 11, petitioned by Brivar Construction. PC-02 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. All materials shall have natural coloring rather than be painted. The colors and materials as presented this evening are acceptable.
4. Petitioner shall supply a shared access agreement for the driveway use of Lots #1 and #2.
5. Window frame color shall be teal as depicted in the US Aluminum Community Products Group pallet presented this evening and become part of the submittal.
6. The petitioner shall add 4x8 glass block windows on the east elevation similar to the Zimmerman building and depicted on the plans prior to submittal to the Township Board.
7. Landscape on berm on the east side of the building shall be nine evergreen and five canopy trees spaced as to break up the wall of the building and depicted on the plans prior to submittal to the Township Board.
8. All rooftop equipment shall be screened from view similar to the Zimmerman project.
9. The dumpster enclosure is acceptable with materials presented this evening. It will be modified to a size of 12 x 8.
10. The sign package shall be provided at the time of submission of the site plan to the Township Board.

Motion was unanimously carried.

OPEN PUBLIC HEARING #4... Review of a site plan application for a 8,652 sq. ft. building for Westmoreland Development/PRP, Inc., 5944 Brighton Pines Court, Lot 2, Section 15, petitioned by Brivar Construction. PC-03.

- **Planning Commission Disposition of Brivar Petition**
 - A. **Recommendation regarding impact assessment.**
 - B. **Approval of site plan.**

Steve Varilone of Brivar stated that he was there to answer any questions that the Planning Commission may have.

Mr. Purdy reviewed their letter of January 17th. They are concerned about the visibility of the overhead door on the east side of the building. They want to make sure it is not visible from Dorr Road. They suggested having it recessed toward the north on the building. The petitioner stated that area is a key flow area for their shipping and receiving. Moving it back would not provide the proper flow. They have planted trees to try and screen it.

Mr. Purdy reiterated that the shared access easement be recorded between the two adjacent properties. The petitioner agreed to this.

Mr. Purdy stated that the Planning Commission may require a photometric grid plan to assess lighting impacts. The petitioner agreed to meet the ordinance.

Mr. Purdy stated that the proposed wood enclosure for the dumpster is acceptable because it is not visible from Dorr Road. He noted that the doorway needs to be 12-feet wide. The petitioner will comply.

Ms. Talley stated that they have received approval on the drainage and grading. She added that the petitioner would have to get approval from the Health Department.

The call to the public was made with no response.

Moved by Figurski, supported by Cahill to recommend approval of the impact assessment. **Motion was unanimously carried.**

Moved by McCririe, supported by Joseph to recommend approval of the site plan application for a 8,652 sq. ft. building for Westmoreland Development/PRP, Inc., 5944 Brighton Pines Court, Lot 2, Section 15, petitioned by Brivar Construction. PC-03 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. Petitioner shall supply a shared access agreement for the driveway use of Lots #1 and #2.
4. The building materials and colors as presented this evening are acceptable and shall be presented to the Township Board upon submittal.
5. The dumpster enclosure is acceptable with materials presented this evening. It will be modified to a size of 12 x 8.
6. The sign package shall be provided at the time of submission of the site plan to the Township Board.

The motion was unanimously carried.

OPEN PUBLIC HEARING # 5...Review of a site plan application for a 12,600 sq. ft. addition to Crash Tool, 1225 Fendt Drive, Lot 9, Gentech Industrial Park, Section 08, petitioned by Brivar Construction. PC-01

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

Mr. Stan Bersh from Brivar Construction gave a brief description of the plans for the addition.

Commissioner McCririe asked for a brief description of new, relocated, and old landscaping.

Mr. Purdy recommended that the width of the drive can be reduced from 19 feet to 18 feet because it is a one-way drive. They also recommended that it be curbed on all sides. The petitioner agrees to the curbing, but feels the drive needs to be 19-foot wide in order for trucks to maneuver in that area.

Mr. Purdy asked that all of the light fixtures be shoebox style and pointed in a downward direction. The petitioner will meet the ordinance.

Ms. Talley asked that a complete, legal description of the proposed addition be submitted.

Ms. Talley stated that the calculations for the retention wall are off about 100 feet. These calculations need to be clarified. The petitioner will include this in their package.

Commissioner Figurski stated that the impact statement needs to be dated. She also noted that the days and hours of operation need to be inserted under I. They are 7:00 a.m. to 5:30 p.m.; Monday through Friday.

Note: This item was discussed with the petitioner but no action was taken.

Administrative Business

Moved by Litogot, supported by McCririe to approve the minutes of the February 14, 2000 meeting with the changes noted by the Secretary. **The motion was unanimously carried.**

Mr. Archinal showed the colors approved for the Landers Carwash. Landers has painted the building red, white, and blue. These are not the approved colors. There was a short discussion regarding what type of picture should be required by the petitioner to be presented to the Planning Commission. It was decided that the review letters can state, "an 8 ½ x 11 color rendering is encouraged".

Commissioner Litogot suggested sending out a letter notifying petitioners of the new dumpster specifications asked for by Mr. Rubbish. Ms. Talley noted that they can include that information in their review letters.

The meeting was adjourned at 9:30 p.m.

Prepared by: Patty Thomas, Recording Secretary

Signed by: Barbara Figurski, Secretary