

GENOA TOWNSHIP  
PLANNING COMMISSION  
WORK SESSION  
January 10, 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  
January 10, 2000  
7:00 P.M.  
AGENDA

CALL TO ORDER:

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 site plan application, site plan and environmental impact assessment for Phase 2 of Mt. Brighton 18 hole Golf Course, 4141 Bauer Road, petitioned by Mt. Brighton, Inc. (Tabled at 11-22-99 and 12-13-99 meetings)

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

**OPEN PUBLIC HEARING # 2...** Review of a site plan application, site plan and environmental impact assessment for a proposed 3,100 square foot Old Kent Bank , Grand River Avenue, west of Latson, out lot #2 of Livingston Commons, petitioned by Old Kent Bank

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

**OPEN PUBLIC HEARING # 3...** Discussion of Planning Commission election of officers.

**Administrative Business:**

- *Planners report presented by The Strader Group*
- *Approval of December 13, 1999 meeting minutes*
- *Member Discussion*

Adjournment

GENOA TOWNSHIP  
PLANNING COMMISSION  
JANUARY 10, 2000  
WORK SESSION  
6:30 P.M.  
**MINUTES**

The work session of the Planning Commission was called to order by Vice 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, Jim Mortensen, Jerrold Joseph, John Cahill, Gary McCririe and Bill Litogot. Also present was Michael Archinal, Township Manager; Jeff Purdy from the Strader Group; Kevin Fern from McNamee, Porter, & Sealey; Peter Pollack and Kristi Dunbar from Pollack and Associates. By the end of the work session, there were a few persons in the audience.

Patty Thomas, the new Recording Secretary was introduced.

Items scheduled for action during the regular session of the commission were discussed. It was noted that Item #2 on the agenda (Old Kent Bank) was tabled until February. There was a meeting with the staff last week and they are making some pretty significant changes.

GENOA TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
7:00 P.M.  
**MINUTES**  
(revised)

The regular session of the Planning Commission was called to order by Vice Chairman Pobuda at 7:00 p.m. Commissioner McCririe moved, supported by Litogot to approve the Agenda with the following changes:

- Public Hearing #2 (Old Kent Bank) would be tabled until February.
- Public Hearing #3 (Election of Officers) is not a public hearing item.

The motion was unanimously carried.

John Cahill was introduced. He is the Assistant Attorney General assigned to Casino Central Commission. He is a five-year resident of Genoa Township. Nothing that he says in these meetings should be construed as the opinion of the Attorney General. Also, he is not allowed to give outside legal opinions. He is delighted to have this opportunity.

Figurski moved, supported by Litogot for recognition of Bill Colley for his time on the Planning Commission. The Township Planning Commission recognizes Bill Colley for his many years of dedicated service to the Genoa Township Planning Commission. Commissioner Mortensen suggested a letter of commendation be prepared for Mr. Colley. Mr. Archinal will handle the letter of commendation. Motion unanimously carried.

A call to the public was made to discuss items not on the agenda. Mr. Mark Reizen stated that his client wants to change the zoning of Parcel #11-09-300-005 on Lucy Road from suburban residential to industrial. Commissioner McCririe asked for a drawing of the parcel. Mr. Reizen passed out the drawing. He described the land as lying between I-96 and Grand River Avenue, intersected by two railroad tracks. It is an irregular triangular shaped parcel.

Mr. Archinal stated that this was discussed at the planning meeting last Wednesday, January 5, 2000. It was decided that the planner is going to investigate further to see what the best use of this land might be. They asked for feedback from the Planning Commission.

Mr. Purdy stated that in order to go further, the petitioner would need to go to the Commission and then to the Township Board for an amendment to the master plan.

Vice Chairman Pobuda asked what the difference was between this request and the previous Keeling request.

Mr. Purdy stated that case was consistent with the master plan for future land use. This site is 120 degrees from the recommendation for the master plan. It is a major departure from the master plan. It would be proper to do an assessment and update to the master plan.

Vice Chairman Pobuda asked if this is something that needs to be looked at just for this parcel or for the larger parcel.

Mr. Purdy stated that they recommend looking at the larger area for the master plan so rezoning of the small piece would not cause a spot-rezoning situation.

Commissioner McCririe asked if this parcel is behind the Regal scrap property.

Mr. Reizer said it is south of the Regal scrap property.

After a brief discussion, it was determined that the parcel marked off on the map was incorrect and that this request merits looking into further.

Commissioner Mortensen suggested the next step would be for the petitioner to make a formal application and pay the necessary fees. There should be no studies until all of the fees have been paid.

Mr. Archinal agreed.

Commissioner Joseph is concerned about where the truck traffic would enter and exit.

Purdy stated that they will report back to the Planning Commission.

With no other comments the call to the public was closed at 7:21 p.m. Vice Chairman Pobuda noted that the Board will not begin any new business after 10:00 p.m.

**OPEN PUBLIC HEARING #1...REVIEW OF SITE PLAN APPLICATION, SITE PLAN AND ENVIRONMENTAL IMPACT ASSESSMENT FOR PHASE 2 OF MT. BRIGHTON 18 HOLE GOLF COURSE, 4141 BAUER ROAD, PETITIONED BY MT. BRIGHTON, INC.**

- A. RECOMMENDATION REGARDING IMPACT ASSESSMENT**
- B. DISPOSITION OF SITE PLAN**

Bill McCririe, the attorney for Mt. Brighton, Inc. stated that this was their third trip to the Planning Commission. They want to make Mt. Brighton a year-round facility by adding an 18-hole golf course. He stated that they had difficulties as to the accesses of Bauer Road. They needed approval from the Road Commission that this is a viable proposal. They now have that and have all issues resolved.

Mr. McCririe gave a brief review of Phase 1.

Mr. Pollack stated that tonight they are going to discuss the physical improvement of the parking lot and all features with the exception of the golf course. They have made changes to a parking areas and other areas between existing buildings to meet current code.

Mr. Pollack stated that they have worked with the Road Commission to make sure the entrance into the complex for golf also serves the ski facility in the winter. He described the existing facility and then showed the changes on a new drawing. There will be an entrance and exit 560 feet from a four-way intersection, which was approved by the Road Commission. There will be one lane for incoming traffic and two lanes (with left and right turn lanes) for exiting traffic. They are adding landscaping around the entire site.

The two major changes that they are proposing is a golf cart storage building and a red canopy into the golf course clubhouse.

They are also putting in larger sidewalks for bus drop offs in the winter.

Commissioner Litogot asked about the circulation problem that is currently at Mt. Brighton. How are cars going to get around the buses stopped to drop off and pick up passengers? Can the golf parking lot be used in the winter?

Mr. Pollack answered yes. The length and width of the bus drop off is wide enough to accommodate the buses as well as two lanes of traffic. They have also changed the orientation of the driving aisles in the parking lot.

Commissioner Mortensen feels that the fence along Bauer road is an eyesore. He asked if there is anything that can be done about that.

Mr. McCririe stated that they have addressed this before and don't have many options. They hope there is a way they can improve the fence.

Commissioner Litogot stated that the fence doesn't need to be replaced. It just needs to be straightened, fixed, and painted.

Vice Chairman Pobuda stated the Commission's concerns about the sightlines of the fence. He would like to have Mt. Brighton improve this particular problem.

Mr. Purdy referred to his site review plan that was done in December. The site plan is proposing landscaping, which is an upgrade. This will improve the aesthetics of the site as well as the curbing and islands in the parking lot.

Mr. Purdy had the following outstanding items:

1. The Planning Commission should review the building's new materials and colors

Mr. Joe Bauer, General Manager of Mt. Brighton, stated that the lower part of the building on the front will have split rock similar to what is currently there. The second story will be aluminum sided. The colors will be beige and brown.

1. The existing lighting in the parking lot is floodlights. They might want to upgrade the lighting fixtures.

Mr. Pollack stated that there will be new lighting in the golf area parking lot. Currently there is a wood pole with three floodlights at 45-degree angles.

Commissioner Litogot stated that he does not like the floodlights. They should update all existing outside lighting.

Vice Chairman Pobuda asked if these lights are used during the golf season.

There is no reason to use these lights during golf season because there is no golf at night.

Commissioner McCririe stated that if the lights in the parking lot are not used during the golf season and if they put in the proposed landscaping, he is in favor of the current lighting.

Commissioners Figurski, Mortensen, and Joseph all agreed with Commissioner McCririe.

Commissioner McCririe stated that the lighting on the buildings should be only security lights with a maximum of 100-watt bulbs.

Everyone agreed.

Commissioner Litogot asked if the canopy is going to be lit up.

Mr. Pollack stated that the canopy will have internal lighting. There will be no fixtures seen from the outside of the canopy.

1. Mt. Brighton will have to go to the Road Commission regarding the driveway improvements.

Mr. Kevin Fern stated that their Items #1 through #3 were addressed. Item #4 was discussed at the Township Meeting and they feel, because of the nature of the limits of the parking lot, this is being handled adequately.

Mr. Fern stated that Item #5, the curb and gutter detail, is not up to the Township's ordinance. They recommend that this be met. The gutter pan height is currently 6 inches, and the code is for 9 inches.

Mr. Pollack stated that this parking lot is a "private property parking lot" and he feels that a 6-inch gutter pan height is adequate.

Commissioner McCririe stated that this decision should be left up to the decision of the consulting engineers. If they can approve the 6 inches, then the Planning Commission will approve it.

Mr. Pollack stated that they will meet with the consulting engineers.

There was a brief discussion and explanation regarding the gutter pan height.

Mr. McCririe stated that he would like the Planning Commission to approve their petition and put in a contingency regarding the gutter pan height and they will then go through the appeals process with the Township Engineer.

Commissioner Cahill is curious as to why they should not have to comply with the Township ordinances.

There was a further discussion about the gutter pan height.

Mr. Pollack stated that they will meet with the Township Engineer and a final decision will be made by the Township Board.

Mr. Fern stated that they are concerned about Item #5, the existing sub grade of the parking lot.

Mr. Pollack stated that they are not putting in a brand new parking lot, but where they take out the current parking lot and put in the curbing they will meet code.

Commissioner Cahill asked about tree protection during construction.

Pollack stated that it would be at least to the drip line.

Commissioner Figurski asked if there is a speaker outside.

Mr. Bauer stated that there is a speaker on the hill area.

Vice Chairman Pobuda asked if the speaker is going to be used to call golfers to the tee.

Mr. Bauer replied that this will be done with a two-way radio.

Commissioner Litogot asked how the 395 parking spots on the part of the unpaved parking lot were going to be marked? With ropes?

Mr. Bauer answered yes.

Vice Chairman Pobuda asked if the fencing will come down when the landscaping is installed.

Mr. Pollack answered that the fencing will not come down. He added that the entrance and exits will be brick and iron, which is an upgrade.

A call to the public was made at 8:21 with no response.

Moved by Litogot, supported by Joseph to recommend to the Township Board approval of the Impact Statement for the Mt. Brighton 18-hole Golf Course, as revised on January 5, 2000.

Commissioner Mortensen suggested that the Township Planner have both copies of the Impact Statements to make sure they are consistent.

The motion was unanimously carried.

Moved by McCririe, supported by Litogot to recommend approval for the Mt. Brighton 18-hole Golf Course facilities with the following conditions:

The Township Board will review and approve the Impact Statement.

1. The Township Engineer will review and approve all plans and specifications.
2. All paperwork received by the petitioner from the Livingston Country Road Commission be supplied to the Township.
3. Petitioner shall keep fence on the site in good repair at all times.
4. The material and color boards as presented are acceptable. The brick shall be an earth tone and the siding shall be a beige color with the same material presented at the Township Board Meeting.
5. The existing floodlights with four lights on two poles shall remain and may only be used in the winter skiing season.
6. Any new building light fixtures shall only be of a residential nature for security purposes with a maximum wattage of 100.



7. The canopy to be added to the building may not be translucent.
8. The curb and gutter details shall meet Township specs unless the Township Engineer and Township Board of Trustees agree to a deviation.
9. Tree preservation areas shall be a minimum of the drip edge of the trees and there shall be no expansion to the public address system as exists today.
10. Petitioner to submit plans to the necessary Fire Marshall for comment.

The motion was unanimously carried.

#### ADMINISTRATIVE BUSINESS

Moved by McCririe, supported by Litogot to elect Vice Chairman Pobuda to Chairman of the Genoa Township Planning Commission. The motion was unanimously carried.

Moved by Joseph, supported by Litogot to elect James Mortensen to Vice Chairman of the Genoa Township Planning Commission. The motion was unanimously carried.

Moved by Litogot, supported by Joseph to elect Barbara Figurski to Secretary of the Genoa Township Planning Commission. The motion was unanimously carried.

Moved by Litogot, supported by Joseph to approve the minutes of December 13, 1999 meeting as written. The motion was unanimously carried.

The meeting was adjourned at 8:35 p.m.

Prepared by: Patty Thomas, Recording Secretary

Signed by: Barbara Figurski, Secretary