

GENOA TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 27, 1999
WORK SESSION
6:30 P.M.
MINUTES

GENOA TOWNSHIP

SEP 30 1999

RECEIVED

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, Gary McCririe, Jerry Joseph, and Bill Litogot. Also present were Michael Archinal, Township Manager; Jeff Purdy from The Strader Group; and Melissa Talley from McNamee, Porter & Seeley. There were a few persons in the audience.

Items scheduled for action during the regular session of the commission were discussed. No formal action was taken. The Commissioners discussed the possibility of making changes to the language of the lighting ordinance to prohibit "hinged" or adjustable light fixtures. Also, they discussed the importance of visiting sites to be 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 Don Pobuda at 7:04 p.m. **Moved** by Litogot, supported by Figurski to approve the Agenda as written. **Motion unanimously carried.**

Vice Chairman Pobuda made a call to the public to discuss items not on the agenda with no response. He noted that the Board will not begin any new business after 10:00 p.m.

- 1) OPEN PUBLIC HEARING #1...REVIEW OF A SPECIAL USE APPLICATION, A SITE PLAN APPLICATION, SITE PLAN AND AN ENVIRONMENTAL IMPACT ASSESSMENT FOR A SITE TO BE USED AS A SALES OFFICE FOR NEW AND USED MANUFACTURER AND MODULAR HOMES AT 6241 WEST GRAND RIVER, SECTION 10, PETITIONED BY CREST MOBILE HOMES (Tabled from previous meeting).

- A. RECOMMENDATION REGARDING SPECIAL USE APPLICATION
- B. RECOMMENDATION REGARDING IMPACT ASSESSMENT.

C. RECOMMENDATION REGARDING SITE PLAN.

Mr. Archinal distributed copies of the Impact Assessment for this application, noting it was submitted in a timely manner, but inadvertently left out of the Commissioners' packets.

Mr. Gib Parker, attorney for the applicants, introduced Mr. Charles Skinner, architect of the project.

Commissioner McCririe stated that he felt the application was "wholly incomplete" and he believed it should be discussed with direction given to the applicant, but no action should be taken on the application. He didn't believe lots of time should be spent on it. The other Commissioners voiced their agreement with Commissioner McCririe's comments.

Mr. Parker stated that he had just received the letters from the planner and engineer by fax on Friday afternoon. In briefly reviewing their comments, he felt there were a number of items that could be easily addressed, and some other items that seem to be misunderstood. He acknowledged that he would have to meet with the Township's staff to discuss these items.

Mr. Parker addressed the comments for the landscaping at the rear of the parcel. He noted that there already is a natural berm and grove of trees there. He stated the petitioner does not intend to take out trees of over 8" diameter or do anything to the natural buffer on the residential side. Also, he explained that there would be no change in the elevations if they receive a permit from MDEQ to change the old drainage ditch. They will be filling that area in. He showed a map illustrating the different phases of the project.

Mr. Purdy briefly reviewed The Strader Group letter of 9/22/99. Regarding the special use, there should be minimum tree clearing, a buffer should be provided, and the number of units should be limited on the site. He reviewed the site plan review comments. It was noted that the building materials and samples must be provided at the next meeting. It may be necessary to set the building back further to allow enough area around the building for grading to maintain a 50' undisturbed natural buffer.

Vice Chairman Pobuda noted that the Commission is very sensitive to wetlands. These areas will need to be clarified.

Mr. Parker stated they have their application before the MDEQ and are awaiting a response.

Vice Chairman Pobuda noted that item #13 in the letter (clean up of site) is a sensitive area to the Commission, as well.

Mr. Parker stated that he had been instructed by the township's attorney to not be concerned about the sidewalk requirement (item #14 in the letter) because of safety and liability concerns.

Commissioner McCririe stated the township attorney does not set policy. The Commission has been consistently requiring sidewalks along Grand River and he, personally, will not vote in favor for the project without a sidewalk.

Vice Chairman Pobuda stated perhaps the sidewalk issue will have to be discussed with the township staff.

Ms. Talley briefly reviewed the McNamee, Porter & Seeley letter of 9/23/99. There are still several issues that need to be addressed.

Commissioner Mortensen stated he is not in favor of having 14 units on this site, nor the 35' setback on the Grand River frontage. Also, the phases do not have a timely schedule; they appear to be on an "if/come" basis. He would also like assurances that the units will be level when displayed.

Commissioners Figurski and Joseph agreed with Commissioner Mortensen's comments.

Commissioner McCririe stated he needs to see a plan/drawing of just what exactly phase one includes. What are they specifically requesting in phase one? He stated he had made his position on the sidewalk requirement clear. The curb and gutter is also important. He agreed with Commissioner Mortensen's comments, also.

Commissioner Litogot stated he wanted more information on the units themselves. What time frame will these units remain on the site? Will they be models, or will they be sold and moved? Will they be skirted? He also wants more information on the drainage plan, as well as, the impact on the wetlands.

Vice Chairman Pobuda made a call to the public at 7:30 p.m. with no response.

Mr. Parker stated he will meet with the township's staff to work out the issues.

Moved by Figurski, supported by Litogot to table Crest Mobile Homes at the request of the petitioner. **Motion unanimously carried.**

2) OPEN PUBLIC HEARING #2...REVIEW OF A SITE PLAN APPLICATION AND SKETCH PLAN FOR A PROPOSED 1,920 SQUARE FOOT STORAGE BARN, AT 6740 HERBST ROAD, PETITIONED BY RAY LANNING.

A. RECOMMENDATION REGARDING IMPACT ASSESSMENT AMENDMENT.

B. DISPOSITION OF SKETCH PLAN.

Mr. Ray Lanning, 6740 Herbst Road, stated he wants to construct a storage barn. He presented building colors and samples. The barn will have red metal siding, with pole construction, and a white metal roof. It will be used for storage of a travel trailer, firewood, Bobcat loader, wood working tools, etc. He stated this was not presented nor approved at the time of the church's site plan as he was ignorant of the procedures. Had he known that a barn would have to be approved, he would have included it on the original plan. The barn will be used for both his personal use and church use.

Vice Chairman Pobuda asked if the church's board or council was in agreement with the barn and its location?

Mr. Lanning answered "Yes."

Commission Litogot stated he didn't have a problem with it, except for maybe the size of it. It will certainly be seen from the highway.

Mr. Lanning stated he likes the looks of the barn. This type is vanishing from the landscape.

Commissioner McCririe asked if the travel trailer was going in the barn or the lean-to? Also, he noted that if Mr. Lanning intends to have livestock on his parcel, he does not meet the requirements.

Mr. Lanning answered it will be in the lean-to, which is enclosed. Also, he is aware of the livestock requirements.

Commissioner McCririe suggested Mr. Lanning's letter to the Planning Commission, dated 9/9/99, be titled as an "Amendment" to the original Impact Assessment and be attached to it.

Commissioner Mortensen voiced his concern with the metal roof. He would prefer a shingled roof. Commissioner Joseph agreed.

Mr. Purdy stated he would prefer to see a shingled roof, too, and one that is darker, not white.

Mr. Lanning noted that the metal roof comes in all kinds of colors. He could make it darker.

Commissioners McCririe, Litogot, Figurski and Pobuda agreed that a metal roof similar in color to the roof on the house would be acceptable.

Mr. Purdy asked about a driveway from the house to the barn and any lighting.

Mr. Lanning stated he wasn't planning to put in a driveway at this time. There will be no outside lighting except for a small, residential-style light fixture by the access door.

Mr. Purdy recommended 4-6 evergreen trees to soften the view of the large building.

Mr. Lanning stated there are already some pines, over 20' high, near the expressway that provide screening. However, he plans on removing some pines on his property. He could move them near the barn to provide more screening.

Ms. Talley briefly reviewed her letter of 8/18/99.

Commissioner Litogot asked for clarification on the outside storage. He asked "With this barn, there will be no outside storage around the barn, correct?"

Mr. Lanning answered, "That is correct."

Vice Chairman Pobuda made a call to the public at 7:45 p.m. with no response.

Commissioner Figurski noted the sketch needed a date.

Moved by Litogot, supported by Figurski to recommend to the Township Board approval of the amendment to the Impact Assessment, being the letter from Mr. Lanning to the Planning Commission, dated 9/9/99, for a storage barn. **Motion carried (5 yes, 1 no with Mortensen dissenting).**

Moved by McCririe, supported by Litogot to approve the sketch plan for a 1,920 sq. ft. storage barn located at 6740 Herbst Road, with the following conditions:

1. Township Board approval of the Impact Assessment Amendment as recommended by motion this evening.
2. The roof on the barn shall be of a brown or black metal matching as closely as possible the roof on the existing parsonage home.
3. Petitioner shall be limited to no more than two residential type lighting fixtures on the barn, no greater than 100 watts each.
4. Petitioner shall provide four evergreen trees between the barn and I-96, appropriately spaced, and show them on the plan prior to submission to the Township Board.
5. There shall be no outside storage on the site.
6. Petitioner shall sign and date the sketch plan as submitted.

Motion carried (4 yes, 2 no with Mortensen and Joseph dissenting).

Mr. Lanning asked about the evergreen tree placement.

Mr. Purdy stated they should be placed within 40' of the barn, positioned so they wrap around the southwest corner of the barn.

3) OPEN PUBLIC HEARING #3...REVIEW OF A SPECIAL USE APPLICATION FOR A PROPOSED LEASE DEVELOPMENT FOR THE WAL-MART STORE AT 3599 EAST GRAND RIVER AVE., PETITIONED BY PERRY BUTCHER & ASSOCIATES.

- A. RECOMMENDATION REGARDING SPECIAL USE.
- B. RECOMMENDATION REGARDING IMPACT ASSESSMENT.

A representative from Perry L. Butcher & Associates, Architects stated he was representing Wal-Mart which wishes to put in a demising wall into the existing Wal-Mart store to allow for Elder Berman to lease the space. The remaining side of the Wal-Mart will eventually be leased to a retail tenant to be named in the future. He noted that it was his understanding that a new Impact Assessment was not required as they are not doing any site work.

Mr. Archinal stated a revised Impact Assessment is required.

Commissioner Figurski voiced her concern with the existing outdoor storage problem. She asked if the new tenant will be having any of that?

The representative from Perry Butcher stated all of that equipment and merchandise will not be on the site.

Commissioner Mortensen asked about the exterior color of the building.

It was answered that the tenant will probably paint the building and come up with their own design for the front of the building.

Mr. Purdy noted that if the new tenant only repaints the building, it would not have to come back before the Planning Commission. However, the Commissioners may make any site upgrades it deems necessary at this time. He advised upgrading the landscaping along Grand River. The Commissioners agreed with his suggestion.

Commissioner Joseph asked about requiring a connection to the west.

Mr. Purdy acknowledged that the Meijer store allows for a connection next to the Kroger store.

The petitioner stated a connection would be provided.

Commissioner McCririe stated when the petitioner comes back, he would need to see a cross-easement agreement (i.e., Who will actually construct this?), mitigation of the

drainage at the rear of the site, and acknowledgment from Wal-Mart that they are not just going to relocate their offensive outdoor storage, but will eliminate it all together.

Commissioner Litogot stated he is interested in the sign for the new tenant, building color schemes and any new entrance details.

Commissioner McCririe reiterated that the petition is only for a demising wall. Any approval does not constitute approval of any change to the sign, entry way, etc. Those items will be on a separate petition.

It was noted that note #6 on page 1 of the plan should be removed.

Vice Chairman Pobuda made a call to the public at 8:02 p.m. with no response.

Moved by McCririe, supported by Figurski to table the Wal-Mart petition. **Motion unanimously carried.**

The meeting was recessed at 8:04 p.m. and reconvened at 8:10 p.m.

- 4) OPEN PUBLIC HEARING #4...REVIEW OF A SPECIAL USE APPLICATION, SITE PLAN APPLICATION, ENVIRONMENTAL IMPACT ASSESSMENT, AND SITE PLAN FOR A PROPOSED HOME DEPOT AT THE CORNER OF GRAND RIVER AND GRAND OAKS, WEST OF LATSON PETITIONED BY GREENBERG FARROW.
 - A. RECOMMENDATION REGARDING SPECIAL USE.
 - B. RECOMMENDATION REGARDING IMPACT ASSESSMENT.
 - C. RECOMMENDATION REGARDING SITE PLAN.

Mr. Michael Klingl from Greenberg Farrow Architecture introduced Mr. Tim Platt from The Home Depot, Mr. Harvey Weiss (owner) and Mr. Dick Beaubien from Hubbell, Roth & Clark. A Home Depot store is proposed on about 15 acres at Grand River and Grand Oaks. A Discount Tire Store is located in the northeast corner (about 1.5 acres). A Standard Federal bank is proposed next to the tire store (about 1 acre). Three accesses are proposed: two on Grand River and one on Grand Oaks.

Mr. Klingl stated the Discount Tire Store detention basin will be linked to the Home Depot detention basin located in the southwest corner of the property. They are asking to bank some parking. He stated that from The Home Depot's standpoint, they are "overparked" by 63 spaces. Setback lines were moved back to accommodate the widening of Grand River.

Mr. Klingl stated the proposed building is a new prototype for The Home Depot stores. It improves the garden center by completely enclosing it. The building has been completely turned around so that the garden center faces the south and does not face Grand River.

The garden center is within a decorative wrought-iron fence with brick pilasters. All racking will be limited to the interior of the garden center. Limited racking of materials will not extend above the fence line. The outside seasonal sales area will be limited to bagged products (i.e., peat moss, soil, mulch, etc.) and evergreen trees during the holiday season.

He questioned, however, the planner's comments regarding the required 10' greenbelt abutting the industrial property to the south; as well as, the required five (5) shade trees on the east property line. He felt the landscaping was sufficient. They are working with the County on storm water run-off. The wetlands have been delineated and MDEQ concurs with the boundaries for the retaining walls in this area.

Revised building elevation drawings (dated 9/27/99) were reviewed. Split-faced block (terra cotta maroon) is now proposed. The columns in the seasonal area will be tan. The ornamental fence will be black. There will be "Home Depot" orange canopies. He stated it is a highly upgraded building, with more articulations in the front facade. The building provides much more interest.

The lighting will meet the ordinance, except they are asking for a few wall-pack light fixtures (70 watts each) just above the truck docks. Shoe-box fixtures will be too intense in this area.

Commissioner Joseph asked what the purpose was for the west entry on Grand River.

Mr. Klingl stated this entry would be for truck traffic, primarily. It will give trucks better access to come in off Grand River and drive around the building to the truck wells. In this way, not all the truck traffic will be off Grand Oaks. Deliveries are from 6:00 a.m. to 4:00 p.m., with most deliveries occurring between 10:00 a.m. and 3:00 p.m. There are no night deliveries.

Mr. Archinal noted that they are already part of the special assessment district for Grand River improvements.

Mr. Klingl agreed to the 8' wide concrete sidewalk along Grand River.

Commissioner McCririe stated, for the record, that he had been in numerous meetings with the petitioner and other township staff, and they have been very cooperative and productive. He appreciated their effort in accommodating the township. He believed it was a good project.

Commissioner Litogot also complimented the petitioner on the thoroughness of their work. He stated it was a nice looking project.

Mr. Purdy reviewed The Strader Group letter of 9/22/99. The special land use should prohibit outdoor pallet storage and storage of semi trailers, except for a reasonable amount of time to get items off the trucks. Mr. Klingl agreed to this.

The Commissioners discussed the landscaping. It was agreed that the trees or shrubs referenced in "7a." of The Strader Group letter should be required. Mr. Klingl agreed to look at the buffer at the south side, abutting the industrial, but he didn't believe it needed substantial landscaping.

Commissioner McCririe asked if there were any other areas that could be left as green areas and used as banked parking? If they believed they are "overparked" by 63 spaces, perhaps more banked parking should be looked at.

Mr. Klingl stated the parking in the northwest could remain green, as well as, parking near the Discount Tire Store detention area and parking located on the north side of the building adjacent to Grand River.

Commissioner McCririe stated he felt that would be a good idea and would mitigate the impact of the views from Grand River. He suggested banking these spaces, showing them on the plan, and allow the Township Manager to decide when, and if, more parking is needed on the site.

Mr. Klingl agreed to this and stated an employee "picnic" area could be put in the northwest corner with perhaps a gazebo and some benches.

The Commissioners agreed the wall packs on the truck wells were acceptable. They also agreed that the 6' sign may be on a 1' base, but no berming would be allowed.

Mr. Klingl noted that they will have to come before the ZBA on their building signs. They need to include some "directional" signage on the building (i.e., "Garden Center" and "Indoor Lumber Yard").

Commissioner Mortensen stated a clear note needed to be added on the site plan that improvements shown for the Standard Federal parcel will be installed by Standard Federal.

Ms. Talley reviewed the McNamee, Porter & Seeley letter of 9/23/99. Mr. Klingl stated they will meet curb and gutter standards, and will verify the radii on the internal access drives. Also, the plans will indicate where the heavy duty pavement will be installed. REU calculations have yet to be determined.

Vice Chairman Pobuda made a call to the public at 9:20 p.m. with no response.

Moved by McCririe, supported by Litogot to recommend to the Township Board approval of special use for The Home Depot for a building of 121,265 sq. ft. with outdoor

storage as depicted on the site plan, dated revised 9/10/99, and architectural drawings, dated 9/27/99, with the following conditions:

1. Township Board approval of the Impact Assessment.
2. The petitioner agrees that there shall be no stacking of materials above the fence line in the outdoor storage area.
3. There shall be no storage, display or sales, whatsoever, of any items outside the building or outside the Garden Center.
4. There shall be no storage of trailers, pallets or other similar materials on site except trailers may remain in the truck wells for up to 48 hours.
5. The petitioner shall provide an 8' cement sidewalk along their entire Grand River frontage with curb cut ramps at the driveways.
6. Any and all racking of materials shall be limited to the interior of the building, except limited racking on the west wall of the Garden Center shall be allowed provided it does not extend above the fence line.
7. The outside storage area shall be limited to live goods, bagged soils, patio materials, Christmas trees, and other similar materials.
8. The public hearing conducted tonight satisfies the conditions contained in the Township zoning ordinance, specifically Section 12.2526, paragraphs a. through h.

Motion unanimously carried.

Moved by Mortensen, supported by Litogot to recommend to the Township Board approval of the Impact Assessment, revised 9/10/99, with the following provisions:

1. The Traffic Impact Study received by Genoa Township on 9/13/99 be made part of the Impact Assessment.
2. Hours of operation: 6:00 a.m. - 10:00 p.m., Monday through Saturday and 9:00 a.m. - 7:00 p.m. on Sunday, be included.
3. On page 4 of 6, eliminate the reference to an "exterior paging system".
4. Add language regarding dust control measures during construction per the township ordinance.
5. Add language that light fixtures will be in conformance with the township standards.

Motion unanimously carried.

Moved by McCririe, supported by Litogot to recommend to the Township Board approval of the site plan for The Home Depot, dated 9/10/99, with the following conditions:

1. Township Board approval of the special use permit as recommended by motion this evening.

2. Township Board approval of the Impact Assessment as recommended and modified by motion this evening.
3. Township Engineer review and approval of all plans and specifications.
4. Building materials and colors as presented this evening are acceptable, and shall be present at the time of submission and presentation to the Township Board, and such material boards or copies shall become the property of the township.
5. Petitioner shall bank the following parking areas.
 - 24 spaces in the detention area depicted in the southeast corner of the site behind the Discount Tire Store
 - 24 spaces located on the north side of the building adjacent to Grand River
 - All of the parking area in the northwest corner of the site (40 spaces)
 - 12 spaces adjacent to the detention area behind the Discount Tire Store

These areas shall be maintained in grass and shall be installed entirely, or in portions, as determined by the Township Manager that these spaces are needed for use of the site.

6. All light fixtures shall be a shoe-box style with the luminary inside the fixture, permanently fixed at a 90 degree angle to the ground, except the wall pack units above the truck wells are acceptable as depicted.
7. Petitioner shall install landscaping as required in The Strader Group letter of 9/22/99, specifically item "7a."
8. The monument sign on Grand River shall be on a base of no more than one foot (1') above the level of the curb on Grand River at the road. The sign on top of the base shall be no greater than six feet (6') in height.
9. REU calculations for sewer and water shall be determined at a later date by recommendation of the township engineer and staff. Petitioner acknowledges the cost per REU for sewer in the amount of \$3,100/REU and water at \$3,000/REU.
10. Petitioner acknowledges that any water softener used on the site shall not connect to the township sewer system and may only utilize potassium.
11. Petitioner shall make, and be financially responsible for, any and all Grand River improvements as required by MDOT, and the improvements noted in the 9/24/99 McNamee, Porter & Seeley letter referencing the Traffic Impact Study and improvements to Grand Oaks Drive.
12. A note shall be included on the site plan that improvements shown for the Standard Federal parcel shall be installed by Standard Federal.
13. The northwest corner banked parking area shall include an employee picnic area at the discretion of the petitioner.

Motion unanimously carried.

- 5) REVIEW OF A SPECIAL USE APPLICATION, SITE PLAN APPLICATION, ENVIRONMENTAL IMPACT ASSESSMENT, AND SITE PLAN FOR A PROPOSED STANDARD FEDERAL AT THE CORNER OF GRAND RIVER AND GRAND OAKS, WEST OF LATSON PETITIONED BY MIKE BOGGIO & ASSOCIATES.
- A. RECOMMENDATION REGARDING SPECIAL USE.
 - B. RECOMMENDATION REGARDING IMPACT ASSESSMENT.
 - C. RECOMMENDATION REGARDING SITE PLAN.

Mr. Michael Boggio, architect, stated the project includes a 5,600 sq. ft. bank facility with four drive-throughs and an ATM window. A special use is required. The drive-throughs face Discount Tire. The site is located on an outlot for the proposed Home Depot site. He noted the site is 5 or 6 feet below the pavement grade of Grand River on the northeast corner so the lighting should not have a great impact on Grand River. They can provide more landscaping at the drive-through area if the Commissioners wish.

Commissioner Mortensen asked why the building was not rotated so that the drive-throughs were in the back.

Mr. Boggio answered they looked into that possibility, but concluded it would not be feasible. The proportions of the site would not allow enough stacking for the windows and there would be grading problems to egress out of the drive-throughs.

Mr. Purdy noted that the facade currently facing Grand River is the best facade, and with the additional landscaping, the drive-throughs should be pretty well screened.

Vice Chairman Pobuda voiced his concern with customers getting past the stacking cars to use the ATM. Is there enough room there to maneuver around?

Mr. Boggio answered there was enough room for a by-pass lane to use the ATM when there are vehicles stacked.

Mr. Purdy reviewed The Strader Group letter of 9/22/99. The Commissioners discussed the landscaping around the drive-throughs and along Grand River. It was agreed to exchange two (2) canopy trees from the northeast corner with three (3) green spruce evergreen trees along the frontage of Grand River. In that way some deciduous trees will be along Grand River, and some evergreens will help screen the drive-throughs. Mr. Boggio agreed to the lighting requirements, noting that they will be fixed and flush.

Mr. Boggio presented building materials and colors. The building will be 100% brick with limestone accents and a bronze, metal, gabled roof. EIFS or drivet is on the drive-up canopy. The Commissioners agreed this was acceptable.

Regarding the signage, Mr. Boggio noted that the location of the sign may change because of the grade. He suggested eliminating any reference to the sign on the plans, and let them bring the sign detail back at another time after some grading is completed. The Commissioners agreed to this.

Ms. Talley reviewed the McNamee, Porter & Seeley letter of 9/23/99. A few items need clarification/confirmation.

A call to the public was made at 9:59 p.m. with no response.

Moved by Mortensen, supported by McCririe to recommend to the Township Board the approval of the special use for Standard Federal at the corner of Grand River and Grand Oaks for four drive-through lanes plus one drive-through automatic teller machine, citing the requirements in Section 12.2526 of the ordinance, specifically paragraphs a. through h., have been met. **Motion unanimously carried**

Moved by Litogot, supported by Joseph to recommend to the Township Board approval of the Impact Assessment for Standard Federal, dated 9/7/99, with the following modifications:

1. Include hours of operation: Monday-Thursday, 9:00 a.m.-6:00 p.m.
Friday, 9:00 a.m.-8:00 p.m.
Saturday (drive-up), 9:00 a.m.-1:00 p.m.
2. Lighting of property shall be a fixed fixture in a downward position.

Motion unanimously carried.

Moved by McCririe, supported by Litogot to recommend to the Township Board approval of the site plan for Standard Federal, dated revised 9/7/99, with the following conditions:

1. Township Board approval of the special use permit as recommended by motion this evening.
2. Township Board approval of the Impact Assessment as modified by motion this evening.
3. Township engineer review and approval of all plans and specifications.
4. Building materials and colors as presented are acceptable. The materials board shall be present at the time of presentation to the Township Board and shall become the property of the township.
5. All light fixtures shall be a shoe-box style with the luminary inside the fixture permanently fixed at a 90 degree angle to the ground.
6. Petitioner shall exchange two (2) white ash canopy trees from the northeast corner with three (3) green spruce evergreen trees along the frontage of the northwest corner.
7. Petitioner acknowledges and accepts REU calculations as four (4)

for sewer in the amount of \$15,500, and two (2) for water in the amount of \$6,000, subject to final audit and approval by the township engineer and staff.

8. Petitioner acknowledges that any water softener shall not discharge into the sewer system but shall only utilize potassium in place of any sodium products.
9. Removal of any reference of signage from the site plan which shall be within the jurisdiction of the Township Manager.

Motion unanimously carried.

Moved by McCririe, supported by Mortensen to make a recommendation to the Zoning Board of Appeals for approval of the signs for The Home Depot as depicted on The Home Depot site plan. **Motion unanimously carried.**

ADMINISTRATIVE BUSINESS

There was no Planner's Report.

The Commissioners discussed the need for materials/information from tabled items to be included in their packets again if the tabled petition was more than two meetings prior. Sometimes it is difficult to keep track of materials from tabled petitions.

The Commissioners did not have the opportunity to review the minutes of the September 21, 1999 meeting. They will be approved at the next meeting.

The meeting was adjourned at 10:12 p.m.

Respectfully submitted,

Dia M. Moulton
Recording Secretary