

GENOA TOWNSHIP
PLANNING COMMISSION
AUGUST 9, 1999
WORK SESSION
6:30 P.M.
MINUTES

GENOA TOWNSHIP
AUG 12 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, Gary McCririe, Jim Mortensen, and Bill Litogot. Also present were Michael Archinal, Township Manager; Jeff Purdy and Caryn Champine from The Strader Group; and Melissa Talley from McNamee, Porter and Seeley. By the end of the work session there were a several persons in the audience.

Items scheduled for action during the regular session of the commission were discussed. No formal action was taken.

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 Pobuda at 7:00 p.m. **Moved** by Litogot supported by McCririe to approve the Agenda deleting letters "A" and "B" in Public Hearing #2. **Motion unanimously carried.**

Vice Chairman Pobuda made a call to the public to discuss items not on the agenda.

Mr. Bob Sendra, 4193 E. Grand River Road, owner of the Sears store, asked the Commissioners if they would consider an amendment to the Lorentzen PUD, Schedule C, regarding permitted uses to allow commercial outside display and storage. He noted that several businesses in the area seem to be doing it. He wanted their input.

Commissioner Litogot stated he didn't want to see that happen.

Commissioner McCririe stated he felt it should be discussed with the Township Board. Perhaps it would be a good opportunity to discuss it at the joint meeting that is scheduled for August 30, 1999. Commissioner Mortensen agreed.

Vice Chairman Pobuda stated that normally he is not an advocate for outdoor storage, but he would be willing to keep an open mind during discussions at the joint meeting.

Mr. Archinal stated he would make sure that this item was on the agenda for the joint meeting on 8/30/99.

Mr. Sendra thanked the Commissioners for their time and input.

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

- 1) OPEN PUBLIC HEARING #1...REVIEW OF A SITE PLAN APPLICATION, ENVIRONMENTAL IMPACT ASSESSMENT, AND SITE PLAN FOR AN ADDITION OF 5 SERVICE BAYS AND A TIRE STORAGE AREA FOR A 2.22 ACRE SITE LOCATED ON THE NORTH SIDE OF GRAND RIVER, PETITIONED BY BELLE TIRE/ENRIGHT. (Tabled from May 10, 1999 meeting.)
 - A. RECOMMENDATION REGARDING IMPACT ASSESSMENT.
 - B. DISPOSITION OF SITE PLAN.

There was not a representative from the petitioner present at the meeting. **Moved** by McCririe, supported by Litogot to table Belle Tire due to the lack of a representative. **Motion unanimously carried.**

- 2) OPEN PUBLIC HEARING #2...REVIEW OF A SPECIAL USE APPLICATION ENVIRONMENTAL IMPACT ASSESSMENT, AND SITE PLAN FOR SPECIAL USE APPROVAL FOR A NEW AND USED CAR DEALERSHIP, AT 4300 EAST GRAND RIVER, SECTION 09, PETITIONED BY SATURN RETAIL OF MICHIGAN. (Tabled from July 20, 1999 meeting.)
 - A. RECOMMENDATION REGARDING SITE PLAN.

A representative from L + A Architects, Inc. and Melissa Evans, attorney for the property owners, were present. The architect noted that the Commissioners tabled the site plan portion of their project at a previous meeting, asking for more architectural elements. He presented elevation drawings and an artist's rendering of the Saturn building. It will be split-faced block all around the building, in a french gray color. Accents will be in "safety" red. Pylastics protrude 4" out from the building, as well as the strip along the top, to give the building some depth.

Mr. Purdy noted that the architecture is an improvement from the previous site plan. A photometric grid is still needed. The front of the site is pretty intense. Also, an actual revised site plan has not been submitted. These are elevation drawings.

The representative from L + A stated all of that information will be submitted prior to Township Board review next week. They wanted to get the Commissioners' comments on the elevation drawings before actually revising the site plan.

Mr. Purdy reviewed The Strader Group letter of 7/7/99. He noted a circulation and loading plan is still needed. Five (5) additional canopy trees are needed within the front greenbelt. They should be at least 2 1/2" caliper and native. Also, two additional landscaped islands in the rear parking areas are needed. The sidewalk along the east side of the building should be 7' to allow for bumper overhang. A revised lighting plan is needed showing no greater than one foot candle at the property line on Grand River. Also, the signage needs to comply with the ordinance. The petitioner agreed to all of these items.

Commissioner Mortensen expressed his concern with not having an actual site plan to review. He questioned whether it was appropriate to be "constructing" the site plan at the meeting.

Commissioner McCririe stated he felt the review comments were of such a nature that action could be taken with appropriate conditions made in the motion. The biggest issue on this development remaining from the last meeting was the architecture. And it appears the Commissioners are satisfied with the elevations that have been presented.

Ms. Talley reviewed the McNamee, Porter & Seeley letter of 7/6/99. She noted that calculations are needed for the storm sewer, showing the limits of the "spill out" on the Detroit Edison property. Details are needed for the detention basin and outlet control structure. She noted there was some mislabeling on the grading page that needed to be corrected. Water for the car wash needed to be stated in the plans; and connection detail for the 2" copper and 6" fire suppressing line is needed.

The Commissioners discussed the detention basin. Their first choice was to have a 6 on 1 slope so that a fence is not needed. Second choice, if a fence is needed, is to have a green vinyl-coated fence with landscaping.

It was noted that correspondence had been received from the Fire Marshall.

Vice Chairman Pobuda made a call to the public at 7:40 p.m. with no response.

Ms. Evans noted that the property owner is still trying to get the home on the site moved to another location since it is a historic home.

Moved by McCririe, supported by Litogot to recommend to the Township Board approval of the site plan for Saturn Retail of Michigan with the following conditions:

1. Township Board approval of the Impact Assessment recommended by motion at the 7/12/99 meeting.

2. Township Board approval of the special use permit as recommended by motion at the 7/12/99 meeting.
3. Review and approval of all plans and specifications by the township engineer, including, but not limited to, calculations for drainage and the detention pond.
4. Petitioner shall design the detention pond as to not require a fence with a 6 on 1 slope, or provide landscaping around the fence as required by the township ordinance. Said fencing shall be of a green-vinyl material.
5. There shall be no parking whatsoever at any time, of any display vehicle, along the Grand River Road frontage, excepting the display pods as shown on the site plan dated 6/22/99. All display pod platforms shall be no more than one foot (1') above the existing grade, and shall not provide for any movement of the vehicle whatsoever.
6. Said vehicles shall be displayed in such a manner as to not have the hoods raised, and signage added to the vehicles shall not be other than what is normal and customary in the sale of new vehicles.
7. The photometric grid shall be modified prior to submission to the Township Board, providing for not greater than 20 foot candles in any one location.
8. Said lights shall be turned off at closing, excepting the necessary security lighting for the site. At all times the petitioner shall maintain no greater than one foot candle at the property lines.
9. All landscaped islands shall be designed with rounded corners.
10. The sidewalk on the east shall be 7' wide.
11. Petitioner shall be allowed one free standing sign on the Grand River frontage and one wall sign on the building, conforming to the township zoning ordinance.
12. Circulation and loading plan shall be provided to the Township Board and reviewed by the planner prior to the Township Board meeting.
13. The petitioner shall add the following canopy trees of 2 1/2" caliper:
Two (2) on the west side of the site on Grand River; one (1) immediately east of the walnut tree; and two (2) on the eastern frontage of the site.
14. Petitioner shall add two additional landscaping islands in the rear parking area on either side of the parking road, conforming to the required landscaping in the township zoning ordinance.
15. Any car wash on the site shall be designed as a pump and haul system satisfactory to the township engineer.
16. Any water softener on the site shall utilize only potassium and shall not be discharged into the sewer system.
17. Petitioner acknowledges and accepts that the calculations for water are approximately \$18,000 (\$3,000 per REU) and sewer at approximately \$18,600 (\$3,100 per REU), subject to final audit and determination by the Township Board.
18. The architectural renderings as contained in the drawing, revised 8/5/99, are acceptable as presented. The petitioner shall have the requisite colors and materials board available at the Township Board meeting which shall become the property of the township.

19. All rooftop equipment shall be screened as to not be visible from any ground level.

Motion unanimously carried.

- 3) OPEN PUBLIC HEARING #3...REVIEW OF A SPECIAL USE APPLICATION, ENVIRONMENTAL IMPACT ASSESSMENT, AND SITE PLAN FOR A PROPOSED 34,880 SQ. FT. WAREHOUSE LOCATED AT 1230 FENDT DRIVE, 6 ACRES, SECTION 08, PETITIONED BY BRIVAR CONSTRUCTION/A & J CARTAGE.
 - A. RECOMMENDATION REGARDING SPECIAL USE APPLICATION.
 - B. RECOMMENDATION REGARDING IMPACT ASSESSMENT.
 - C. RECOMMENDATION REGARDING SITE PLAN.

Mr. Stanley Brish and Mr. Jim Spurr of Brivar Construction were present. Mr. Brish introduced Mr. Al Haliday, owner of A & J Cartage. Mr. Brish stated the project is located in the GenTech Industrial Park and will be used as a warehouse. He is relocating the business from his existing operation on Grand Oaks Drive. It is a permitted special use. Because of the size of the building (34,880 sq. ft.), a special use is required. It will be a pre-engineered metal building with decorative block. He presented an artist's rendering.

Commissioner Mortensen asked if the overhead doors would be visible from Grand Oaks? Also, will there be outdoor storage of trucks?

Mr. Brish answered the doors would not be visible. Cleary College is on that side and would block that view.

Commissioner McCririe noted his concern with the present operation on Grand Oaks Drive regarding the parking of trucks on the road and grass, etc. He asked if these activities will continue on the new site?

Mr. Haliday answered there should be no problem with having room on the pavement for the trucks. The site is six acres and should provide for more than adequate parking. The five docks will alleviate the street parking problem. All the trucks will be able to pull into the docks, and there will be parking available if the docks are full.

Vice Chairman Pobuda asked if there will be trucks that are not in use on the site?

Mr. Haliday answered "No." He hopes to have an auction to get rid of some of his older equipment. He also stated that 80% of his business is with Home Depot. Whatever they sell, his business hauls. There will be no hazardous materials. He explained he receives the products in and they have a three-day time constraint to get the product delivered. He delivers to Michigan and Ohio. Only light maintenance is done inside the building.

Mr. Brish added that they will meet the ordinance for lighting.

It was asked if Latson Road will be the primary road for transportation?

Mr. Haliday answered it depended on how built-up the area becomes and where the traffic congestion is. His operation is 7:00 a.m. to 7:00 p.m., Monday through Thursday, and 7:00 a.m. to about 4:30 p.m. on Fridays. Saturdays are usually "clean-up" days, and on Sunday, he does the office work. Once in awhile, truck deliveries come in on a Sunday night and must wait till Monday.

Mr. Purdy reviewed The Strader Group letter of 8/4/99. He felt the structure was too utilitarian and advised that more architectural enhancements be added. The north elevation should be split-face, too.

Mr. Brish agreed to the north elevation, but felt the architecture of the building was very consistent with others in the GenTech park. He distributed photographs of other buildings in the area. He noted the 4" in-step along the building, too.

Commissioner McCririe stated that the building was an industrial building, and he didn't have a problem with the proposed architecture. Commissioner Mortensen voiced his agreement.

Mr. Purdy also suggested more landscaping, as referenced in item #3 of his letter.

Mr. Brish noted that they have added 11 trees and he believes it would be "overkill" and a maintenance problem to add so many more.

The Commissioners agreed that the proposed landscaping was acceptable, except for the loading areas. Mr. Purdy suggested adding evergreens on the island immediately adjacent to the loading area.

Mr. Brish agreed to this, but noted that he didn't want to lose too many parking spaces. He also briefly reviewed the minimal lighting on the site. The Commissioners agreed a photometric grid was not required.

After discussion, the Commissioners agreed the wood waste receptacle enclosure was acceptable as proposed.

Ms. Melissa Talley reviewed the McNamee, Porter & Seeley letter of 8/4/99. She stated most of her comments have been addressed. She noted that the detention pond is subject to approval by the Livingston County Drain Commissioner. She also noted the connection fees, per her July 21, 1999 letter, as \$12,400 for sewer and \$10,000 for water.

Vice Chairman Pobuda made a call to the public at 8:22 p.m.

Mr. Bruce Barton, 1201 Fendt Drive, voiced his concern with so many parking spots for large trucks.

Mr. Haliday stated the spots are proposed to address the need if all of the trucks are not in use. Lots of times the trucks are not left in the docks for security reasons. Also, the business is cyclical, and there are some slow times in the year. More importantly, though, a truck needs a big turning radius, and the "parking" spaces will be used for that.

Mr. Barton also voiced his concern with the truck traffic and infrastructure damage. Fendt is a private road and it is maintained privately.

Mr. Brish noted that there is a road maintenance agreement. Mr. Haliday owns three lots and will be assessed accordingly for his portion of the road maintenance costs.

Mr. Barton also noted that his loading dock could not be in view from the drive. Why will these be allowed to be viewed from the road?

Mr. Purdy noted that is why the additional landscaping will be required. Closely spaced evergreens will be required along the north and east corner of the site.

Commissioner McCririe noted that Mr. Barton made a good point. Perhaps some additional landscaping should be required south of the north driveway, too. It is not feasible to get the loading in the rear on this site.

Mr. Purdy suggested two staggered rows with one evergreen every 10 feet on berm and adding four trees to screen the trucks parked (by the three maple trees). Mr. Brish agreed.

Mr. Jim Hines of Turbo Spray, 1172 Fendt, stated his business is adjacent to the parcel to the north. He stated that when he put his business in the park, he understood that only technical companies would be allowed in there. A trucking firm is not consistent with a high-tech industrial firm. He moved to get away from the Livingston County Road Commission because of the dirt and noise. He voiced his concern with the dust, dirt and noise. Also, he had to put his loading in the back. He stated his concern is great that the infrastructure is not adequate.

Mr. Brish answered the road is designed to handle the trucks and this business is a permitted use. His project is not asking for gravel drives. It will be paved. They have clean trailers that work mostly with Home Depot. Mr. Haliday bought the extra lot to decrease the density of the site.

Mr. Haliday noted that truck traffic at all hours will not happen. As mentioned earlier, sometimes they have a truck come in on a Sunday night, but that doesn't happen often, and there is plenty of room for the truck to be waiting on his property.

Commissioner McCririe asked Mr. Haliday if he understood his neighbor's concerns relative to his existing site. Would he agree that the kinds of activities that are going on at his existing site will not go on at this proposed site so as to not become a nuisance to his neighbors?

Mr. Haliday agreed; he stated he does not want to become a nuisance to anybody. He said he would not be opposed to putting up more fencing or trees if the neighbors wish.

Mr. Al Patterson, ASI (lot #1), stated Grand Oaks is a "war zone". He questioned whether the black top would hold up with intense truck use.

Mr. Haliday answered the Road Commission does "patch quilt" work on that road. In fact, a section was just redone. No major work has been done by the County.

Mr. Barton noted that Fendt Drive is not owned by the County. Improvements would be made by the private owners.

A representative from Crash Tool stated his employees are sometimes blocked by trucks on Grand Oaks. He voiced his concerns with parking on Fendt Drive.

Vice Chairman Pobuda noted that the petitioner said there would be no parking on the road.

Commissioner McCririe asked Ms. Talley if it was her understanding that Fendt Drive was designed to handle normal industrial traffic?

Ms. Talley answered she didn't have any reason to believe that it wasn't. But she would have to check the details of the design strength of that road.

Ms. Patterson, 1258 Fendt Drive, stated she didn't want to see too many constraints on the petitioner so that he can't have the turning radius he needs.

A resident asked if there was any fuel storage on the site.

The answer was "No."

With no other comments, the call to the public was closed at 8:50 p.m.

Moved by Litogot, supported by Mortensen to recommend to the Township Board approval of the special use application for A&J Cartage, dated 7/20/99, with the following conditions:

1. Truck traffic in and out of the site shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, with occasional evening and weekend

activities, not to exceed two/day, and that at no time shall this operation be expanded from the cited hours without the prior approval of the township.

Motion unanimously carried.

Moved by Litogot, supported by Mortensen to recommend to the Township Board the approval of the Impact Assessment for A&J Cartage, dated revised 7/27/99, adding:

"Truck traffic in and out of the site shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, with occasional evening and weekend activities, not to exceed two/day, and that at no time shall this operation be expanded from the cited hours without the prior approval of the township."

This language shall be added prior to submission to the Township Board. **Motion unanimously carried.**

Moved by McCririe, supported by Litogot to recommend to the Township Board approval of the site plan for A&J Cartage, dated 7/23/99, 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 by motion this evening.
3. Township engineer review and approval of all plans and specifications.
4. Petitioner shall modify the landscaping in the following manner:
 - a. One evergreen tree every 10' in staggered rows shall be provided along the northeast corner of the site in the area already depicted for landscaping on the plan.
 - b. Add four (4) additional evergreen trees between the canopy trees just south of the north entrance.
 - c. Add three (3) evergreens to the end of the landscaped island adjacent to the overhead doors and tall evergreen shrubs spaced 4' on center.
5. There shall be absolutely, positively, no parking or driving on any non-paved areas at any time.
6. There shall be absolutely, positively, no parking on Fendt Drive at any time.
7. There shall be absolutely, positively, no unlicensed vehicles or trailers on or stored at the site at any time.
8. There shall be absolutely, positively, no hazardous materials stored or hauled to or from the site.
9. There shall be no maintenance of vehicles performed on the site except

general maintenance to be conducted inside the building, which shall not include any oil changes, transmission fluid changes, major drive train repairs, or the like.

10. The dumpster enclosure as submitted is satisfactory.
11. The detention pond shall be designed as to not require a fence and approved by the Livingston County Drain Commissioner.
12. Petitioner acknowledges and accepts the REU calculations for sewer at \$12,400 and water at \$10,000, subject to final audit and approval by the township.
13. If there is a water softener to be used, it shall use only potassium and may not discharge into the sanitary sewer.

Motion unanimously carried.

The meeting was recessed at 9:00 p.m. and reconvened at 9:05 p.m.

- 4) OPEN PUBLIC HEARING #4...REVIEW OF A SITE PLAN APPLICATION, ENVIRONMENTAL IMPACT ASSESSMENT, AND SITE PLAN FOR A PROPOSED 4,000 SQ. FT. WAREHOUSE ADDITION AT 6095 EAST GRAND RIVER, SECTION 10, PETITIONED BY WILSON MARINE.

- A. RECOMMENDATION REGARDING IMPACT ASSESSMENT.
- B. RECOMMENDATION REGARDING SITE PLAN.

Mr. Ron Wilson of Wilson Marine stated he is proposing a 4,000 sq. ft. expansion of his existing boat dealership. It will be used as a warehouse facility, with an open floor plan. It will facilitate removal of the outside display and move it behind the fence line. He provided samples of the building materials.

Commissioner McCririe asked Mr. Wilson if all the "stuff" on display will be moved indoors or back behind the fence?

Mr. Wilson stated "that is our goal to bring it inside." He stated they stopped putting boats in front of the fence because of security reasons. Their intent is to present something that is aesthetically pleasing, yet still have a presence on the boulevard.

Commissioner McCririe stated he could appreciate Mr. Wilson's position. He, too, wanted his business to be prosperous and an asset to the community. But, the on-going competition between Mr. Wilson and his neighbor has brought the boats creeping closer along Grand River on a weekly basis.

Mr. Wilson explained that the cart that is now out in front will be used for their 50th anniversary. He felt that was a special milestone.

Vice Chairman Pobuda pointed out to Mr. Wilson concerns heard earlier from business owners in that area (Mr. Sendra from Sears) about being good neighbors. The township is attempting to "step up to the plate" and enforce the rules and ordinances.

Mr. Wilson agreed and felt his track record will show that he has been an asset to the community.

It was asked if there would be any boats displayed in the parking area.

Mr. Wilson answered that there may be one boat staged on an occasional basis.

Commissioner McCririe suggested looking to establish the location of such a "staging" area so there is a record of where it will be for enforcement purposes.

Mr. Wilson stated that if he stays behind the fence, he is a good distance from the road.

Mr. Purdy noted that a "staging" area for outside display would require an amendment to the special land use.

Ms. Champine reviewed The Strader Group letter of 7/21/99. It was determined that floor plan details are not necessary since it is an open building. The canopy trees and arborvitae shrubs have been included on the plans. It was determined by the Commissioners that foundation plantings were not necessary. Detail must be provided on the plans showing the limits of the display area. The sidewalk has been provided. Mr. Wilson agreed to provide a boat delivery schedule in the impact assessment.

Ms. Talley reviewed the McNamee, Porter & Seeley letter of 7/21/99. Regarding the legal description, Mr. Wilson stated the parcel will be one parcel. Stormwater calculations are needed. There are also some curb elevation issues. The applicant will need to go before the ZBA for new parking curbing if he wishes to change it.

Vice Chairman Pobuda made a call to the public at 9:32 p.m. with no response.

Moved by Litogot, supported by McCririe to recommend to the Township Board approval of the Impact Assessment, dated 7/6/99, with the minor change that the boat delivery circulation shall come from the southern portion service area. **Motion unanimously carried.**

Moved by McCririe, supported by Litogot to approve the site plan for Wilson Marine, dated 7/30/99, with the following conditions:

1. Township Board approval of the Impact Assessment as modified by motion tonight.
2. Township engineer review and approval of all plans and specifications with special attention to the detention pond calculations off-site and drainage

from the added asphalt parking area.

3. There shall be absolutely, positively, no signage at any time on the fence.
4. There shall be absolutely, positively, no storage or display of any materials outside of the building or the fenced display gravel area, except for one boat, trailer length maximum of 20', allowed in the northern most parking stall of the newly added parking area during business hours, a maximum of one foot above the existing grade.
5. Petitioner agrees to provide for a performance bond for the installation of all new and previously approved landscaping.
6. The two parcels shall be combined into one legal description and tax code number prior to the issuance of the land use permit.
7. Petitioner acknowledges and accepts the REU calculations for sewer at \$1,240, subject to final audit and determination by the township.
8. Any water softener on the site shall utilize only potassium and not be discharged into the sanitary sewer system.
9. It is specifically agreed that the building proposed is for the warehousing of boats and there shall be no offices, sales area, repair areas, or restroom facilities provided.
10. Signage on the building in the addition shall conform to the township zoning ordinance and the additional new awning shall not be translucent except for lettering for the sign.

Motion unanimously carried.

Noting the time (9:40 p.m.), Vice Chairman Pobuda stated public hearing items #6 and 7 would most likely not be heard at this meeting. If not, there would be a second Planning Commission meeting this month, on August 23, 1999.

5) OPEN PUBLIC HEARING #5...REVIEW OF A SITE PLAN APPLICATION, ENVIRONMENTAL IMPACT ASSESSMENT, AND SITE PLAN FOR A PROPOSED AMBULATORY HEALTH CENTER AT 7635 WEST GRAND RIVER, SECTION 13, PETITIONED BY ST. JOSEPH MERCY HEALTH SYSTEMS.

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

Ms. Linda Grosh, 5301 East Huron River Drive, Ann Arbor, stated they are asking for site plan approval for a 96,000 sq. ft. ambulatory out-patient facility. She introduced Mr. Paul Andriese of Grissim/Metz Associates, the landscape architect.

Mr. Andriese reiterated the first phase includes a 96,000 sq. ft. building. He reviewed the landscape plan for Phase I. He noted they have exceeded the township's landscaping requirements. The tree survey indicates that a number of trees will be removed. The planner notes that an attempt should be made to save some of these trees. Mr. Andriese

explained that with the topography and grading, there is a 10' drop in many places and it would be impossible to save them. They have also defined access to the building by using brick pavers for the crosswalk to designate the entrance and provide a safe zone for pedestrian cross traffic. Screening has been provided at the north and west of the loading area as requested.

Mr. Robert Piatek, MAS Associates (architect), reviewed the building elevations. The building in Phase I will be red brick with pre-cast tan banding. The roof will be a hunter green standing seam. This is consistent with the image for ambulatory facilities for St. Joseph's. The glass windows will be slightly tinted.

Regarding the signage, they are asking for interior sign heights of 6' rather than the allowed 4'. The 4' sign will be too short to get all of the information on the signs, especially once the remaining phases are completed.

Mr. Wayne Perry of Desine Engineering stated he has been working with the township's engineer and he felt there were really only two remaining issues. He agreed to comply with the request to alter the cross sections. Regarding the width of the road, he explained that they are trying to provide an "access" to the building, slowing down traffic, not providing a "road". They believe a 26' width would accomplish this.

Commissioner Mortensen noted that the name of the facility is already taken in the area. There already is a "Brighton Health Center" affiliated with the U of M. Ms. Grosh stated that had been brought to her attention and they will come up with a new name.

Ms. Caryn Champine reviewed The Strader Group letter of August 2, 1999. After brief discussion, the Commissioners agreed that the tree survey was acceptable as is. Significant landscaping is being provided. Defined access to the building is being provided in the brick pavers Mr. Andriese talked about. Because of snow removal and maintenance, the Commissioners agreed that clustered shrubs are not required between the parking lots and service drives. They also agreed that landscaped islands at the south ends of the parking lot are not required. Trees at the loading area are being provided. After discussion, the Commissioners agreed that the interior signs could be 6' in height. The petitioner agreed to sidewalk ramps.

Ms. Melissa Talley reviewed the McNamee, Porter & Seeley letter of 8/4/99. A few typographical errors need be to revised. She is working with the petitioner on the pavement cross sections. The only major issue is the 26' wide access road to the building. She voiced her concern with two-way traffic on the access drive. Will there be room for an ambulance?

Mr. Perry stated the loop to the back of the building, which connects to the employee parking and will eventually connect to future phases, will be 28'. Any ambulances will use that road and come to the back of the building to be loaded. Ambulances will not use the

access drive going to the front of the building, which is 26'. The Commissioners agreed that was acceptable.

Ms. Talley noted that the REU's have not been calculated yet. She is in the process of getting records for uses of similar facilities.

Vice Chairman Pobuda made a call to the public at 10:12 p.m.

Mr. Larry Wilken, 7575 Spring Trace, stated he is the President of the homeowners' association for the homes abutting this property. He voiced his concern with the use of the property. He explained that five years ago, when he moved in, the Master Plan had it slated for recreational use. That was a main reason he bought where he did. He was concerned with losing a big part of what brought him, and others like him, here to begin with. He asked the Commissioners to keep the surrounding residents' best interests at heart. He stated his concern with the lights, noise, etc. He also wondered if Phase II would keep some of the golf course to be used as a buffer? He asked if traffic studies have been done. He also voiced concern with Latson school and traffic. He stated that the current plan looks nice, but he wondered if the developer doesn't do things according to the plan, who enforces it? Where do the residents go to remedy any problems?

Vice Chairman Pobuda noted, as an example, that Commissioner Mortensen has been a very big advocate for protecting homeowners and the environment, voting against the plan until it was modified to his satisfaction. He explained that the issues have been ironed out at previous meetings. The lighting and noise issues have been addressed.

Commissioner Mortensen noted that the assisted living portion of the development in Phase II will have a 75' buffer zone with a 6' high berm. The Commission required this in the best interests of the adjacent homeowners. He noted that a golf course on Grand River, once it is gone, will not become residential. It will become some type of commercial, simply because of the Grand River corridor.

Mr. Wilken voiced his concern with what may happen in the future. What if St. Joe's sublets, or these fine people from St. Joe's who have been working on this, move to other positions or companies? What if the plans change?

Commissioner McCririe noted that any resident is welcome to see anything that is submitted to the township regarding this development (i.e., plans, traffic studies, impact studies, etc.). He stated that the developer has "stepped up to the plate" on several occasions and the township has been working very hard, over many months, to get a development that will be an asset to the community. St. Joe's has been very cooperative. Any changes to the plans must come before the Planning Commission.

Regarding the growth, Commissioner McCririe stated that this is the price of progress. Businesses and services come to an area to provide products and services when people move into an area. That is the price of having an attractive community that first attracts

new residents, and then secondly, businesses to serve the residents. He noted that the Commissioners are very aware of the residents in this area and will do their best to preserve the integrity of the residential neighborhood. He didn't believe, however, that the nine holes of golf would be remaining as part of the buffer.

Vice Chairman Pobuda noted that both the township and the neighbors are the "police" of the project. Any questions or concerns should be directed to the township.

Ms. Grosh noted that there will not be glaring lights in the parking area. Only for security purposes. Also, the residents are pretty far away from the development. Noise should not be a factor. She suggested the concerned citizens come to the Planning Commission meetings when the assisted living phase is discussed.

With no other comments, the call to the public was closed at 10:22 p.m.

Commissioner McCririe wished to thank the petitioner for their thoroughness and cooperation on this development. He felt the development would be a nice addition for the residents of the township.

Vice Chairman Pobuda noted, for the record, receipt of a petition from area residents, dated received 7/21/99, denoting nine (9) points of concern with the St. Joseph development.

Moved by Mortensen, supported by Litogot to recommend to the Township Board approval of the Impact Assessment for St. Joseph Mercy Health Systems, dated 6/30/99.
Motion unanimously carried.

Moved by McCririe, supported by Litogot to approve the site plan for St. Joseph Mercy Health Systems, dated 7/28/99, with the following conditions:

1. Township Board approval of the Impact Assessment as recommended by motion this evening.
2. Township engineer review and approval of all plans and specifications.
3. Materials as presented are satisfactory and shall be present at the Township Board meeting for review.
4. The rear service drive accessing the employee parking lot shall be 28' wide back-to-back.
5. REU's for sewer and water are to be determined at a later date by the township engineer and staff based on data provided by the applicant.
6. Any water softener to be utilized on the site shall be only potassium use and shall not be connected to the sewer system.

Motion unanimously carried.

ADMINISTRATIVE BUSINESS

There was no Planner's Report.

Moved by McCririe, supported by Mortensen, to approve the minutes of the July 20, 1999 meeting as written. **Motion unanimously carried.**

Moved by McCririe, supported by Mortensen, to approve the minutes of the July 12, 1999 meeting as written. **Motion unanimously carried.**

Mr. Archinal reminded the members that there would be a meeting of the Planning Commission on August 23, 1999 at 6:30 p.m. Also, there will be a joint meeting with the Township Board and the ZBA on August 30, 1999.

The meeting was adjourned at 10:32 p.m.

Respectfully submitted,

Dia M. Moulton
Recording Secretary