

The work session was adjourned at 7:00 p.m. 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 Chairman Colley at 7:02 p.m. **Moved** by McCririe supported by Joseph to approve the Agenda as presented. **Motion unanimously carried.**

Chairman Colley briefly explained to the few persons in the audience what had been discussed during the work session (i.e., sidewalks, photometrics, internal intersection and landscape buffering for Cleary College). He made a call to the public to discuss items not on the agenda with no response.

- 1) OPEN PUBLIC HEARING #1...REVIEW OF AN IMPACT ASSESSMENT AND CORRESPONDING SITE PLAN FOR A PROPOSED RETAIL FACILITY LOCATED ON 87 ACRES AT THE SOUTHWEST CORNER OF LATSON ROAD AND GRAND RIVER AVENUE; SECTION 5: R-G PROPERTIES/FTC & H. (Tabled from February 8, 1999 meeting).

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

Mr. Mike Perkins of R-G Properties, reviewed the parking on the site. They are proposing the deficient parking be banked (55 spaces). The Wal-Mart spaces have been widened by 6" with a reduction in the drive aisle by one foot. The Home Depot spaces are 9' wide and 19' long with a 25' drive aisle. The retail (outlot) spaces will be according to township ordinance. The deficient spaces could be acquired by restriping.

Mr. Bo Gunlock of R-G Properties, stated he had provided evidence to The Strader Group, consisting of 17 aerial photographs, that the number of parking spaces is sufficient.

Chairman Colley stated he felt that an area should be shown on the plan of where they can gain the deficient spaces, if needed, even if it is behind the buildings for employee parking.

Mr. Gunlock noted that for better aesthetics, they have enclosed the garden center at Home Depot which required them to add over 80 spaces. He felt the number of parking spaces proposed was definitely sufficient. He didn't know where the additional spaces could be put unless the lot is restriped sometime in the future.

Commissioner McCririe felt that if, some time in the future, it was the determination of the Township Manager that the site has insufficient parking, they would be required to restripe the lot. This could be put in to the PUD agreement.

Chairman Colley agreed with that solution as long as it was a double-striping scenario.

The free-standing signs were reviewed. Mr. Perkins stated they tried to emulate the vestibule entrance of the building for the free-standing signage. The same colors as the building are used and it will be interior illuminated. He stated it will sit at the curb elevation and be about 15' from the curb. It will not sit on a berm.

The Commissioners discussed the Wal-Mart building elevations. Mr. Perkins noted that they have added 10' x 20' planting beds with two trees each in front of the building. The trees will be 2 1/2-3" caliper when planted (about 12-15' high) with a mature height of about 25'. Greenspire lindens are proposed.

Chairman Colley noted that these details need to be on the plan when going before the Township Board.

Commissioner Litogot asked about the entrances to the garden center and reiterated from discussions from previous meetings, that no exterior signage on the fence will be allowed.

Mr. Perkins stated there are two entrances plus an entrance from inside the building. Also, there will be no flood lighting in the garden center.

The Commissioners discussed the prohibition of putting top soil, mulch, etc. along the interior of the fence. It would be unsightly. Packaged material should be set back from the fence a certain distance (minimum of 20').

Mr. Perkins stated the Wal-Mart building elements have been brought out about 3' from the face of the building and the elements of the trellis come out about 8'. The peak elevation is now a standing seam with blue metal roof and goes back to the building.

Commissioner Litogot voiced his concern about the length of time trucks/trailers will be sitting for loading and unloading. He didn't want them to be used for extra storage. He wanted to see this addressed.

Mr. Gunlock stated this issue is addressed in Section 2.3 of the PUD agreement.

The Commissioners agreed that a time limit should be stipulated in the PUD agreement.

Mr. Mike Klingl of Greenberg Farrow Architecture reviewed the Home Depot building. The vestibules are up to full width, the cornices are pitched out, a brick pattern is around three sides, the garden center is enclosed, parapets are 5' higher than usual, and no

fixturing/shelving/racking is proposed in the seasonal sales area. Also, he noted that nothing can be placed along the building's facade.

Chairman Colley stated he still thought the front facade was a little flat except for the entryways. He felt more relief and detail could be added.

Mr. Klingl suggested additional medallions or insets like the Wal-Mart. Also, the planters could be raised and the columns brought out a little.

The Commissioners agreed with Mr. Klingl's suggestions and believed the Home Depot building and elevations would have to run through "the loop" again before Planning Commission approval. This could be done at another meeting.

Mr. Lefever briefly reviewed the landscaping of the entire site (trees along Grand River and Latson Road, shrubs at parking lots, detention basin, etc.). Commissioner Figurski asked how they will water the plantings?

Mr. Lefever answered no permanent irrigation system is proposed.

Ms. Caryn Champine of The Strader Group reviewed the remaining issues in their letter of February 22, 1999. Item #1 (setback indications on site plan) was agreed to by the petitioner. Open space calculations are included on the "Pervious/Impervious Phase I" sheet and will have to be included as part of the site plan (item #5). The petitioner agreed to relocating the islands to surround light poles if they are in a 10-15' distance and they don't lose any parking spaces (item #7).

Regarding the Protective Covenants, Mr. Gunlock stated they are still in negotiations with Home Depot and Wal-Mart. Everyone in the development will have to sign into the covenants. The Commissioners agreed that this is between the developer and the user; as long as it does not conflict with the PUD agreement.

Ms. Melissa Talley from McNamee, Porter & Seeley stated most of the review items in their February 5, 1999 letter can be addressed at construction drawings. However, the hydrants need protective posts in the parking areas (item #22); and, calculations are needed for the detention basins and storm sewers.

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

Ms. Pam Reach, Richardson Road, stated she has lived here for 25 years. While she really doesn't want to see a development like this in the township, she realizes it cannot be stopped. She doesn't like the area turning into another Oakland County. She voiced her concern with the Home Depot "mess" in Brighton. They are currently in litigation and she doesn't want to see Genoa Township using tax dollars to enforce compliance here.

Chairman Colley answered the township has done its best to address these issues in the PUD agreement. An agreement will be in force and the township is on firm ground if litigation results. Also, he noted, the garden center will be enclosed in this development.

Mr. Klingl also noted that the Brighton issue has not gone unnoticed by the corporate offices. It is a store manager issue.

Ms. Reach also wondered about the old Wal-Mart store. What is to become of that site?

Chairman Colley stated they have not been told what will happen to the old Wal-Mart.

Commissioner McCririe stated that whatever tenant occupies the old Wal-Mart, they will have to come before the Planning Commission. The old Wal-Mart is off-site of this development and cannot be tied into it.

The call to the public was closed at 8:30 p.m.

Mr. Gunlock stated that if the township can figure out a way to get a temporary easement to construct a sidewalk across the Prairie House Restaurant, he would be willing to put it in.

Commissioner Figurski noted that the Impact Assessment date is incorrect. It should be February, 1999, not 1998.

Moved by Figurski, supported by Joseph to recommend to the Township Board the approval of the Impact Assessment, with the corrected date of February, 1999, subject to the approval of the site plan. **Motion unanimously carried.**

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

1. Township Board approval of the impact assessment as corrected.
2. Township engineer review and approval of all plans and specifications.
3. Any approvals for the Home Depot architecture and elevations shall be specifically excluded until such time as reviewed and recommended for approval by the Planning Commission.
4. Petitioner shall add the "Pervious/Impervious Surface" sheet to all future submittals.
5. Petitioner shall provide a sidewalk extension from the Grand River sidewalk to the Latson Road roadbed.
6. Subject to the cross-lot drain easement with Cleary College being provided satisfactory to the township attorney and engineer.
7. Lane widths in the parking area as provided are acceptable, specifically, a 1' drive aisle reduction in the Wal-Mart lot.
8. Petitioner shall bank 55 parking spots in the following manner:

- Language for restriping of the Wal-Mart parking lot shall be added to the PUD agreement which shall require said restriping at the determination of the Township Manager.
- The restriping shall be of a double-stripe nature with language for double-striping of spaces as contained in the ordinance.

9. Bottom piers of all ground mounted signs shall be no higher than the curb elevation at Grand River and Latson Roads respectively.
10. Canopy trees adjacent to and in front of the proposed buildings shall be a minimum of 12' tall at the time of planting and on the Wal-Mart building approximately 15' from the building line within planting beds satisfactory to the township planners.
11. The plan needs to indicate the species and location as greenspire linden.
12. All materials to be sold in either garden area shall be packaged materials with no bulk piles of materials and shall be set back a minimum of 20' from the fence line.
13. No signage shall be located on the garden center fence with such language to be provided for in the PUD agreement.
14. Section 2.3 of the PUD agreement shall be modified to provide for no storage of trucks, trailers or other similar items for longer than 24 hours unless it is actively being unloaded or loaded.
15. Petitioner shall work and cooperate with the township planners to coordinate placement of light poles inside landscaping beds within the interiors of the parking lots as appropriate.
16. Petitioner shall install a sidewalk along the Grand River frontage of the Prairie House Restaurant if all necessary easements can be secured by the petitioner and/or the township.

Motion unanimously carried.

Moved by McCririe, supported by Litogot to recommend to the Township Board the granting of a special use permit for outdoor storage and sales as provided in the site plan, impact assessment and PUD agreement. **Motion unanimously carried.**

Moved by McCririe, supported by Joseph to recommend to the Township Board approval of draft #7 of the PUD agreement between the Township and R-G Properties with the changes as recommended in the site plan motion of 2/22/99. **Motion unanimously carried.**

ADMINISTRATIVE BUSINESS

There was no Planner's Report.

Moved by Litogot, supported by Figurski to approve the minutes of the February 8, 1999 meeting as written. **Motion unanimously carried.**

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Dia M. Moulton
Recording Secretary