

GENOA TOWNSHIP  
PLANNING COMMISSION  
FEBRUARY 8, 1999  
WORK SESSION  
6:30 P.M.  
MINUTES

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

Items scheduled for action during the regular session of the commission were discussed. No formal action was taken. Chairman Colley asked that, in the future, a special meeting be called to discuss lengthy agenda items (i.e., R-G Properties development) rather than having them scheduled on the same night with other more typical developments.

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 7:00 p.m. **Moved** by Litogot, supported by Figurski to approve the Agenda with the following corrections:

Item #1, letter B should read: "Recommendation regarding preliminary site plan."

Item #2, letter B should read: "Recommendation regarding preliminary site plan."

Item #4, letter A should read: "Recommendation regarding impact assessment."

Item #4, letter B should read: "Recommendation regarding rezoning request."

**Motion unanimously carried.**

A call to the public was made to discuss items not on the agenda with no response.

- 1) OPEN PUBLIC HEARING #1...REVIEW OF A PRELIMINARY SITE PLAN AND CORRESPONDING ENVIRONMENTAL IMPACT ASSESSMENT FOR 28 SINGLE FAMILY HOME SITES, NORTH SHORE PHASE VII,

SOUTH OF CROOKED LAKE BETWEEN NIXON AND SHARP; SECTION  
20: NORTH SHORE LAND DEVELOPMENT/BOSS ENGINEERING.

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

Mr. Dave LeClair from Boss Engineering stated this project would add 28 single family lots which would be Phase VII of the North Shore community. This phase would bring the total of single family dwellings to 160, as allowed. The remaining detached condominiums allowed under the PUD Agreement will be developed in the near future. This phase includes two direct lake lots (#133 and #134) and six riparian lots (#135-140). This final single family phase includes the remaining direct access and riparian rights units allotted in the PUD Agreement. This has been permitted by the DEQ, although the permit has expired. Mr. LeClair stated they have requested an extension from the DEQ. This phase will have public water and sewer.

Mr. Purdy reviewed the remaining summary issues to be addressed in The Strader Group letter of February 4, 1999. Item #2 in the letter (crushed limestone path) was agreed to by Mr. LeClair if the DEQ didn't have a problem with it. Grading and drainage plans will be provided before final site plan approval (item #3). Mr. LeClair stated the emergency access drive is located between lots #150 and 151. It is an easement. There is no direct access to Sharpe Drive (item #4). The Planning Commission members agreed that landscaping in the cul-de-sac turnarounds is not required in this single family phase (item #5). And, a landscape treatment along Sharpe Drive (item #6) is not required.

Ms. Talley reviewed the McNamee, Porter & Seeley letter, dated February 3, 1999. She stated more details for the storm water drainage are needed. Their calculations need to show that the wetlands can handle the additional run-off. Other issues can be addressed at final.

Chairman Colley made a call to the public at 7:10 p.m. with no response.

Commissioner Litogot stated that at the final site plan approval, he wants to see something from the DEQ on grading permits and excavating, an engineering report, and something about the marina license.

Mr. Purdy noted that the Township Board would require approved DEQ permits prior to final site plan approval.

**Moved** by Mortensen, supported by Litogot to recommend to the Township Board approval of the Impact Assessment, dated 1/5/99 for North Shore Phase VII with the following change: Page i, PREFACE, should read in various places 124 detached condominiums, not 125. **Motion unanimously carried.**

**Moved** by McCririe, supported by Figurski to recommend to the Township Board approval of the preliminary site plan for North Shore Phase VII, dated 1/26/99, with the following conditions:

1. Township Board approval of the Impact Assessment, dated 1/5/99, as amended in the motion.
2. Township engineer review and approval of all plans and specifications.
3. Petitioner shall provide crushed limestone on the walk paths as permitted by the DEQ.

**Motion unanimously carried.**

- 2) OPEN PUBLIC HEARING #2...REVIEW OF A PRELIMINARY SITE PLAN AND CORRESPONDING ENVIRONMENTAL IMPACT ASSESSMENT FOR 25 DETACHED CONDO HOME SITES, NORTH SHORE PHASE VIII, SOUTH OF CROOKED LAKE BETWEEN NIXON AND SHARP; SECTION 20: NORTH SHORE LAND DEVELOPMENT/BOSS ENGINEERING.
  - A. RECOMMENDATION REGARDING IMPACT ASSESSMENT.
  - B. RECOMMENDATION REGARDING PRELIMINARY SITE PLAN.

Mr. Dave LeClair of Boss Engineering stated the petitioner is requesting this item be tabled tonight due to the issue of the 100 foot isolation area. They are in the process of obtaining a variance from the MDEQ for a reduction in the well isolation area to 100 feet. He asked the Commissioners if this was not granted, could it possibly be moved to Edgewood Shores Drive coming into the project?

Chairman Colley stated he would need to drive out to the site to refresh his memory. He stated he couldn't give an honest answer right now.

Mr. Purdy noted this would create a visual impact. It would be putting units visible from the road. This might require a greater front yard setback. However, he wasn't concerned with the traffic in this phase.

The Commissioners agreed they would have to think more about this issue.

**Moved** by McCririe, supported by Figurski to table North Shore Phase VIII at the petitioner's request. **Motion unanimously carried.**

- 3) OPEN PUBLIC HEARING #3...REQUEST FOR APPROVAL OF THE FINAL PRELIMINARY PLAT FOR A PROPOSED 7 UNIT DEVELOPMENT LOCATED NORTH OF BRIGHTON ROAD ON 10.2 ACRES. SECTION 25: WORDEN LAKE WOODS/BOSS ENGINEERING.
  - A. RECOMMENDATION REGARDING IMPACT ASSESSMENT.

B. RECOMMENDATION REGARDING SITE PLAN.

Mr. Frances Serkian, owner of the property, stated his engineer, Mr. Peter Finkbeiner, had not arrived at the meeting yet, and asked if the Commissioners could go ahead with the next petition on the agenda. He was certain Mr. Finkbeiner would arrive soon.

Chairman Colley and the Commissioners agreed to do so, leaving public hearing #3 on the table.

- 4) OPEN PUBLIC HEARING #4...REZONING APPLICATION AND IMPACT ASSESSMENT FOR REZONING APPROVAL TO REZONE PROPERTY IN SECTION 14; 2911 DORR ROAD FROM AG (AGRICULTURAL) TO PRF (PUBLIC RECREATION FACILITIES).

- A. RECOMMENDATION REGARDING IMPACT ASSESSMENT.
- B. RECOMMENDATION REGARDING REZONING REQUEST.

Mr. Jeff Purdy from The Strader Group stated the Commissioners received a copy of the Impact Assessment and Application for Rezoning the Township Hall Property, dated January 8, 1999. He stated they should consider its consistencies with the goals, policies and future land use map of the Genoa Township Master Plan. The Master Plan calls for this property to be for public use. Also, compatibility of the site's physical, geological, hydrological and other environmental features should be considered. He noted this site allows for a "campus-type" setting for a community civic center. It also provides a transition zone for the surrounding areas. It is uniquely situated in a central area of the township, providing convenient access to the citizens.

Chairman Colley made a call to the public at 7:21 p.m. with no response.

**Moved** by Figurski, supported by Mortensen to recommend to the Township Board the approval of the Impact Assessment for the Township Hall Property, dated 1/8/99 with the following change: Page 7, letter G: the word "septic" should be changed to "sewer".  
**Motion unanimously carried.**

**Moved** by Figurski, supported by McCririe to recommend to the Township Board the approval of the rezoning application for the township hall from agricultural (AG) to public recreation facilities (PRF), dated 1/8/99, as the Planning Commission held a public hearing and finds that in the Rezoning Criteria, specifically A through F, the application has met the requirements of the ordinance. **Motion unanimously carried.**

- 5) OPEN PUBLIC HEARING #5...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.

## A. DISCUSSION OF R-G PROPERTIES PETITION.

Mr. Bo Gunlock, R-G Properties, stated the purpose of the presentation tonight was to receive comments from the Planning Commission and public in order to continue working on the site plan while the Township Board decides the rezoning question. The rezoning was tabled at the last Township Board meeting. He said he is not looking for any action by the Commissioners and asked that it be tabled after the presentation and discussion. He noted that they had intended to include an appendage (Tire & Lube Express) but from comments during working meetings, the TLE has been removed. Also, all outdoor display and sales is being proposed inside a fenced area. And, a "declaration of protected covenants", which dictates specific maintenance requirements (snow removal, tree/shrub replacement, trimmings, etc.) has been submitted to the township attorney for his review.

Mr. John Lefever of Fishbeck, Thompson, Carr & Huber, stated he has been involved with R-G Properties since August, 1998 working on site plan issues. The lay-out of the circulation space and buildings has not changed much since the conceptual plan. He described the two westerly accesses on Grand River Road, noting that the one across from the McDonald's access will be signalized and will be used as the main entrance for trucks. He also described the three accesses off Latson Road. A 60' right-of-way has been given for the future widening of Latson Road. Currently, improvements to the traffic signal at Latson Road and Grand River will be made, and Latson Road will be widened for the right-turn only (northern access) off Latson Road. He explained the orientation of the access drive across from the school property has been revised so that the two drives are in alignment. An alignment there will give signalization a better chance if/when the interchange goes in. He noted that trees currently on both sides of Latson Road will become essentially the front yard of the school if/when the interchange goes in and Latson Road is moved west.

Mr. Lefever presented a plan showing the storm detention and utilities. The dry basin between the parking lots is a six on one slope, four to five feet deep. The dry basin in front of the proposed Wal-Mart is six to seven feet deep. The two detention basins behind Wal-Mart and the proposed Home Depot have three on one slopes with fencing. He reviewed the looping system, noting that there is redundant looping. All of the fire protection and hydrants around Wal-Mart and Home Depot will be completely looped.

Mr. Lefever also reviewed the landscaping. He said they have a certified arborist and landscape architect preparing the landscaping plans. They have added ornamental trees on the Grand River side (lots 1-5) and have provided enhanced landscaping at the entrance on Grand River. Also, additional landscaping has been added by the loading dock area. He noted that on Latson Road, the mature trees already there were not used in the tree count. The entire circulation strip around the perimeter, as well as the islands, has trees. The only place without trees is the storm detention area between the two parking areas. This is needed for snow storage. He noted that some snow can be stored around the perimeter

areas, too. If needed, a front-end loader could be used to transfer snow to the other detention areas, also.

Mr. Purdy offered photos of some area large retail users who have provided planting beds along the front of their buildings to help break-up the walls. He recommended clustering larger planting beds away from the customer entrances at the ends of the Wal-Mart and Home Depot. While the amount, general location and variety of species is well-designed, he would like to see more landscaping on the facade of the buildings.

Mr. Lefever noted that the plantings are native and hardy plants that will have a very good survival rate.

Mr. Mike Perkins of R-G Properties stated the parking is set up according to the retail user. He reviewed the Wal-Mart standards for parking (9' wide) making the aisle widths one foot shorter. This allows for more radius room.

Mr. Gunlock noted that there is some deferred parking. Including this deferred parking would make them 55 over the ordinance. He gave documents, which he had just received, to Mr. Purdy as evidence that the parking is adequate. He realized Mr. Purdy would need time to review the material.

Mr. Purdy noted that he is not interested in a "sea of asphalt" on this parcel and would consider the deferred parking.

Mr. Perkins reviewed the lighting detail noting that they are redoing the photometrics and will look at the lighting in the area behind the buildings and east side of Home Depot to consider the effect of wall lighting. He distributed information on performance sconces. Ornamental lighting is proposed at the internal circulation walkways. These site lights will be provided as the outlots are developed. Also, the 5' walkways will be done as the outlots are developed.

Signage for the outlots will be approved as developed. All site plans for the outlots will be reviewed by the township staff, Planning Commission and Township Board.

Mr. Purdy noted that the sign for the western driveway is not set far enough back for site distance.

Chairman Colley suggested that the petitioner look at the land mark signage. He felt it was too boxy and it could be more aesthetically pleasing.

Mr. Purdy noted that the photometric grid should include the lighting for the garden center. Flood lighting would require Planning Commission approval.

Chairman Colley asked the petitioner to provide more detail for this to make a better informed decision.

Mr. Purdy suggested performance guarantees for perimeter landscaping if not done by the outlots. He also suggested moving the sidewalk away from the roadway to provide a grass strip between them to break up the width of the pavement.

Mr. Gunlock stated the latter request presents a maintenance issue, but he will consider it if the Planning Commission wants it. But, he doesn't want to have to guarantee the outlot landscaping.

Chairman Colley and Commissioner McCririe voiced their agreement with Mr. Gunlock's reluctance to provide a performance guarantee. They noted the outlots will have to live by the terms of the PUD agreement, and their site plans will be coming before the Planning Commission for review. The interior landscaping could be provided by the outlots. Finally, Mr. Perkins reviewed the interior signage ("Deliveries Only", "Right Turn Only", etc.).

Mr. Hal Havens of BRR Architects reviewed the Wal-Mart building elevations and building materials. He provided a sample board with a pre-cast brick pattern in a reddish/brown color. The entry areas have masonry pillars to accent. There is a dark tan strip around the building. EIFS material is in the sign area and above the entrances in a lighter tan color. Trellises give a three-dimensional look. The garden center has a steel picket fence with masonry columns. Roof top equipment will be concealed except for near the grocery area which will show about three feet, but this faces the detention basin. He noted they were concerned, from a customer safety standpoint, with Mr. Purdy's suggestion for planting beds along the front of the buildings.

Chairman Colley agreed with Mr. Purdy that the walls are big and blank at the ends of the buildings. He suggested they look at landscaping there. Also, he wanted more detail on the lay-out of their garden centers. It is proposed on the Grand River side. He voiced his concern with stacking peat moss, etc. He noted the current Wal-Mart does not have a good track record.

Mr. Purdy suggested a couple large planting beds (2 or 3' high) with a couple of trees in each. People won't trip over them if they are larger. The Commissioners agreed that there should be some landscaped areas with trees at the building to help the site visually.

Commissioner McCririe suggested having stipulations against any signage on the garden center fencing or inside the fencing.

It was noted that there will be no stacking of outside carts (except the cart corrals).

Commissioner Mortensen voiced his dislike of the colors of the brick on the building.

Mr. Purdy suggested building out the center area of the building, like the photos of the Petoskey, MI site. The Commissioners agreed that this should be looked at, as well as

adding more to the roof to make it not as flat. The peaks of the entrance ways do not meet the ordinance.

Mr. Mike Klingl of Greenberg Farrow Architecture reviewed the proposed Home Depot site. He stated they have tried to emulate the Wal-Mart as much as possible. He presented a material board with precast concrete with a similar, compatible color scheme as Wal-Mart. The Home Depot building has two main entrances, pillars, and varying depths to the building. It is 107,000 square feet. There is also a proposed enclosed garden center with a 44' "flexible" area for seasonal sales. The flexible area will have black ornamental fencing. There will be no stacking in the flexible area. There are two concrete pads for loading and a rear pallet storage area. A customer loading area is provided along the front of the building. It is striped and separate from the concrete pedestrian area. He, too, voiced his concern with Mr. Purdy's suggestion of planting beds in front of the building. He stated it presents a safety and maintenance issue.

Chairman Colley stated he felt the building was rather "boxy" and didn't meet the ordinance. While it is not a bad building, it can definitely be enhanced. It is a good place to start. He suggested Mr. Klingl work with the township planner.

Mr. Purdy suggested more attention be given to the parapet to screen equipment. Equipment will be seen if the interchange goes in.

Mr. Klingl stated it had been increased from 2'6" to 5' already.

The Commissioners agreed it would be difficult to increase the parapet enough so that equipment is not seen from the interchange. They asked for schematics of the site lines, however, so they know just what will be visible.

Chairman Colley made a call to the public at 9:10 p.m. with no response.

**Moved by Figurski, supported by McCririe to table R-G Properties at the request of the petitioner. Motion unanimously carried.**

Chairman Colley recessed the meeting at 9:11 p.m. and noted that he had to leave for the evening. He would not be returning after the recess.

Commissioner Figurski reconvened the meeting at 9:17 p.m.

**Moved by McCririe, supported by Litogot that Commissioner Figurski chair the last portion of the Planning Commission meeting. Motion unanimously carried.**

Acting Chairman Figurski noted that Mr. Finkbeiner had arrived and so discussion could be heard on Public Hearing #3, Worden Lake Woods.



Mr. Peter Finkbeiner of Boss Engineering stated the petitioner is asking for final preliminary plat approval. The parcel is 10.2 acres on the north side of Brighton Road, just opposite the western exit of Brighton High School. There are seven lots proposed. Eventually, the petitioner will be back for approval for four more splits to the north of this parcel which will be serviced from the drive to the north. He explained that in order to get more upland area for lot #1, AlJoan Road had to be narrowed to 26' back to back. He stated he felt this was allowed in the ordinance as it is an environmentally sensitive area (save mature trees) and the small number of lots (seven). He presented his original copy of a letter from the Oakland County Road Commission approving this narrower public road. (Mr. Purdy noted that the Township Board would have to approve this variance to the subdivision ordinance.)

The private drive between lots #6 and 7 for the four lots to the north will be 18' wide and paved. He noted that lots #6 and 7 will front the cul-de-sac and have their entrances there.

Commissioner Mortensen asked if the Drain Commissioner was aware of the additional four lots to the north and the dedication of the road?

Mr. Finkbeiner assured the Commissioners that they have been very open and upfront about the private drive and the additional lots. However, no details/calculations were presented.

Mr. Purdy reviewed The Strader Group letter of January 21, 1999. Mr. Finkbeiner stated a "Deed Notice" had been provided to the township attorney for his review regarding the wetlands (item #2 in letter). The Deed Notice will accomplish the same as a conservation easement. It will alert property owners that wetlands exist, cannot be disturbed, no clearing, etc. The Deed Notice will be a perpetual document.

After discussion, the Commissioners agreed that a landscape plan is not needed for the cul-de-sac (item #3).

The Commissioners discussed item #4 (road width of AlJoan Road). Ms. Talley noted that it is not a high traffic volume road. Ms. Champine noted that narrowing the road does allow some other issues to be addressed (upland area in lot #1). The Commissioners agreed the narrow road was acceptable and would recommend to the Township Board that it be allowed.

Item #6 (performance bond for pathway) was discussed. Commissioner Figurski noted that in the minutes of the meeting where tentative preliminary plat was approved, a performance bond was required in the motion. Mr. Finkbeiner apologized for the oversight and said it will be provided.

Mr. Finkbeiner noted that a grading and drainage plan has been provided (item #7) and the required agency approvals have been provided to the township (item #9).

The Commissioners noted that they had not received copies of some of the agency approvals. Mr. Finkbeiner provided his original copy of a letter from the Drain Commissioner, dated September 8, 1998, granting preliminary plat approval with contingencies.

Ms. Talley stated the proposed water for this site is still an issue that must be addressed before they come back for final approval. The water agreement with the City of Brighton has not been finalized and easements for the off-site water main should be in place, too.

Mr. Archinal stated a conceptual agreement has been reached with the City of Brighton to provide water to this site. He noted that the petitioner cannot get any permits until the water issue is resolved anyway.

The Commissioners discussed the Impact Assessment, which was dated 4/7/98 and not updated. Mr. Finkbeiner stated there was nothing in it that is contradicted by any of the changes. He wasn't aware that it had to be updated.

Mr. Frances Serkian (owner of site) noted the deed restrictions state that no wells will be permitted.

Commissioner McCririe stated that in his opinion the impact assessment was adequate for the purposes of tonight.

Acting Chairman Figurski made a call to the public at 9:50 p.m. with no response.

**Moved** by Litogot, supported by McCririe to recommend to the Township Board approval of the Impact Assessment for Worden Lake Woods, dated 4/7/98 with the following condition: letter G should include public water from the City of Brighton.

**Motion unanimously carried.**

**Moved** by McCririe, supported by Litogot to recommend to the Township Board approval of the preliminary plat for Worden Lake Woods, dated 1/27/99, stamped received by the township on 2/4/99 with the following conditions:

1. Township Board approval of the Impact Assessment, dated 4/7/98, as modified by motion.
2. Township engineer review and approval of all plans and specifications.
3. Township attorney review and approval of Building and Use Restrictions with assurances that the equivalent of conservation easements have been provided in that document, date received 2/4/99, which shall be executed in recordable form by the developer.
4. The 50' right-of-way and 22' pavement cross section as depicted on the plan is acceptable, and a recommendation is made by the Planning Commission to the Township Board to approve the same.

5. Developer shall cause a performance bond, satisfactory to the township engineer, to be placed for the installation of a bike path along the Brighton Road frontage.
6. Developer shall provide prior to final plat all necessary easements for the water main extension satisfactory to the township staff and attorney.

**Motion unanimously carried.**

**ADMINISTRATIVE BUSINESS**

There was no Planner's Report.

**Moved by McCririe, supported by Mortensen to approve the minutes of the January 25, 1999 meeting as written. Motion unanimously carried.**

**Moved by McCririe, supported by Mortensen to schedule a meeting for February 22, 1999 at 6:30 p.m. to discuss the R-G Properties development. Motion unanimously carried.**

The meeting was adjourned at 9:58 p.m.

Respectfully submitted,

Dia M. Moulton  
Recording Secretary