

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
WORK SESSION
JULY 9, 2007
6:30 P.M.
AGENDA**

CALL TO ORDER: At 6:30 p.m., the work session of Genoa Township Planning Commission was called to order. Present constituting a quorum were Chairman Pobuda, James Mortensen, Barb Figurski, Teri Olson, Steve Morgan and Dean Tenge. Also present was Jeff Purdy of LSL, Tesha Humphriss of Tetra Tech and Kelly VanMarter, Planning Director.

APPROVAL OF AGENDA: Upon motion of James Mortensen and support by Barb Figurski the agenda is approved as submitted. **Motion carried unanimously.**

DISCUSSION: of Agenda items of the regular meeting of the Planning Commission

DISCUSSION: of general items

ADJOURNMENT: The work session of the Genoa Township Planning Commission was adjourned at 6:56 p.m.

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JULY 9, 2007
7:00 P.M.
AGENDA**

CALL TO ORDER: At 7:00 p.m., the work session of Genoa Township Planning Commission was called to order. Present constituting a quorum were Chairman Pobuda, James Mortensen, Barb Figurski, Teri Olson, Steve Morgan and Dean Tenge. Also present was Jeff Purdy of LSL, Tesha Humphriss from Tetra Tech and Kelly VanMarter, Planning Director.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited, followed by a moment of silence.

APPROVAL OF AGENDA: Upon motion by Barb Figurski and support by Teri Olson, the agenda was approved as submitted. **Motion carried unanimously.**

CALL TO THE PUBLIC: (*Note: The Board reserves the right to not begin new business after 10:00 p.m.*)

OPEN PUBLIC HEARING # 1... Review of extension of site plan approval for a parking lot expansion and related site improvements to the existing office utilized by Desine, Inc., located at 2183 Pless Drive, Sec. 13, petitioned by Desine Inc.

Jim Barnwell with Desine, Inc., 2183 Pless Drive, Genoa Township is representing the petitioner. They are requesting an extension of their approval because of current economic conditions.

Planning Commission disposition of petition

A. Disposition of site plan extension.

Motion by James Mortensen, seconded by Barb Figurski to extend the site plan approval for a parking lot expansion and related site improvements to the existing office utilized by Desine, Inc., located at 2183 Pless Drive for one year. **Motion carried unanimously.**

OPEN PUBLIC HEARING # 2...Review of site plan application, impact assessment and site plan for a proposed 21,164 sq. ft. clubhouse for the Oak Pointe Country Club located at 4500 Club Drive, Sec. 28, petitioned by Oak Pointe Country Club. (07-13)

Neil Plante with Boss Engineering, 3121 E. Grand River, Howell; John Cheshire with Oak Pointe, 4500 Club Drive, Brighton; and John Danckaert with TMP Architecture, 1191 W. Square Lake, Bloomfield Hills are representing the petitioner.

Mr. Plante addresses the Planning Commission and explains that the site plan is a result of a fire that destroyed the previous building in the spring. Given the opportunity to rebuild, the Country Club is making a few changes to the original plan in an effort to make some improvements. The changes include reconfiguring the access to the site to allow for stretch limos and larger vehicles to access the clubhouse. They have also reconfigured the golf cart path to improve the flow of golf carts around the site. In regard to parking, they were originally suggesting adding parking around the well house, however the MDEQ has requested that there be no parking within the isolation zone for the municipal well. They are now requesting to remove the parking to comply with the MDEQ request; however, this will result in a deficiency of 2 spaces per ordinance requirements. They will be increasing the size of the detention pond per the Drain Commission standards.

James Mortensen asks if adding the deferred parking will affect the landscaping. Jeff Purdy states that there are trees that would need to be removed. Mr. Plante states that they would replace the trees at another location on the property.

John Danckaert explains the floor plans and architectural features of the project. He reviews and addresses the concerns of the Fire Department regarding the fire line location at an outside wall and preventing back flow from the sprinkler and the domestic water supply line. The original ground floor plan was 12,144 square feet and the proposed is 13,633 square feet. The increase in square footage on the ground floor is primarily an

increase in the exercise room. There is a third floor for mechanical equipment only that is not visible from the outside. The building material samples are provided to the Commission for their review. There was a slight change in the color of the stone from the materials originally submitted which was provided to the Planning Commissioners for review. They are also considering a slate material for use on the roof instead of the shingles. They have ordered a sample of the slate but have not yet received it. The building is designed to require minimal maintenance. They are also providing lightning protection to the roof of the building.

Barb Figurski questioned how they would make repairs to the mechanical equipment on the third floor. Mr. Danckaert replies that the equipment is designed to be modular and could be removed for repair and they are also providing an area outside for them to perform repairs. Mr. Cheshire indicates that any heavy equipment such as a crane can utilize the existing cart path if needed to access the area on the third floor from the outside.

Steve Morgan asked who owns the property where the retention pond is. Mr. Plante indicates that the Oak Pointe Association owns the pond property. Mr. Plante states that the club has an easement and is working with the Association on using the pond. Steve Morgan questions in regard to removing the parking on the wellhead area, will the DEQ allow the parking if there is storm sewer for the runoff. Tesha Humphriss indicates that the DEQ does not allow sewer of any type, storm or sanitary and they discourage any parking.

Jeff Purdy reviews his letter dated June 26, 2007. The PC will need to approve the building materials. The properties may need to be combined if there is any parking that overlaps property lines. The parking is discussed. Mr. Purdy recommends the installation of the deferred parking now since the parking around the well is going to be removed. The Planning Commission agrees and indicates that they would like the petitioner to install the deferred parking now. The Commission requests that the four spaces behind the building be marked for employee parking. Steve Morgan questions whether or not the MDEQ will allow the deferred parking within the isolation area for the well. Tesha Humphriss indicates that she will need to review this with the DEQ. John Cheshire requests that if the MDEQ doesn't allow the deferred parking they will come back to the Commission.

Mr. Purdy states the legend on the landscape plan has been added and was provided tonight. Don Pobuda asks whether the existing trees adjacent to the homes south of the clubhouse will be sufficient to screen and block the noise. Mr. Cheshire indicates that they have provided this to the homeowners association and they have indicated their approval. In addition, Mr. Cheshire states that they are also converting the carts from gas to electric to decrease the noise impact on the neighbors.

Jeff Purdy is concerned about the light in the cart staging area adjacent to the residential. Mr. Danckaert indicates that they will revise the lighting plan to conform to the ordinance. Mr. Purdy requests that the Planning Commission may wish to require all lighting to be Metal Halide to be less intense. Mr. Mortensen questions if the petitioner

would be opposed to combining the properties. Mr. Cheshire indicates that he is unaware of any issues with combining the properties. In regard to the dumpster enclosure, Mr. Purdy asks what the dumpster enclosure will be made of. Mr. Danckaert replies that they have not decided exactly which material would be used. Mr. Purdy requests that the dumpster enclosure match the stone masonry on the building.

Tesha Humphriss reviews her July 2, 2007 letter. The petitioner is proposing to upgrade the existing pond by improving the outlet control structure. A variance to the current curb requirements is acceptable to match the existing curb. The petitioner shall provide a 25' utility easement which is to be recorded by the Township.

Barb Figurski asked if the landscaping will be irrigated. Mr. Plante will add landscaping irrigation to the plans.

The call to the public was made at 8:10 p.m. with no response.

Mr. Danckaert asked for clarification on the agenda. The agenda states only the first floor square footage of the building. The actual total square footage of the building is 38,900 square feet.

Planning Commission disposition of petition

A. Recommendation regarding impact assessment. (6-20-07)

Motion by Barb Figurski to recommend approval to the Township Board of the impact assessment dated June 20, 2007 for a proposed 21,164 sq. ft. clubhouse for the Oak Pointe Country Club located at 4500 Club Drive with the addition of square footage of the building and the additional property included with this site plan to the description. Support by James Mortensen. **Motion carried unanimously.**

B. Recommendation of site plan. (6-20-07)

Motion by James Mortensen to recommend approval of the site plan dated June 20, 2007 to the Township Board for a proposed 21,164 sq. ft. clubhouse for the Oak Pointe Country Club located at 4500 Club Drive subject to:

- 1.) The dumpster will be stone to match the building.
- 2.) The material and renderings are acceptable and will become township property. Township staff shall approve any changes to the building materials.
- 3.) The petitioner will consider combining the properties into one tax code.
- 4.) Landscaping will be as shown this evening and will be irrigated. Any landscaping displaced by revised parking will be moved elsewhere subject to staff review.
- 5.) The photometric plan will be revised to eliminate those places in excess of 0.1 footcandles at the property line.
- 6.) The parking recommended against by the MDEQ will be complied with and the deferred parking will be installed after the review and approval by the Township Engineer.

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- 7.) The requirements of the Brighton Area Fire Department in their correspondence dated July 3, 2007 will be complied with.
- 8.) The item #3 in the Tetra Tech letter of July 2, 2007 regarding utilities will be complied with.
- 9.) Dust control measures will be added to the site plan.

Support by Dean Tengle. **Motion carried unanimously.**

OPEN PUBLIC HEARING #3...Review of site plan application, impact assessment and site plan for a proposed 7,500 sq. ft. industrial building, located on the south side of Brighton Pines Court and west of Dorr Road, Sec. 15, petitioned by Brivar Construction Co. (07-14)

Steve Morgan requests to abstain from discussion and voting on Public Hearing #3 because of his involvement with Livingston Engineering.

Motion by Barb Figurski, support by James Mortensen to approve Commissioner Morgan's request to abstain. **The motion carried unanimously.**

Stan Brish with Brivar Construction represents the petitioner. In lieu of the shrubs in the pond they have added 8 trees to the plan in the detention pond. The building materials are presented. The company assembles and distributes large dehumidifiers and they use no hazardous materials. The property does extend along Brighton Pines Court towards Dorr Road however it does not abut Dorr Road.

Jeff Purdy reviews his letter dated June 26, 2007. The driveway offset is 50 feet, however given the location it is not an issue. The applicant is requesting a waiver from the pond planting requirements and given the existing vegetation and the addition of the 8 trees it is acceptable. The applicant is requesting a waiver from the berm requirement along I-96 to preserve existing vegetation. Jeff would like to see an increase in the height of the trees to 8-10 feet instead of the berm. The petitioner agrees.

Tesha Humphriss reviews her July 2, 2007 letter. The petitioner is proposing to use an existing detention pond. She supports the lack of curbing on the entrance drive. Construction plan review will be required for the water main extension.

The call to the public is made at 8:34 p.m. with no response.

Planning Commission disposition of petition

A. Recommendation regarding impact assessment. (5-30-07)

Motion by Barb Figurski to recommend approval of the impact assessment dated May 30, 2007 to the Township Board for a proposed 7,500 sq. ft. industrial building, located on the south side of Brighton Pines Court and west of Dorr Road. Support by Dean Tengle. **Motion Carried as follows: Ayes- Pobuda, Mortensen, Tengle, Figurski, and Olson. Commissioner Morgan abstains.**

B. Disposition of site plan. (6-20-07)

Motion by James Mortensen to approve the site plan for a proposed 7,500 sq. ft. industrial building, located on the south side of Brighton Pines Court and west of Dorr Road subject to the following:

- 1.) The building materials and bronze tinted glass are acceptable and samples will become Township Property.
- 2.) The detention pond planting of 8 trees will be sufficient.
- 3.) In lieu of an earth berm along I-96, the four trees in the I-96 buffer zone will be increased to 8-10 feet tall.
- 4.) Signage will meet Township Ordinance requirements.
- 5.) The Brighton Area Fire Department Letter will be complied with.
- 6.) The curbing on the entrance drive will not be required.
- 7.) Items 4 – 7 in the Tetra Tech letter dated 7/2/07 will be complied with.
- 8.) All light fixtures will be zero degree downward directed.
- 9.) The landscaping will be irrigated.

Support by Barb Figurski. **Motion Carried as follows: Ayes- Pobuda, Mortensen, Tenge, Figurski, and Olson. Commissioner Morgan abstains.**

Commissioner Morgan returns to the table.

OPEN PUBLIC HEARING #4...Review of amendments to Zoning Ordinance Articles 9,11,16,18, & 22. (07-16)

Jeff Purdy reviews the proposed changes to the ordinance. The Town Center overlay district maximum block size is proposed to be amended for the maximum length of any block shall be 660 feet and the maximum perimeter shall be 2640 feet. Also, Mr. Purdy suggests adding that the Planning Commission may allow larger block sizes for blocks that contain recreational open space or natural features that prevent road crossings. Section 11.02.06 is proposed to be amended to restrict vehicles with a rated capacity over one ton.

The footnotes to the Table regarding sign regulations are proposed to be changed to reduce redundancy. James Mortensen would like to change footnote (2.) b. to state the “total collective” sign area should not exceed 100 square feet. Commissioner Morgan asked for clarification on what is an interior lot. Mr. Purdy explains that an interior lot is not a corner lot. The largest change is to allow administrative approval for site plan extensions. James Mortensen would only like to see administrative approval for 2 years. Each extension after the second year should need to be reviewed by the Planning Commission. The Commission agrees. Steve Morgan would like to see the language in item 18.09.02 (c.) regarding written evidence of factors beyond the reasonable control of the applicant removed. He questions why we need to have a reason. The Commission agrees that we don’t need to have a reason and it should be removed. Mr. Purdy states that the final change is regarding the meeting requirements for the Township Board. These changes are a result of the Township’s Charter status.

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The call to public is made at 9:06 p.m. with no response.

Mrs. VanMarter indicates that no written comments were received.

Planning Commission disposition of petition

A. Recommendation regarding Zoning Ordinance Text Amendments

Motion by James Mortensen to recommend approval of the Zoning Text Amendments to Articles 9,11,16,18, & 22 as discussed this evening.

Support by Barb Figurski. **Motion carried unanimously.**

Administrative Business:

- *Planners report presented by LSL Planners*
- *Approval of May 14th, 2007 Planning Commission meeting minutes. Upon motion of Steve Morgan and support by James Mortensen, the minutes of May 14, 2007 were approved. (Barb Figurski abstained because she did not attend the meeting).*
- *Member Discussion: Barb Figurski indicates that the Crystal Gardens development looks really bad. They have not installed any of their landscaping. Steve Morgan would like to see the trucks with banner signs on them removed. Also, Steve informed the Commission that he will be resigning from the Planning Commission because he is moving to Nashville, Tennessee.*

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Kelly VanMarter