

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
WORK SESSION
FEBRUARY 11, 2008
6:30 P.M.
AGENDA**

CALL TO ORDER: At 6:37 p.m., the work session of the Genoa Township Planning Commission was called to order. Present constituting a quorum were Chairman, Doug Brown, Dean Tenge, James Mortensen, Teri Olson, and Diana Lowe. Also present were Jeff Purdy of LSL, Tesha Humphriss of Tetra Tech and Kelly VanMarter, Planning Director.

APPROVAL OF AGENDA: Upon motion by James Mortensen and support by Olson, the agenda was approved as submitted.

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

DISCUSSION: of general items

ADJOURNMENT: Upon motion by Mortensen and support by Tenge, the work session was adjourned at 6:55 p.m.

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
FEBRUARY 11, 2008
7:00 P.M.
AGENDA**

CALL TO ORDER: At 7:00 p.m., the public hearing for the Genoa Charter Township Planning Commission was called to order. Present constituting a quorum were Chairman, Doug Brown, Dean Tenge, James Mortensen, Teri Olson, and Diana Lowe. Also present were Jeff Purdy of LSL, Tesha Humphriss of Tetra Tech and Kelly VanMarter, Planning Director.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Upon motion by James Mortensen and support by Teri Olson, the agenda was approved. **Motion carried unanimously.**

CALL TO THE PUBLIC: The call to the public was made at 7:04 p.m. with no response. **(Note: The Board reserves the right to not begin new business after 10:00 p.m.)**

OPEN PUBLIC HEARING # 1 ... Review of special use permit, impact assessment and site plan for a proposed drive-thru pharmacy for the existing Meijer's located at 3883 E. Grand River Howell petitioned by Meijer, Inc.

Mark Kastner with Progressive A.E., represents Meijer, Inc. He explains that Meijer has begun including pharmacy drive-ups on their new stores at the front corner of the building similar to where they are proposing it here. The pharmacy is being moved to the front of the building as a service to their customers. Meijer has also begun to update their existing stores to incorporate some of their new design concepts into existing stores. He presents the previous submittal from last October and then explains how Meijer has revised the plans to incorporate previous comments from the Township consultants. Mr. Kastner explains the expected traffic volumes for the drive-thru. He presents pictures to the Commission of existing stores with drive through pharmacies.

Commissioner Mortensen reviews the pictures that were provided tonight by the petitioner of an existing Meijer with a drive-thru. He questions if the east-west road from Latson to the western side of the property is simply being narrowed to accommodate this. Mr. Kastner responds that is correct. Commissioner Mortensen states that he does not like that the driving lane is being narrowed and suggests the main drive be pulled slightly to the south and then angled north to accommodate the drive-thru.

Chairman Brown questions the pedestrian circulation in the area of the drive thru. Mr. Kastner responds that the design is pedestrian friendly because the sidewalk is against the building under a covered canopy. He suggests that they can put up a fence, rail, or other similar block adjacent to the pharmacy drive-up lane.

Commissioner Tenge is concerned about the vehicles stopping to drop people off and blocking the pharmacy drive-thru lane. Mr. Kastner explains that they have found that vehicles are less likely to stop or stand in the area because they know they will be blocking the drive-thru lane.

Mr. Kastner questions the width of the requested path along Grand River. The existing pathways on adjacent sites are 5' wide.

Mr. Kastner addresses the concern in the consultant letters regarding the drive-up being located on the front of the building. He explains that if they put the drive thru on the side or rear of the building it would be located closer to residential areas and would be more visible from the public roadway.

Jeff Purdy reviews his February 6th, 2008 letter. He would like to see a landscape island added in place of the parking spaces opposite the drive thru exit to provide visual screening and direct traffic. Mr. Kastner indicates that they would be willing to do that. Mr. Purdy suggests the gates to the garden center should be moved east where the new bump out is opposite the proposed new crosswalk. Mr. Kastner explains that this would be problematic for Meijer from a store security stand point because of the location of the cash registers inside the garden center. Mr. Purdy continues that Planning Commission

approval is required for the proposed architecture, including materials and colors. Details on the non-motorized pathway along Grand River must be provided and separate sign permits must be obtained for the proposed signage. Lastly, the Planning Commission may recommend other conditions to approval of the special land use to mitigate impacts and ensure compatibility with adjacent uses.

Tesha Humphriss reviews her letter dated February 1st, 2008. She indicates the sidewalk should be concrete and grades need to be shown to ensure ADA compliance. She questions the directional signage shown in the parking lot. Mr. Kastner indicates that they do not need the signage in the parking lot and it can be removed so that the only signage is on the building. Tesha Humphriss states that all curbs need to be revised to be 2' in width.

The call to the public was made at 8:04 p.m. with no response.

Commissioner Mortensen states that he is no longer opposed to the drive thru after reviewing the picture presented by the petitioner. Chairman Brown agrees with Mr. Mortensen assuming that the consultant comments are incorporated. Commissioner Tenge questions if the proposed pedestrian rail or fence conflicts with any section of the ordinance. Mr. Purdy states it would just need to meet ADA standards.

Planning Commission disposition of petition

- A. Recommendation regarding special use application
- B. Recommendation regarding impact assessment (1-22-08)
- C. Recommendation regarding site plan (1-22-08)

Moved by Mortensen to recommend to the Township Board approval of the special use permit for a drive thru pharmacy for the existing Meijer's located at 3883 E. Grand River with the following conditions:

1. This recommendation is made because it meets the requirements of 19.03 of the Township Zoning Ordinance and is a compatible use with the commerce on the site;
2. This recommendation is subject to review and approval of the Township Board of the site plan and Environmental Impact Assessment;
3. The drive thru shall only be used for the receipt and dispensing of prescription pharmaceutical products and any other restrictions that we have approved for drive thru pharmacies in this Township shall be applied.

Supported by Lowe. **Motion carried unanimously.**

Moved by Mortensen to recommend to the Township Board approval of the Environmental Impact Assessment dated January 22, 2008 for a proposed drive-thru pharmacy for the existing Meijer's located at 3883 E. Grand River subject to:

1. Approval by the Township board of the Special Use Permit and Site Plan application;

2. Words will be added that only prescription pharmacy products will be requested and dispensed through the drive thru and it will be operated consistent with restrictions put on other drive thru pharmacies in Genoa Township.

Supported by Olson. **Motion carried unanimously.**

Moved by Mortensen to recommend to the Township Board approval of the site plan dated January 22, 2008 for a proposed drive-thru pharmacy for the existing Meijer's located at 3883 E. Grand River subject to:

1. Approval by the Township Board of the Special Land Use permit and Environmental Impact Assessment;
2. Addition of a landscape island with two canopy trees should be installed in place of the parking spaces opposite the drive through exit as suggested in the February 6, 2008 LSL Planning review letter;
3. The westernmost gate to the garden center will be closed and a decorative pedestrian rail will be added between the drive thru lane and the sidewalk for the length of the stacking spaces;
4. Building material and colors will match the existing building;
5. The sidewalk along Grand River will be 8' wide concrete with a taper to the existing 5' wide sidewalk for the bank;
6. Details of the sidewalk, including grades shall be provided to meet the Township Engineer and ADA specifications;
7. Separate sign permits will be required consistent with Township Ordinances;
8. The directional sign details in the parking lot on sheet SK4 will be removed from the site plan;
9. All curbing will be 2' wide consistent with Township standards.

Supported by Lowe. **Motion carried unanimously.**

Administrative Business:

- *Planners report presented by LSL Planners* – Mr. Purdy states that he has nothing to report.
- *Approval of January 14, 2008 Planning Commission meeting minutes.* **Moved** by Mortensen and **supported** by Lowe to approve the minutes with the changes submitted by Commissioner Olson. **Motion carried unanimously.**
- *Member Discussion*

Moved by Mortensen, **Supported** by Tenge to adjourn the meeting at 8:31 p.m. **The motion carried unanimously.**

Respectfully submitted,

Kelly VanMarter
Planning Director