

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
WORK SESSION
APRIL 14th, 2008
6:30 P.M.
AGENDA**

CALL TO ORDER: At 7:40 p.m., the work session of the Genoa Township Planning Commission was called to order. Present constituting a quorum were Chairman Doug Brown, James Mortensen, Barbara Figurski, Dean Tenge, Diana Lowe, Chris Grajek, and Teri Olson. Also present were Brian Borden of LSL, Tesha Humphriss of Tetra Tech, and Kelly VanMarter, Planning Director.

APPROVAL OF AGENDA: Upon motion by Barbara Figurski and support by James Mortensen, the agenda was approved as submitted. **Motion carried unanimously.**

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

DISCUSSION: of general items. The Planning Commission discussed discontinuing the work session at future meetings, unless requested by any Commissioner. All Commissioners agreed.

ADJOURNMENT: Upon motion by Barbara Figurski and support by James Mortensen, the work session was adjourned at 7:00 p.m.

**GENOA TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
APRIL 14th, 2008
7:00 P.M.
AGENDA**

CALL TO ORDER: At 7:05 p.m., the public hearing for the Genoa Charter Township Planning Commission was called to order. Present constituting a quorum were Chairman Doug Brown, James Mortensen, Barbara Figurski, Dean Tenge, Diana Lowe, Chris Grajek, and Teri Olson. Also present were Brian Borden of LSL, Tesha Humphriss of Tetra Tech and Kelly VanMarter, Planning Director.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited and a moment of silence was observed.

APPROVAL OF AGENDA: Upon motion by Barbara Figurski and support by Chris Grajek, 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... Discussion of conceptual site plan review application, project description and conceptual site plan for a proposed commercial development (ALDI Food Market) located at 2250 and 2260 E. Grand River, Sec.6, petitioned by Steven Schwartz.

Steve Schwartz, Chris Grzenkowicz, and James Lamb addressed the Planning Commission. It is proposed that the two parcels would be combined into one tax I.D. number. The four existing ingresses/egresses would be combined into one.

04-14-08 PC Minutes Approved

A new retail building would be built and the existing buildings removed. The loading zone would be in the rear. The rear drive would be built to accommodate a future cross-connection of the properties to the west.

There would be public sewer and water with a private water detention system.

The Livingston County driveway would provide full access. The other access would be right-in and right-out. This project would be done concurrently with the driveway relocation project for the driveway servicing the County offices. MDOT has given conceptual approval of the relocation. The budget for this is \$330,000.00. Petitioner would be responsible for approximately 2/3 of that cost. MDOT will modify the timing on the existing signal.

There is a jog in the right-of-way. They're on the ZBA agenda for a variance request. The full green belt area is provided, based on final approval of the sidewalk. They are working with MDOT regarding this, as well.

An artistic rendering of the building is presented. It is concrete, brick and glass. The rooftop mechanics are screened on all four sides that will match the water table trim. They have treated the façade as though this was being built on a corner lot.

Petitioner addresses Tetra Tech letter of April 9, 2008. They agree that approval should be subject to the development of the shared driveway with Livingston County. The delivery trucks would not enter into the parking area, but rather enter the rear of the building through the shared driveway with the County. Petitioner may address times of delivery in impact assessment.

Tesha Humphriss indicates there is a concern as to the rear driveway's curb cut affecting the driveway on the property directly across the road. The proposed curb cut on Grand River is too close to The Big Boy.

Items 4, 5, and 6 are being addressed with Livingston County. Items 7, 8, and 9 will be addressed at the appropriate time. Item 10 will be addressed. As it relates to item 11, there will be no meat/deli counter on the premises.

As it relates to the Brighton Fire Department letter of March 26, 2008, petitioner feels that all of their concerns are being addressed.

The petitioner addressed the concerns outlined in the LSL Planning letter of April 1, 2008. They agree to item #1. The Traffic Impact Statement has been provided to MDOT. Item #3 is being addressed in front of the ZBA. Item number four has been addressed. Petitioner does not want to reduce the sizes of the drive aisles and the depths of the parking spaces as suggested in item #5. Item #6 has already been addressed. Petitioner addressed item #7. They met with the owner of The Big Boy. James Mortensen indicates an easement should be provided that could be executed in the future. Petitioner does not wish to do that until there's a maintenance agreement in place. Item #8 discusses landscaping and petitioner discusses a possible reduction due to a shared driveway and MDOT approval of right-of-way issues. James Mortensen indicates that irrigation should be addressed. Petitioner will provide waste receptacle details as requested in item #9. The entire truck well would be concrete, but screening would still be appropriate according to Brian Borden. This will be addressed with the architect. Item #10 requires that exterior lighting details must be provided. The impact assessment will be provided.

Petitioner addresses signage as outlined in item #11. The "Aldi" sign is 47 square feet. The "Food Market" sign is approximately 22 square feet. Petitioner feels that many buildings in the Township have signs that are broken up to allow for additional wording. Chairman Brown asks why this can't all be done on one sign. Petitioner will agree to do that if necessary, but the standard has been two. James Mortensen believes this should be treated as a corner lot. Signs beyond the ordinance must be approved by the Z.B.A. and the Z.B.A. must decide that this is a

corner lot. A sketch of the proposed monument sign is shown to the Commission. In the event that there is no agreement reached regarding a wall sign providing the food market label, this is an option.

The Commission indicates that any screening of rooftop equipment should be a full parapet, rather than mere screening.

PUBLIC HEARING # 2...Review of sketch plan application and sketch plan for an addition to the existing Champion Chevrolet Car Dealership located at 5000 E. Grand River, Sec. 10, petitioned by Schafer Construction.

Len Nadolski, owner of Champion Chevrolet and Stan Schafer of Schafer Construction addressed the Commission. Chevrolet is giving the dealerships money to update their property. Chevrolet sent an architect to the site to provide a list of proposed improvements. These must be adhered to in order to receive the money from Chevrolet.

The outside canopy would be blue with white lettering indicating "Chevrolet". The lettering is being moved from another area on the building. The blue band on the fascia would be removed. All of this would result in a reduction of signage. Petitioner is unaware of what the total footage of the existing non-directional signage is. Chairman Brown has no issue with the pole signs.

The fascia would be covered with a metal panel that would cover the eaves on the fascia. There is a blue stripe on the new metal panel. The wall under the canopy would be bumped out 10', which would not change the footprint of the building. It would be used as additional office space

Brian Borden of LSL covers the issues addressed in their letter of April 8, 2008. He believes that the Planning Commission should consider requiring an upgrade to the buffer zone along I-96. Conversely, mature trees should not be removed in an effort to conform to Township standards. Without knowing what currently exists, he can only mention this but cannot make a recommendation. Additionally, a handful of light fixtures are upward directed and act almost as flood lights. This is not permitted by the current ordinance. These are on poles and the fixture heads are angled upward.

Planning Commission disposition of petition

A. Disposition of Sketch Plan

Motion by James Mortensen to approve the expansion of Champion Chevrolet reviewed by this Commission this evening, subject to:

1. Material and color renderings reviewed by the Planning Commission are acceptable and shall become property of the Township;
2. It is not the intention of the Planning Commission to impose the strict requirements of buffer zone "B" landscaping on this minor project and a much scaled back version may be approved administratively. The requirements will be identified and an appropriate scale back from the requirement for improvement will be decided administratively;
3. With regarding to signage, Township staff will identify the square footage of the signage on the original site plan for future reference and as long as the proposed signage does not exceed that site plan in square footage, the proposal is approved;
4. The two existing pylon signs, while non-conforming, may continue;
5. The lighting on the site will be directed downward to comply with the current Township ordinance.

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

Administrative Business:

- *Planners report presented by LSL Planners*
- *Approval of February 11th, 2008 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes as amended. Support by James Mortensen. Barbara Figurski and Chris Grajek abstained. **Motion carried 5-2.***
- *Member Discussion. The next scheduled meeting is May 12th, but at this time there is nothing scheduled on the agenda.*

Adjournment. **Motion** by Barbara Figurski to adjourn the meeting. Second by Chris Grajek. **Motion carried unanimously.**