

**GENOA TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MAY 12, 2008
6:30 P.M.
AGENDA**

CALL TO ORDER: At 6:33 p.m., the work session of the Genoa Township Planning Commission was called to order. Present constituting a quorum were Chairman Doug Brown, Teri Olson, Barbara Figurski, Dean Tenge, Diana Lowe, Chris Grajek. Also present were Jeff Purdy of LSL and Kelly VanMarter, Planning Director.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

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

WORK SESSION: The agenda item was discussed.

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 sketch plan application and sketch plan for a monument sign and for additional wall signs located at 2300 Genoa Business Park Drive, Sec. 13, petitioned by Eric Miles.

Angela Matthews of Little Fish Design and Eric Miles of Astrum Property addressed the Planning Commission.

Mr. Miles explains that a lack of concise building identification has caused people to appear at their building rather than the medical center next door. This confusion has caused him to rename his building, but signage should be adjusted to better inform the public of who are tenants of the building. He is requesting a sixty-six square foot monument sign to reflect the tenants.

Ms. Matthews distributed an updated plan for the monument sign that reflects new dimensions. She suggests that the sign would be better located as reflected in the updated drawings. The signage on the side of the building would be placed just under the parapet. Ultimately, petitioner would like to have the top of the monument sign echo the shape of the parapet for a continued theme in the signs. Alternately, they could drop the base, which would affect the visibility of the sign or keep a flat top on the sign, which wouldn't reflect a continuity of architecture. Landscape around that sign is planned.

There are two major tenants in the building. There are additional non-major tenants, as well.

Jeff Purdy indicates that the sign's height at the peak could be problematic, but the peaked design would be desirable due to matching the architecture.

Ms. Matthews talks about the difference between sign face, sign structure, and sign advertising area. Diana Lowe indicates that the peak is merely decoration on the sign, not part of the structure.

Jeff Purdy indicates that he has been to the site and it appears 2 trees have died and suggests that four canopy trees be planted. Petitioner agrees to bring the property up to the required landscaping code as of the time the building was approved. This will be completed by July 1, 2009.

Kelly VanMarter indicates that any land use permit approval should be contingent upon approval by the Township Engineer.

Motion by Dean Tenge that the sketch plan submitted May 12, 2008 be approved, subject to:

1. The sign be permitted to be 66 square feet and that the peak of the sign be permitted as an architectural feature, recognizing it exceeds the 6' limit, but is not part of the sign face area;
2. The sign is approved as submitted on page six of the sketch plan submitted May 12, 2008;
3. The landscaping shall be brought into compliance with the original site plan by July 1, 2009;
4. The Township Engineer must approve the location of the monument sign prior to it being erected;
5. The walls signs will be permitted within the specified parameters of page five of the sketch plan pursuant to 16.01 footnote 1.

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

Administrative Business:

- *Planners report presented by LSL Planners. Jeff Purdy gives a presentation to the Planning Commission about things to consider during slow economic times.*
- *Approval of April 14th, 2008 Planning Commission meeting minutes. There was discussion as to whether there should be attachments to the minutes. Kelly VanMarter will discuss it with the Township Attorney. Upon motion by Barbara Figurski and support by Dean Tenge, the minutes were approved. **Motion carried unanimously.***
- *Member Discussion.*

Adjournment at 7:21 p.m.

Respectfully submitted,

Kristi Cox
Recording Secretary