

**GENOA TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JANUARY 12, 2009
6:30 P.M.**

AGENDA

CALL TO ORDER: At 6:30 p.m., the Genoa Township Planning Commission meeting was called to order. Present constituting a quorum were Chairman Doug Brown, Barbara Figurski, Dean Tenge, James Mortensen, Diana Lowe and Laurin Brookins. Also present were Jeff Purdy of LSL, Tesha Humphriss, Township Engineer, and Kelly VanMarter, Planning Director.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

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

WORK SESSION: No work session was required.

ELECTION OF OFFICERS: **Motion** by James Mortensen to re-elect current incumbent officers. Support by Barbara Figurski. **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... Request for an extension of special use, site plan and environmental impact assessment approval for a 41,680 sq.ft. church located on the southwest corner of Bauer and Brighton Roads, Sec. 35, petitioned by Brighton Christian Church.

Kelly VanMarter advises that attorney Dale Cooper made this request on behalf of the church due to the current economic conditions. Neither Mr. Cooper nor the petitioner was present for the meeting.

Planning Commission disposition of petition

- A. Disposition of approval extension for the special use, site plan and impact assessment from 1-12-09 thru 1-12-10.

Motion James Mortensen to extend special use permit, site plan and impact assessment from 1/12/09 through 1/12/10 due to the current economic conditions

in the State, County and Township. Support by Dean Tenge. **Motion carried unanimously.**

OPEN PUBLIC HEARING # 2...Request for an extension for site plan and impact assessment approval for a proposed 96-unit condominium development located at the northeast intersection of Chilson Road and the Chesapeake & Ohio Railroad line. Sec. 6, petitioned by Bayfield Homes of Howell, Inc. (Aspen Glen).

Kelly VanMarter advises the Planning Commission that petitioner would be traveling several hours to attend the meeting, so they will not be here.

Planning Commission disposition of petition

- A. Disposition of approval extension for the site plan and impact assessment from 1-12-09 thru 1-12-10.

Motion by James Mortensen to extend the site plan and impact assessment from 1/12/09 through 1/12/10 due to the current economic conditions in the State, County and Township. Support by Barbara Figurski. **Motion carried unanimously.**

OPEN PUBLIC HEARING #3...Review of special use application and sketch plan for an existing contractors yard with outdoor storage located at 1150 Victory Drive, Howell, Sec. 5, petitioned by TJ Mark LLC.

James Barnwell appeared before the Planning Commission on behalf of the petitioner. A sketch plan was presented. Residential property is to the west of the property. Industrial is to the north, south and east. He believes the proposed area is conducive to outdoor storage.

Petitioner proposes to place planting along the west side of the property for a screen. There is an existing six foot berm. The existing storage area will be re-graded and the remaining area will have top soil and grass seed applied. Three canopy trees and shrubs are needed for the front of the site. An additional eight canopy trees and 10 evergreen trees will need to be placed in the rear buffer zone (west side) to be in compliance. The Planning Commission may consider a reduction in landscaping on the sides because a storage yard is located to the north and south side of this site. Petitioner agrees to meet the requirements as it relates to the west side.

Jeff Purdy discusses 11/24/08 review letter. The gravel surfacing of the outdoor storage is discussed. The creation of dust must be taken into consideration. Currently, pipe material is stored at this location. Photographs taken today of the site were provided to the Commission for review.

Jeff Purdy discusses existing lighting and suggests that it must be brought into compliance with the ordinance, if it is not already. Shields should be placed on the light fixtures on the back of the building.

Dumpsters must be located inside an enclosure. Jeff Purdy indicates the Planning Commission has some latitude as to enclosure requirements because it's an existing site.

Chairman Brown indicates petitioner has indicated they will have nothing taller than the berm in the storage yard. This is incorrect. Many pieces of heavy equipment are taller, as are semi truck trailers. All items taller than the fence should be stored/parked on the south east quadrant of the site.

Tesha Humphriss addresses the Planning Commission and indicates that sanitary sewer must be added and the impact statement should not require there to be sewer and water connected to the site. The site is an existing site.

The petitioner addresses the Planning Commission's concerns about dust control measures.

The December 15, 2008 letter from the Fire Department was addressed. The petitioner will work with the fire department to address these concerns.

Planning Commission disposition of petition

- A. Recommendation regarding special use application.
- B. Recommendation regarding impact assessment (11-19-08).
- C. Recommendation regarding sketch plan dated (11-19-08).

Motion by James Mortensen to recommend that the Township Board approve the special use permit for outdoor storage at 1150 Victory Drive, subject to:

1. Only non-hazardous materials will be stored in the outside storage area;
2. A limited number of items will be permitted which exceed the height of the fence line and they will be stored in a rear southeast quadrant, directly behind the building;
3. The existing lighting will be brought to conform with the ordinance, to be verified by Township staff prior to the issuance of the special use permit;
4. The approval of the site plan and environmental impact assessment;
5. This recommendation is being made because it meets the requirements of section 19.03 regarding outside storage and is consistent with the neighboring uses, zoning and Township Master Plan.

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

Motion by Barbara Figurski to recommend to the Township Board that they adopt the impact assessment dated November 19, 2008, subject to:

1. Adding dust control measures;
2. Item "E" be taken out.

Support by James Mortensen. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the sketch plan for outside storage at 1150 Victory Drive dated November 19, 2008, subject to:

1. Approval by the Township Board of the special use permit and environmental impact assessment;
2. Addition of eight canopy trees and ten evergreen trees along the west/northwest side of the storage view to screen views from the residential zone to the west;
3. Compliance with items two and three in the Township Engineer's letter of 12/30/08;
4. Compliance with requirements of the Brighton Area Fire Department set forth in their letter of 12/15/08.

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

OPEN PUBLIC HEARING #4...Review of private drive application, impact assessment and site plan for reconstruction and relocation of Cleary Drive, which is a private road located in Sec. 5 between Grand River Ave and Grand Oaks Drive, petitioned by Cleary University.

Gary Bachman, facilities director of Cleary University, John Booth and Joe Hines, were present to address the Planning Commission. Mr. Booth indicates M.D.O.T. will be involved in this project.

The reason for the relocation of the road is to improve safety on campus, according to Mr. Bachman. The land that is recovered could be used for future development.

Two eleven foot lanes w/ curb and gutter will be built. Many trees will be removed for this purpose. The old road will be removed when the new road is built. Storm water detention will be placed where the old road was.

Temporary barriers would be used to block off a portion of the old road. This was discussed with the fire department and the fire department is requiring that something be left in place that will bear the weight of a fire truck.

Jeff Purdy reviews his 1/5/09 letter to the petitioner. The private road ordinance refers back to road commission standard. They are proposing a 27' road, but 33' is what is required. It does, however, meet the AASHTO standards.

An overall plan has not been provided, but petitioner will provide their plan to the Township.

The ordinance requires street tree plantings at 1 tree every 40' along the road. This would come out to 35 trees on this site. Any transplanted or saved trees would be counted toward the amount required in the ordinance. The Planning Commission has discretion on this because it is not a public road or a road in a subdivision.

Parking lot trees will be required. Four canopy trees must be placed in or around the parking lot. The landscaping plan around the detention pond does not reveal the number of shrub plantings.

The western side of the road where it meets Grand Oaks Drive, a shared maintenance agreement must be made with Accutemp. Petitioner indicates it's not necessary because of the existing right-of-way for the road commission. Jeff Purdy indicates the agreement/easement would not be required.

The parking spaces are proposed at 10'. Jeff Purdy indicates 9' is allowed under the ordinance. The petitioner would prefer that it remain as is.

The Planning Commission must approve the second monument sign. It appears to be in compliance according to Jeff Purdy.

The Petitioner indicates that they'd like to work with the Township regarding landscaping. They will salvage as many as they can, but the additional will be agreed upon by the Petitioner and the Township staff. The total to be transplanted is 39. The Township staff will review this after the plantings and is authorized to waive up to 20% of those trees, depending upon the efforts made by the Petitioner and how many survive the transplanting. The landscaping around the detention basin is as proposed.

Tesha Humphriss discusses her concerns with the proposed plan. She feels that all changes are improvements to the site. Petitioner will address all of Tesha Humphriss' concerns prior to the Township Board meeting. There are 2 weeks to re-submit according to Kelly VanMarter.

An executed copy of the off-site grading permit should be submitted to the Township. Petitioner will correct the easement to remove Genoa Township as the grantor/grantee of the easement.

The lanes for ingress/egrees onto Grand River are now 20' wide. This is to enable two lanes of traffic each way. The Petitioner will speak with the Road Commission regarding striping.

The elevations must reflect utilities. The relocation of the fire hydrant will be coordinated with the Fire Department. The hydrant must be brought all the way to the road and kept in the easement.

An easement to the water tower is requested by Tesha Humphriss. Petitioner agrees to that. The driveway to the south is discussed. Gary Bachman indicates President Sullivan is requesting that be left for staff parking. The long term future plans may possibly look to this area for parking.

- A. Disposition of impact assessment (12-22-08).
- B. Recommendation of private road site plan dated (12-22-08).

Motion by Barbara Figurski to recommend to the Township Board approve the impact assessment dated 12/22/08, revised and dust control measures should be noted in the impact assessment. Support by James Mortensen.

Motion by James Mortensen to recommend to the Township board approval of the site plan for Cleary Drive connecting to Grand Oaks, subject to:

1. The circulation plan for the entire Cleary site, as reviewed with the Township this evening, is acceptable and the materials presented will become the Township's property;
2. LSL has recommended that thirty-five tree plantings be provided along the private road and four in the new parking lot, for a total of thirty-nine trees. The petitioner will attempt to relocate 39 trees to comply with this requirement. Township staff will review the re-plantings and will be empowered to relax twenty percent of the requirement if necessary;
3. Inconsistencies between the landscape plan and table of plantings should be corrected;
4. New parking spaces must provide loop striping;
5. The request for a second monument sign is approved. The Township staff will review the signage to make sure it's within the Township ordinance;
6. The requirements spelled out in the Township Engineer's letter of 1/7/09 will be complied with, subject to the following:
 - A. Item 5 regarding the grading easement will be revised to exclude Genoa Township as a financial participant;
 - B. In regard to item 6, striping will be added subject to road commission approval;
 - C. Item 7 will be eliminated;

- D. Item 12B refers to a permanent easement for access to the water tower. This easement should provide for two-way traffic and should be completed prior to the land use permit;
- E. Item 12C can be eliminated;

7. The requirements of the Brighton Fire Department letter of 1/8/09 shall be complied with.

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

OPEN PUBLIC HEARING #5...Request for review and approval of the Genoa Charter Township Planning Commission Bylaws.

The Planning Commission discusses the bylaws as proposed. Discussion was held regarding the advantages and disadvantages of specific versus non-specific bylaws.

A. Disposition of Bylaws.

Motion by Diana Lowe to table at this time. Support by Barbara Figurski.
Motion carried unanimously.

Administrative Business:

- *Planners report presented by LSL Planners*
- *Approval of August 11, 2008 Planning Commission meeting minutes. Upon motion by Barbara Figurski and support by Diana Lowe, the minutes were approved. Laurin Brookins abstained from the vote.*
- *Member Discussion*

Adjournment at 8:24 p.m.