

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MAY 11TH, 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, Diana Lowe, Dean Tengel, Lauren Brookins, and James Mortensen. Also present were Jeff Purdy, of LSL, Tesha Humphriss, Township Engineer, and Mike Archinal, Township Manager.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

WORK SESSION: No work session was required.

APPROVAL OF AGENDA: Upon motion by Barbara Figurski and support by James Mortensen, 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 special use application, site plan and environmental impact assessment approval for a 21,000 square foot service center with 3 out-buildings 2 vehicle ports, 3,200 sq. ft. cold storage building and with outdoor storage of equipment and machinery, located on the west side of Grand Oaks Drive, south of Cleary Drive, Howell 48843, Sec. 5, petitioned by Consumers Energy.

Michael Smith, Project Manager for Consumers Energy introduced himself and his team to the Commission. John Frances, Darren Murray, Trey Newbauer, Emanuel Colias, Alan Foote and Rick Meyer were introduced as the team members.

Michael Smith presented the project to the Commission. It is expected that 58 employees will work through the service center and the four parcels will total approximately eight acres.

James Mortensen confirms that's the C-101 plan is the plan that will be discussed. Petitioner confirms that it is. James Mortensen requests that they date and sign it this evening.

Jeff Purdy reviews his recommendation with the Planning Commission. The petitioner is requesting that the storage area have a gravel surface. Jeff Purdy indicates that Planning Commission approval is required for this, as well as building materials and colors. Mr. Colias indicates that gas pipe storage, meter boxes, trailers, scrap metal baskets, back hoes, trencher parts, etc., could be stored in the storage area. Tesha Humphriss indicates that the site plans reveal the type of gravel that would be proposed and it is acceptable. The storage area will be roughly 660' from Grand Oaks Drive and the grading is several feet lower. The surrounding fence is 6' with 3 strands of barbed

wire. The only thing that is considered that could exceed the height of the fence is the gas pipe storage racks. The cold storage building would exceed it, as well. The height of the cold storage building is projected to be 24'. Samples of the building materials were submitted to the Planning Commission.

The parking spaces may be reduced from their current size. This is not planned for by the petitioner.

The parking lot must have concrete curbing pursuant to ordinance. The drives leading in are uncurbed. This is to accommodate sheet drainage. The petitioner will be following Tesha Humphriss' recommendations as to the curbing setup.

Jeff Purdy indicates that the non-company vehicular traffic must be addressed. The petitioner indicates that their corporate security standards prohibit most non-company traffic and any that is permitted must be approved. This is acceptable to Jeff Purdy. The petitioner indicates this is not a bill payment center.

The landscaping requirements are met with the frontage and parking lot islands, but petitioner is requesting a waiver as to the rest. Trey Newbauer addresses the Planning Commission regarding landscaping. No inventory of the existing landscaping on the north line exists. Because of the detention pond and landscaping, the petitioner believes that the requirements cannot be met. Chairman Brown indicates that usually, existing vegetation is allowed to be used in a landscaping inventory. The petitioner indicates they are planning to add 4 evergreen, 4 canopy trees and 14 shrubs. The petitioner indicates that security cameras are necessary for security and landscaping can interfere with that.

There are some inconsistencies with regard to the light fixtures. The petitioner will provide a cut sheet to the Township.

A MDEQ permit will be required for wetland impacts. The petitioner indicates that the permit has been obtained and will be electronically recorded shortly.

Tesha Humphriss discusses the matters outlined in her letter of May 5, 2009.

The petitioner discusses the wetland buffer. The petitioner indicates it is 25' at this time, but there could be a disturbance with that once the fence is up. The other wetlands that are being disturbed are mitigated on the west side of the site. The wetland buffers will be monitored and maintained. This is all acceptable to Tesha Humphriss.

Drainage is discussed and the letter from the Drain Commission is referenced. Tesha Humphriss indicates the petitioner is working closely with the Drain Commissioner's office. She believes there are no outstanding issues that will not be resolved. The petitioner indicates there is a letter of approval from the Drain Commission that is being forwarded to the Planning Commission.

The existing easement is being moved, which will affect drainage. The new easements must be recorded. This will be done by the petitioner. There are two easements for the water line and one for the storm sewers.

The petitioner indicates that the survey is being modified and new elevations will be included.

The drawings will be corrected to reflect the tap in the sanitary sewer lead and the grinder pump and elevations were discussed.

The Brighton Fire Department letter was discussed. It would appear that all items are addressed sufficiently with the Fire Department.

The Drain Commissioner's letter was discussed. The petitioner intends to comply with any necessary items required by the Drain Commissioner. It is anticipated that a final review would be next week with them.

The impact assessment was discussed. The petitioner will have to revise the numbers of visitors and employees to address the discrepancy in numbers within the impact assessment.

A call to the public was made with no response.

Planning Commission disposition of petition

- A. Recommendation regarding special use application.
- B. Recommendation regarding impact assessment.
- C. Recommendation regarding site plan.

Motion by James Mortensen that the Township approve the special use application, subject to the following:

1. Approval by the Township Board of the environmental impact assessment and site plan;
2. That the storage of items higher than the 6' fence line will be confined to the rear portion of the property, preferably behind the cold storage building and will be limited to gas pipes. This recommendation is made because the proposal is consistent with section 19.03 of the township ordinance regarding special uses. It is also consistent with the industrial zoning of the property and also provides a needed service to the public.

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

Motion by Barbara Figurski that the Township Board approve the impact assessment dated March of 2009 with attachments A, B, & C. Support by Diana Lowe. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the site plan, subject to:

1. The plan must be dated and signed today by a professional engineer in the State of Michigan;
2. Approval of the Township Board of the special use application and environmental impact assessment;

3. The gravel base will be aggregate 21-A of 8" deep with a sub-base of 12" sand;
4. The rendering and samples are acceptable and will become Township property following review by the Township Board;
5. Curbing will be eliminated from the north side of the south drive;
6. A combination of evergreen and deciduous trees shall be provided along the north property line as determined by staff sufficient to screen views of the rear overhead doors on the building from the adjacent parking lot
7. A combination of evergreen and deciduous trees in a number as determined by staff shall be provided to the east of the outdoor storage area to screen any views from Grand Oaks;
8. The lights on the building will be downward directed;
9. The requirements of the Brighton Area Fire Department letter dated May 4, 2009 will be complied with;
10. The requirements spelled out by the Township Engineer in her letter of May 5, 2009 will be complied with; and
 - A. The Planning Commission does approve the activity within the 25' wetland buffer;
 - B. Particular attention should be paid to item three in the letter regarding the new drainage easement being recorded prior to the land use permit being issued;
 - C. Approval by the MDEQ and Road Commission will be required;
 - D. The sanitary sewer will be modified to a duplex grinder pump pursuant to paragraph number nine.
11. Dust control measures will be taken and will be added to the site plan.

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

A recess was called for five minutes by the Planning Commission Chairman.

ITEM #2...Discussion regarding Capital Improvement Plan.

Mike Archinal discussed the Capital Improvement Plan with the Planning Commission. There was a cursory review of some capital improvements.

Administrative Business:

- *Planners report presented by LSL Planners*
- *Approval of April 13th, 2009 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes as corrected. Support by Diana Lowe. **Motion carried unanimously.***
- *Member Discussion*

Motion to adjourn by Barbara Figurski and support by Dean Tengel. **Motion carried unanimously.** Meeting adjourned at 8:15 p.m.