

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
AUGUST 10th, 2009
6:30 P.M.**

MINUTES

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 Tengal, John McManus, and James Mortensen. Also present was Kelly VanMarter, Township Planner.

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 a special use application, sketch plan application and sketch plan for a proposed expansion of outdoor storage for garden center goods located at 3850 E. Grand River, Howell, Sec. 5, petitioned by Wal-Mart.

Kevin Stover, Store Manager and Greg Hillier, Manager, appeared to address the Planning Commission on behalf of WalMart. Mr. Stover addresses the outdoor screening as addressed in the Township's letter. They would propose utilizing landscaping to accomplish that goal. Ms. VanMarter discusses the ordinance's requirement for screening. The display area is located to the north of the building and she believes that there is enough room to add screening. The petitioner agrees to add landscaping to provide sufficient screening.

Mr. Mortensen addresses the petitioner. He believes this plan, as it relates to the north side of the building, constitutes outdoor sales, rather than outdoor storage. He believes if this petition is granted, it sets a precedence and the other stores would want the same. Chairman Brown indicates that he agrees.

Mr. Stover indicates that he understands as it relates to the north side, but he would still like to use seasonal displays in the front of the building. Chairman Brown indicates that seasonal displays weren't addressed in the application, but

rather gardening items – but the environmental impact study does. The drawings do not reflect this.

Mr. Stover indicates he will remove the storage on the north side of the building and go back to seasonal items on the front side of the store. Ms. VanMarter indicates season is April 15th to November 15th. Chairman Brown indicates there is some concern about the debris in the back of the building. The petitioner will contact the home office regarding the pallets and cardboard bails.

Chairman Brown indicates that petitioner should bring the garden center up to speed with approvals. The petitioner indicates that they will. They are seeking approval for seasonal racks alongside the garden section from spring until fall and seasonal space on the east/front side of store by the grocery entrance and general merchandise entrance for pumpkins and watermelons.

Mr. Stover requests that the Planning Commission table this petition.

Planning Commission disposition of petition

- A. Recommendation of Special Use Application.
- B. Recommendation of Sketch Plan.

Motion by James Mortensen that the WalMart proposal for outdoor seasonal displays be tabled at the request of the petitioner. Support by Barbara Figurski.
Motion carried unanimously.

Administrative Business:

- *Planners report presented by LSL Planners. The Planner was not present.*
- *Approval of July 13, 2009 Planning Commission meeting minutes. **Motion** by Barbara Figurski to accept the minutes. Support by James Mortensen. **Motion carried unanimously.***
- *Member Discussion. Chairman Brown discusses letter of July 16, 2009 from the Livingston County Planning Department. Kelly VanMarter discusses annual conference.*

Adjournment. **Motion** by Barbara Figurski to adjourn at 6:58 p.m.. Support by James Mortensen. **Motion carried unanimously.**