

GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
FEBRUARY 8, 2010
6:30 P.M.

MINUTES

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

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Upon motion by Mortensen and support by McManus, 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.*) The call to the public was made at 6:32pm with no response.

OPEN PUBLIC HEARING # 1... Review of site plan application, environmental impact assessment and site plan for a proposed re-use of an existing 3,321 sq. ft. office building for Michigan Transportation Service, Inc. located at 1800 Dorr Road, Brighton Sec. 14, petitioned by Van Acker Properties, LLC.

Eric Rauch with Desine Engineering and Mike VanAcker with VanAcker Properties were representing the petitioner. Mr. Rauch reviewed the changes to the plan since the last meeting. They have taken out asphalt north of the building and converted it to lawn. The petitioner has agreed to install 2 windows on the Dorr Road frontage. An 8' sidewalk has been added to the plan and the petitioner is willing to enter into a performance guarantee including ornamental lighting and a public easement. They have added the cross access to the property to the west. An additional 4 parking spaces were added to account for the spaces that might be lost if the future cross connection was installed. Commissioner Mortensen asked if the 4 spaces could be banked instead of installed now. The petitioner indicates that it would be more costly to bank them and they prefer to install them now. The petitioner has contacted the property owner to the north and they have verbally agreed to enter into the cross access agreement. The petitioner is willing to grant cross access agreements to both adjacent properties. Commissioner Mortensen states that both agreements should be filed with the Township and recorded with the County. The impact statement has also been updated to reflect the changes. The comments from the Township Engineer have been addressed and the Livingston County Road Commission has also granted their approval. The deviations that are being requested are waiving the

dumpster enclosure and loading area, approval of additional parking spaces, and deviations from the building façade requirements.

Chairman Brown suggests that the applicant work with Kelly VanMarter to determine the proper documentation to secure the future construction of the sidewalk and ornamental lights. Ms. VanMarter suggests that the applicant work with her and the Township Attorney.

Mr. Jeff Purdy reviews the comments from his letter dated 1-26-2010. The performance guarantee for the sidewalk and lights can be provided in the form of cash in escrow, a bond or letter for credit.

Jim Mortensen asked if the landscaping is proposed to be irrigated. Mr. Purdy states that it is required by the ordinance and should be provided. Mr. VanAcker agrees to install the irrigation.

Ms. Humphriss reviews her letter dated 2-3-2010. Her letter indicates the run-off coefficient is being reduced therefore no modifications to the stormwater management system are proposed. The site is served by an existing well, however the existing curb stop is within the proposed driveway. She would like to suggest a metal box with concrete around the curb stop shut off valve.

Commissioner Tenge asks for clarification on whether or not they are connecting to water. Mr. Rauch indicates that they have an existing well and do not propose to connect to municipal water at this time.

The call to the public was made at 6:54 p.m. with no response.

Planning Commission disposition of petition

A. Recommendation of Environmental Impact Assessment.

Moved by Mortensen, supported by Brookins, to recommend approval to the Township Board of the Environmental Impact Assessment dated 1-20-2010 for the proposed re-use of an existing 3,321 sq. ft. office building for Michigan Transportation Service, Inc. located at 1800 Dorr Road, Brighton Sec. 14, petitioned by Van Acker Properties, LLC. **Motion carried unanimously.**

B. Disposition of site plan.

Moved by Mortensen, supported by Brookins to approve the site plan dated 1-20-2010 for the proposed re-use of an existing 3,321 sq. ft. office building for Michigan Transportation Service, Inc. located at 1800 Dorr Road, Brighton Sec. 14, petitioned by Van Acker Properties, LLC., subject to the following conditions being met prior to issuance of a land use permit:

1. Cross access agreements to the properties to the north and west will be provided in a recordable form;
2. The plan will be revised to show 10 feet of additional right-of-way or an easement for the sidewalk and ornamental lights. The Township will be granted the right-of-way or sidewalk easement in recordable form;
3. Performance guarantees for the sidewalk and ornamental lighting will be provided to the Township in an amount sufficient to cover cost of installation of both;
4. The cross access agreements, easement for sidewalk, and performance guarantee are subject to review and approval of the Township Attorney;
5. The landscaping will have in-ground irrigation;
6. The requirements in the Township Engineer's letter will be complied with except item 5 shall be revised to require a metal box with concrete rather than relocation of the curb stop. Construction of the curb stop box will be completed to the satisfaction of the Township Engineer;
7. The requirements of the Brighton Area Fire Department will be complied with.

Motion carried unanimously.

OPEN PUBLIC HEARING # 2...Request for 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.

Mr. Justin Speiwalk was present on behalf of the petitioner. They are requesting an extension because the church has sustained economic impact due to the economy. There have been no changes to the plans.

The call to the public was made at 7:00 p.m. with no response.

Planning Commission disposition of petition

- A. Disposition of approval extension for the special use, site plan and impact assessment from 2-8-10 thru 2-8-11.

Moved by Mortensen, supported by McManus, to approve the extension for the special land 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 from 2-8-2010 through 2-8-2011.

Motion carried unanimously.

OPEN PUBLIC HEARING #3...Review of Capital Improvement Plan projects for the Utility Department as presented by Tesha Humphriss, Township Engineer.

Tesha Humphriss gave a presentation regarding the proposed Capital Improvements. She discussed her position with the Township and explained how her position relates to the utilities. The Capital Improvement Plan as presented this evening was prepared by Ms. Humphriss and the Township Utility Director, Greg Tatara. The proposed Capital Improvement Plan identifies 45 projects at a total cost of 25 million dollars. The projects have been split up into critical, preferred, and important projects.

Ms. Humphriss explained that the Utility Department is funded independently from Genoa Township's general fund. The smaller systems have the most challenges. The Utility Departments overall goal is to get towards consolidation. They do not need 3 separate sewer plants and ideally they would be able to send them all to the G-O plant. Cost is the limiting factor to achieving consolidation.

Commissioner Mortensen asked if the Latson Road interchange is causing the Project #6 - Pump Station 6 improvements. Ms. Humphriss indicates that the existing system is at capacity and this improvement would be required regardless. The purpose for this improvement is to restore capacity. She believes 15 years ago no one predicted the density on Grand River to be as intense as it is. Mr. Mortensen has great issue with the Township acquiring land for the interchange and then he saw this requiring 2 million for sewer improvements and thought it was all for the interchange. He needs assurance this improvement is not for the Latson interchange. Ms. Humphriss indicates that this improvement is not required because of the interchange.

Commissioner Mortensen asked about the re-route of Lake Edgewood to G-O. These are separate entities and we are going to take capacity away from Lake Edgewood and send it to G-O. He questions will Lake Edgewood or Oak Pointe need to pay G-O? Ms. Humphriss states that the rate differences in the 2 districts would remain and be used to pay for the improvements.

Chairman Brown asked what would happen to the Lake Edgewood and Oak Pointe plants. Ms. Humphriss replied that they would be converted to pump stations.

Commissioner Mortensen asked about the MHOG Plant Project #1 requiring a water tower in Marion Township. He cautions Tesha for the neighborhood residents having issues with the water tank.

Commissioner Mortensen asked what a vactor truck is. Ms. Humphriss describes the use of the vactor truck. Commissioner Mortensen suggests that they are mixing outright capital expenditure with a payment plan. You should show the expense and the financing is separate. Ms. Humphriss states the only capital expenditure items are in the Utility Department section.

Chairman Brown states that Ms. Humphriss and Mr. Tatara did an excellent job preparing this document. Everything was very easy to understand.

The call to the public was made at 7:26 with no response.

Planning Commission disposition of petition

A. Recommendation regarding Capital Improvements for Utility Department.

Moved by Mortensen, supported by Brookins to recommend approval of the Capital Improvements for the Utility Department to the Township Board.

Motion carried unanimously.

Administrative Business:

- *Planners report presented by LSL Planners: Mr. Purdy states there is nothing to report.*
- *Approval of January 11, 2010 Planning Commission meeting minutes: **Moved** by Mortensen, supported by McManus to approve the minutes with the change on page 2, paragraph 8 changing the word inductive to conducive. **Motion carried unanimously.***
- ***Moved** by Mortensen, supported by Tenge to adjourn the meeting at 7:29 p.m. **Motion carried unanimously.***