

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MAY 10th, 2010
6:30 P.M.**

MINUTES

CALL TO ORDER: At 6:32 p.m., the meeting of the Genoa Township Planning Commission was called to order. Present constituting a quorum were Dean Tenge, Diana Lowe, Jim Mortensen, Barbara Figurski, Chairman Doug Brown, Lauren Brookins and John McManus. Also present were Tesha Humphriss, Township Engineer, Kelly VanMarter, Township Planning Director, and Jeff Purdy of LSL.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

WORK SESSION: No work session was requested.

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 sketch plan for a proposed replacement of an existing showroom with 2,680 sq.ft, addition that was previously approved on 7-14-08 located at Krug Ford, 2798 E. Grand River Avenue, Howell, Sec. 6, petitioned by Rand Construction.

Allen Scott of Rand Construction and Brent LaVanway of Boss Engineering addressed the Commission. The previous sketch plan was approved, but was not extended prior to expiration. The sketch plan now being submitted is essentially the same as previously submitted.

Kelly VanMarter summarized her letter dated May 6, 2010. Because of the size of the expansion (it's relatively small), this was considered a minor amendment. In July 2008, the Planning Commission decided not to address the buffer zone in the rear of the property. In 2008, the variance for the front yard setback was received. She suggested that it is still appropriate to use Efis to screen the rooftop equipment. The petitioner is requesting this again on May 18, 2010. The petitioner added 13 trees and Ms. VanMarter is satisfied that meets the ordinance and is sufficient. The alignment of the driveways was discussed in 2008, but the Commission decided they need not align theirs with the driveway

across the street. The lighting should meet the standard township ordinance. The petitioner agreed to install a concrete path with a width of 8' along Grand River. The Planning Commission may approve the signage on the building if it finds there could be obstructed views.

Ms. VanMarter indicates 2 ZBA approvals are not required; only one is necessary. The petitioner is increasing the set back for the parking lot.

Tesha Humphriss discussed her letter of May 5, 2010. The grading of the ramp going into the show room exceeds 5%. She is not concerned about this because it is not for any other use. She would like to see the water main added back into the plans as discussed in item five of her letter. This could simply be written onto the plans.

The Brighton Fire Department submitted a letter on May 5, 2010. The petitioner has been in contact with Inspector Gage regarding that letter.

Motion by James Mortensen to approve the site plan for the Krug Ford building addition, subject to:

1. Approval by the Zoning Board of Appeals for the front yard set back variance;
2. The proposed architecture, materials and colors reviewed tonight and previously will become Township property;
3. Lighting on the site will comply with the Township zoning ordinance;
4. All signage as depicted on the site plan is approved;
5. The petitioner will not be required to align the eastern driveway with the driveway to the north on Grand River due to the impracticality of re-engineering the entire site for this purpose;
6. The requirements set forth in the Township Engineer's letter of May 5, 2010 will be complied with. It is noticed specifically that the proposed grading as high as 12% and part of the parking lot is restricted as to use to vehicles belonging to the dealership and the public will not be permitted to drive in this area;
7. With regard to utilities, the site plan will be revised to include a handwritten note showing the location of the water main within the 15' wide permanent easement;
8. The requirements set out in the Brighton Area Fire Department letter of May 5, 2010 will be complied with;
9. Dust control measures will be added as a handwritten note about the site plan;
10. The roof top screening as depicted on the site plan is not acceptable. EIFS is acceptable if it matches the exterior of the building.

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

OPEN PUBLIC HEARING # 2...Discussion regarding Electronic Signs in the Township.

Kelly VanMarter indicated the ordinances of adjacent communities has not been reviewed. She feels that the Township needs to begin considering electronic signage. Jeff Purdy gave a demonstration as to what constitutes electronic signage. Jeff Purdy indicated that things that need to be addressed in the ordinance would be colors in sign, animation, percentage of permitted sign used for the LED lighting, frequency of message change, which zoning districts they could inhabit and setback requirements. Kelly VanMarter indicated that the Township has not received many requests for this type of signage. Mr. McManus feels that static signs should be permitted, but not animated. Mr. Mortensen indicated he's not inclined to look at this change at this point unless there's a ground swell of requests. Chairman Brown indicated that the Township needs to prepare to accept this technology and terms/requirements need to be decided. Mr. Mortensen would like to check into the constitutionality of regulating the frequency of message changes. Barbara Figurski asks whether existing signage on the sides of buildings will all want to change and what should be permitted.

Chairman Brown indicates that although you can regulate such signage, it is difficult to enforce it. However, he feels that we need to prepare for this technology and that it should be further reviewed. Dean Tenge feels that it won't be too long in the future until LED signage is the standard. They are very energy efficient according to Jeff Purdy.

Jim Mortensen feels that a thorough legal review is necessary because of constitutional issues.

Jeff Purdy indicates that although it's relatively new, LSL has been dealing with this issue.

Kelly VanMarter indicates that she will review some electronic signage ordinances from other communities and make a recommendation.

Administrative Business:

- *Planners report presented by LSL Planners. Jeff Purdy has nothing to report.*
- *Approval of April 12, 2010 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes. Support by John McManus. **Motion carried unanimously.***
- *Member Discussion*
- *Adjournment at 7:33 p.m.*