

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
APRIL 11, 2011
6:30 P.M.**

MINUTES

CALL TO ORDER: At 6:35 p.m., the meeting of the Genoa Township Planning Commission was called to order. Present constituting a quorum were Vice Chairman Dean Tengal, Barbara Figurski, Diana Lowe, John McManus, and Lauren Brookins. Also present were Kelly VanMarter, Planning Director and Brian Borden of LSL.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Upon motion by Barbara Figurski and support by Diana Lowe, the agenda was amended to put administrative business at the beginning. Motion carried unanimously. Upon motion by Barbara Figurski and support by Lauren Brookins, the agenda was adopted as amended. 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, impact assessment and site plan for a request to install an above ground fuel storage tank located at 4525 E. Grand River, Howell, Sec. 9, requested by Oscar W. Larson Co.

Mark Jeffries of Corrigan Oil addressed the Planning Commission. The tank is currently located on the property, but is not in use. The concrete pad was poured by the subcontractor, but that was in error. This tank will be in addition to the propane tank that already exists. There will be an automatic shut-off in case of leakage. The petitioner will take whatever screening measures will be required.

Brian Borden reviewed the LSL letter of April 7, 2011 with the Planning Commission. He indicated any issues the Fire Authority has should be addressed. The zoning board of appeals has authorized the petitioner to utilize a shorter spacing between the tank and the building to the west and has authorized a larger tank size than the ordinance allows. Their approval was conditioned upon the applicant providing screening, which they do not object to doing. Some issues that were not addressed were outlined specifically in his letter of April 7, 2011. Brian Borden requested confirmation that the 75 foot spacing between the tank and the building be provided or that the applicant obtain a variance.

Brian Borden indicated that he visited the site today and the plan submitted to the Planning Commission is not how the site was built, but it is now on a base pad.

The PIP plan was not provided and should be provided or confirmation should be provided to the Planning Commission. The petitioner indicated that a PIP plan is in existence for the station. The existing PIP plan may be amended to include the tank. The petitioner is to provide documentation of compliance with State and Federal inspections upon receipt of those documents.

Brian Borden indicated he is confident that the green belt requirements have been met. The waste receptacle meets the requirements of the ordinance. The grease trap receptacle should be stored properly. The petitioner will place the grease trap inside the dumpster enclosure. A bike path is not currently installed and should be according to Brian Borden.

Brian Borden indicated that the lighting fixtures are cut off shielded fixtures. The petitioner indicated that the light fixtures on the building's exterior are flush with the canopy.

The petitioner indicated that there is no additional lighting required to illuminate the new tank.

Planning Commission disposition of petition

- A. Recommendation of Special Use Application.
- B. Recommendation of impact assessment dated 3-30-11.
- C. Recommendation of site plan dated 2-24-11.

Motion by Diana Lowe that the Planning Commission recommend approval to the Township Board of the special use application subject to:

1. The grease trap being moved to the dumpster enclosure;
2. That the petitioner either provide proof that the tank is 75 feet from existing structures or a variance regarding same;
3. That updated drawings be provided to the Township Board to scale;
4. That petitioner provides a copy of the DEQ permit to the Township Board.

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

Motion by Barbara Figurski that the Planning Commission recommend approval to the Township Board of the impact assessment dated 3/30/11, subject to:

1. The hours of operation being included;
2. Attachment of the PIP plan.

Support by John McManus. **Motion carried unanimously.**

Motion by John McManus that the site plan be approved, subject to:

1. That the distance of the tank to any existing structures on the property be shown;
2. That the relocation of the grease trap to the waste enclosure be shown;
3. That the screening around the tank be shown;
4. That the bike path will be reflected on the site plan and installed;
5. That the Fire Department letter of April 6, 2011 be complied with.

Support by Lauren Brookins. **Motion carried unanimously.**

Administrative Business:

- *Staff report*
- *Approval of March 14, 2011 Planning Commission meeting minutes. Motion by Barbara Figurski and support by John McManus to approve the minutes as presented. Motion carried unanimously.*
- *Member Discussion*

Adjournment

Motion by Barbara Figurski to adjourn the meeting at 7:18 p.m. Support by Lauren Brookins. **Motion carried unanimously.**