

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
MAY 9, 2011  
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 Barbara Figurski, James Mortensen, Chairman Doug Brown, Diana Lowe, John McManus, and Dean Tenge. Also present were Tesha Humphriss, Township Engineer, and Kelly VanMarter, Township Planner.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Upon motion by Barbara Figurski and support by James Mortensen, the agenda was adopted. **Motion approved.**

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, environmental impact assessment and site plan for a proposed 14,083 sq. ft. warehouse addition on an existing building located at 1244 Grand Oaks, Howell, petitioned by Precision Stamping Company, Inc.**

David LeClair from Livingston Engineering and Tony Baruzzini addressed the Planning Commission. The petitioner is requesting to add approximately 14,000 square feet of storage space to the back of their building. This will require additional parking and an additional hydrant, which they are having installed.

There are three evergreen trees that will be relocated due to the fire hydrant. The existing building is an earth tone building and the materials for the addition will match. The detention pond will be expanded to meet new County requirements.

Kelly VanMarter reviewed her letter dated May 5, 2011 with the Planning Commission. The petitioner submitted samples of their proposed building materials and Ms. VanMarter found them acceptable and appropriate. She felt if the parking spaces aren't required, there's no point in having them striped since there will be no additional employees. The landscaping for the detention basin will require 14 trees and 140 shrubs per the ordinance due to its size. However, this can be waived by the Planning Commission. Ms. VanMarter felt that the Planning Commission should take into consideration that the pond is behind an industrial building in an industrial area. The landscaping requirements in the

parking area have not been met. The Planning Commission can determine if that's appropriate given the scope of the addition. She requested that the Planning Commission make sure that there are shields on the lighting fixtures.

James Mortensen addressed the issue of outdoor storage with the petitioner. Mr. LeClair indicated that this is one of the reasons for the addition. James Mortensen asked why there are additional connection fees if there is no additional water or sewer being used. Ms. VanMarter explained that the table requires it and the petitioner can appeal that to the Board.

Tesha Humphriss discussed her letter of May 4, 2011. The storm water management plan meets current standards. She advised the petitioner that there are several steps regarding the fire hydrant after installation and she will make sure they are aware of it.

The Brighton Fire Department letter of May 5, 2011 was read by Chairman Brown. Mr. LeClair indicated a sprinkler system will be installed in the addition.

Mr. LeClair discussed the pond. It is a shallow pond and large. The pond must be enlarged to meet the current standards of the County. The culvert on the south side of the building will replace the ditch that currently exists.

The 7 parking spaces will be banked.

Tesha Humphriss indicated that the utility department would recommend there be no landscaping over the water main.

### **Planning Commission disposition of petition**

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment.
- C. Recommendation of Site Plan.

**Motion** by James Mortensen to recommend to the Township Board approval of a special use permit, subject to the following:

1. The existing outdoor storage will be relocated inside or removed from the site once the building is completed and prior to the issuance of an occupancy permit;
2. The building materials and colors shown this evening, which match the existing building, are recommended for approval;
3. The Planning Commission agrees the 7 additional parking spaces may be banked;
4. The existing landscaping will continue with the exception that 3 trees will be relocated to the parking area;
5. The light fixtures will be shielded to provide a full cut-off status;

6. The requirements in the Township Engineer's letter of May 4, 2011 will be complied with;
7. The requirements of the Brighton Fire Department letter of May 5, 2011 will be complied with;
8. This recommendation for approval is given because it is the natural extension of the existing use. It is in an industrial area and meets the general requirements of section 19.03 of the Township zoning ordinance;
9. Approval of the Township Board of the environmental impact assessment and the site plan.

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

**Motion** by Barbara Figurski to recommend to the Township Board approval of the environmental impact assessments dated 4/1/11 and revised 4/25/11 and previously approved impact assessment; subject to approval by Township Board of the site plan and special use permit.

Support by James Mortensen. **Motion carried.**

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

1. Approval by the Township Board of a special use permit and environmental impact assessment;
2. The building material colors reviewed by the Township Planning Commission this evening are accepted and are consistent with the existing building;
3. The 7 banked parking spaces may continue to be banked;
4. Landscaping will include only the relocation of 3 trees;
5. The lighting fixtures will be shielded to provide full cut-off;
6. The requirements in the Township Engineer's letter of May 4, 2011 and Brighton Fire Department letter dated May 5, 2011 will be complied with.

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

**Administrative Business:**

- *Staff report. There is nothing to report.*
- *Approval of April 11<sup>th</sup>, 2011 Planning Commission meeting minutes. Motion by Barbara Figurski to approve the minutes. Support by Diana Lowe. **Motion carried.***
- *Member Discussion*

Adjournment

At 7:00 p.m., Barbara Figurski moved to adjourn the meeting. Support by Diana Lowe. **Motion carried.**