

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JANUARY 9, 2012
6:30 P.M.**

AGENDA

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 James Mortensen, Chairman Doug Brown, Lauren Brookins, Dean Tenge, Diana Lowe, and Barbara Figurski. Also present was Kelly VanMarter, Township Planner.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: **Motion** by Barbara Figurski to approve the agenda as submitted. Support by Diana Lowe. **Motion carried unanimously.**

ELECTION OF OFFICERS: Kelly VanMarter calls for a motion to elect officers. **Motion** by James Mortensen that the current slate be re-elected: Doug Brown as Chairman; Dean Tenge as Vice Chair; and Barbara Figurski as Secretary. Support by Barbara Figurski. **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, sketch plan for proposed outdoor boat sales located at 7949 E. Grand River Brighton, Sec. 13, petitioned by Hide-Away Boat Sales.

Rick Velger and Chuck Volland, owners of Hide Away Boat Sales before the Planning Commission. Mr. Velger explains that he would like to open a boat sales business at this location. Mr. Volland believes that they have quality product that would be in a high traffic area. He thinks the market can stand more competition.

Mr. Volland indicated that the property is set up decently for this purpose and will require little by way of change.

The revised sketch plan was reviewed by the Planning Commission.

Ms. VanMarter discussed her letter of January 5, 2012. All statutes and requirements have been met for special use purposes. The ordinance requires a 20' buffer zone along the non-residential property lines, which are the north and south lines. The south elevation has an existing wall. She does not believe any

further requirements should be required. The gravel area was not intended to encompass the entire back of the building. She requested that the north and south property lines be changed from gravel to grass. Mr. Mortensen said that he did not agree with that.

The out buildings were discussed. They're not on the site plan. They should be added to the site plan if they're going to be kept. Mr. Volland indicated that it is their intention to remove the accessory building that is in poor shape. The real estate agent explained that the owners would not object to that. The slab would remain.

Mr. Mortensen suggested that there be a "before" and "after" sketch plan.

The petitioner indicated that the easterly slab will be kept. There is no building currently on that.

The landscape buffer at the south property line would not be required. Gravel may exist as it currently does. The landscape buffer between this site and Waldecker should be planted with grass and the gravel should be removed.

Ms. VanMarter discussed her concerns regarding vehicles being able to turn around without hitting the displayed boats. The petitioner indicated that there are two parking places to the left of the building. More work needs to be done to determine parking areas and display areas. Pavers would be used to delineate the borders of the display area. The area would be raised with dirt and grass. Mr. Mortensen indicated that he wanted the display to be delineated and professional looking. He suggested that a hash striping might work. Ms. VanMarter indicated that with the quality of pavers existing out there, that may be an eye sore. Mr. Tenge suggested a different color of pavers along the border of the storage area. The petitioner is willing to do that.

Ms. VanMarter indicated the edge of the green belt is at the end of the right of way in this case. It is deficient by 3 canopy trees. The petitioner is willing to plant those.

The petitioner will relocate the two proposed parking spaces in the front of the building to inside the gate and to the left of the building. Mr. Tenge said that would be acceptable.

The petitioner will adhere to Township standards in constructing the sidewalk.

There is no dumpster enclosure on site. The petitioner indicated that a waste management company would be hired. The only rubbish expected is paper waste from the office. The petitioner would like to utilize a roll away cart. The cart will be stored inside the storage shed so that it is not visible.

Any proposed lighting must meet with Township standards so the surrounding residential area is not impacted.

Ms. VanMarter feels additional information and clarity is needed regarding the impact assessment.

Ms. VanMarter feels that Hacker Road should not be the primary delivery travel lane. They should come through the Grand River entrance. To do so on Hacker Road may disrupt the residential area. The gate on Hacker Road may remain open to traffic, as well as Grand River.

Ms. VanMarter asked that the petitioner expand the parking in the storage area should customer parking become an issue. The petitioner agreed with that.

Ms. VanMarter reported that the Township Engineer had no issues with the petition.

As it relates to the environmental impact statement, the petitioner was asked to define the language contained therein, "... time limited extension ... " The petitioner indicated he copied this language from an existing petition. Chairman Brown indicated the site plan is deficient and the impact assessment should be redone. The drawings should be self-explanatory with dimensions, etc.

Dean Tenge asked if this could be reviewed administratively. Mr. Mortensen, Ms. Figurski and Chairman Brown all indicated they felt it was too vague and weren't comfortable with passing it along to the board. Mr. Tenge felt that it's a good project, but that the details are lacking.

The boats are detailed in the back lot. They're washed like a car. The petitioner should add to the impact assessment their position on brokering used boats.

Planning Commission disposition of petition

- A. Recommendation of Special Use Application.
- B. Recommendation of Impact Assessment 12-14-11.
- C. Recommendation of Sketch Plan dated 12-14-11.

Motion by James Mortensen that at the request of the petitioner, this project for boat sales and outdoor display be tabled until the February 13th meeting. Support by Barbara Figurski. **Motion carried unanimously.**

Administrative Business:

- *Staff report. The next meeting will be February 13, 2012.*
- *Approval of December 12, 2011 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes as submitted. Support by Diana Lowe. **Motion carried unanimously.***

- *Member Discussion*

Motion by Diana Lowe to adjourn the meeting. Support by Barbara Figurski.
Motion carried unanimously. Meeting adjourned at 7:37 p.m.