

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
FEBRUARY 13TH, 2012
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 James Mortensen, Chairman Doug Brown, 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.**

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 of Hideaway Boat Sales, Chuck Volland of Hidaway Boat Sales, and Rich Kovanda of Architects made a presentation to the Planning Commission. They presented an updated site plan. There will be two parking spaces outside of the fenced area and two within. There will be a 20' long grassy strip upon which they will display boats. Trash and miscellaneous equipment will be housed in one storage shed and the other will be removed. There will be an area allocated for washing boats and minor repairs behind the building. There will be two display areas in front of the building. One will be slightly elevated. It will be on a limestone base. They believe they can accommodate six or seven boats in their two display areas in front of the building.

Kelly VanMarter discussed her review of the updated plan. She finds it much more satisfactory and believes most of her concerns have been addressed. The gravel parking area will require Planning Commission approval. This is a pre-existing condition and there are provisions in the ordinance that will allow this to be requirement to be waived. The petitioner has provided a buffer on the north property line. The screen wall along the south elevation and Hacker Road is in existence. The boat storage has been delineated in the drawings. The parking is adequate. The sidewalk and trees have been added to the drawing.

The petitioner explained what they intend to use for partitions to delineate the area where boats are being stored versus sold.

Mr. Mortensen asked about trash. The petitioner indicated they will be using a cart and the cart will be stored in the enclosed shed.

Mr. Mortensen indicates that the sentence indicating a maximum of seven boats w/ trailers may be displayed to the impact assessment to make it consistent with the site plan.

Chairman Brown asked about the calculations used to determine how many boats can fit in the boat yard. He is requesting that the petitioner provide numbers to show that 30 boats can be stored. The petitioner indicated that the maximum number that they could fit in the yard would be 70. So 30 could be easily accommodated with plenty of room to walk around them and look at them.

The petitioner indicated that they will be closing the gap at the gate and that it will be accomplished with a bollard.

Car soap is used to wash hulls of the boats. Acids will not be used. The hulls of the used boats will be cleaned at the customers' homes. The petitioner will add to the environmental statement that any harsh chemicals will not be used on premises.

The storage shed that will remain does not comply with the ordinance. Any changes to it must be approved by the Township.

John Mitter addressed the Planning Commission and asked if the display boats will be permitted to be displayed after hours. They will not.

The petitioner will do any water testing at a boat launch and not on the premises.

The petitioner indicated that the Planning Commission's concerns about the acid washing of boats and limit of 30 boats on premises are addressed in the impact assessment. The petitioner will submit further clarifications.

Planning Commission disposition of petition

- A. Recommendation of Special Use Application.
- B. Recommendation of Impact Assessment 1-30-12.
- C. Recommendation of Sketch Plan dated 127-12.

Motion by James Mortensen that the Planning Commission recommend to the Township Board the granting of a special use permit to Hideaway Boat Sales for outside display of boats subject to:

1. Approval by the Township Board of the environmental impact assessment and site plan;
2. Compliance with the Brighton Fire Department letter dated 12/21/11.

This recommendation is made because the Planning Commission finds that the special use permit is consistent with the requirements of the zoning ordinance and is consistent with the master plan and existing surrounding uses to this site. Support by Barbara Figurski. **Motion carried unanimously.**

Motion by Barbara Figurski to approve the impact assessment dated 1/30/12 and revised from 1/26/12, subject to:

1. A maximum of seven boats and trailers shall be displayed;
2. No use of harsh chemicals on boats or hull washing.

This recommendation is contingent upon the approval by the Township Board of the special permit and site plan reviewed this evening by the Planning Commission. Support by James Mortensen. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the site plan dated 1/27/12 subject to approval by the Township Board of the special use permit and environmental impact assessment recommended for approval by the Planning Commission. Support by Barbara Figurski. **Motion carried unanimously.**

Administrative Business:

- *Staff report. Kelly VanMarter reported that there is nothing scheduled at this time for the March meeting. The master plan update process should begin by the end of the month.*
- *Approval of January 9th, 2012 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the January 9th meeting minutes. Support by Mike McManus. **Motion carried unanimously.***
- *Member Discussion*

Adjournment. **Motion** by Mike McManus. Support by Jim Mortensen. **Motion carried unanimously.** Meeting adjourned at 7:11 p.m.

Kristi Cox