

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MARCH 12, 2012
6:30 P.M.**

MINUTES

CALL TO ORDER: The meeting of the Genoa Charter Township planning Commission was called to order at 6:31 p.m. Present constituting a quorum were Barbara Figurski, Chairman Doug Brown, John McManus, Lauren Brookins, and Diana Lowe. Also present were Township Planner Kelly VanMarter 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 John McManus, 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 special use application, impact assessment and site plan for a proposed 4,894 sq.ft. oil change facility located at 2798 E. Grand River, Howell. Sec. 6., petitioned by M. Krug Investments.

Dan Retherford of Krug Ford, Andy Klein of Rand Construction, and Brent LaVanway of Boss Engineering addressed the Planning Commission regarding the petition.

Mr. Klein presented the proposed building materials to the Planning Commission and gave a rough overview of the proposed building's exterior.

Brian Borden of LSL reviewed his letter dated March 6, 2012. The property in question is actually two contiguous parcels. The zoning ordinance and use requirements have a minimum frontage requirement for this type of use. This parcel does not meet that requirement alone, but when joined with the other parcel it does. Mr. Borden suggested that the applicant is willing to join those two parcels.

The zoning and buffer requirement for this parcel has a substantial setback. The vegetation there is mature and mostly deciduous. The applicant is seeking that the existing vegetation be retained. The petitioner admits there is no buffer

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between the fence and where the cars are parked. Some of these are new vehicle, some used, and some employee vehicles.

Chairman Brown discussed the letter received from Chilson Hills Homeowners Association today. The petitioner agreed to review the letter and whether they would be willing to install a buffer zone to assist with noise control. The petitioner indicated that the berm was knocked down because of lot theft. The petitioner asked if the buffer would alleviate the issue with lighting and exhaust fumes. Chairman Brown indicated that he felt it may. The petitioner also indicated a willingness to meet with some representatives of Chilson Hills Homeowners Association to work out a mutually agreeable plan. Ms. Murphy from the Association was present and indicated that if Mr. Retherford met with their Board, it would be helpful.

The petitioner responded to some of the other issues listed in the Chilson Hills letter of March 12, 2012. He feels that the issues regarding parking and the Quick Lane oil change aren't realistic. The oil change cars would not be left overnight. Noise control and pollution would not be increased because the vehicles would not be near the back of the lot.

Brian Borden indicated that the building is encroaching onto the setback. The applicant has acknowledged this and plans to address it before the ZBA. He also addressed the parking and how it encroaches into the required setback. The petitioner will provide the documentation in the impact statement.

Brian Borden addressed the proposed materials for the building. The parking lot is on three sides of the building pursuant to the drawings. The material requirements are met on the front side of the building. The west side and rear of the building do not meet the material restrictions. The ordinance requires architectural detail and/or design features. Chairman Brown and the Planning Commission did not voice any objections to the plan as submitted as it relates to the building materials proposed.

The proposed loading zone was discussed. It is deficient in size by approximately three feet. The Planning Commission has the authority to modify that requirement. The petitioner indicated that the overhead wires were taken into account when determining the size. The Planning Commission is willing to allow the current size to remain.

The greenbelt plantings are insufficient due to parking and the sidewalk on the north side. There is room to do a hedgerow and the petitioner is proposing to install one. This must be cleared with MDOT prior to installing it. Brent LaVanway from Boss Engineering indicated that the shrubs are the only reason for contacting MDOT and therefore, he does not believe this needs to be done. He was concerned that MDOT will require more changes to be made to parking, etc. The Planning Commission suggests that the petitioner contact MDOT.

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Waste receptacles were addressed. No proposed enclosure is on the plan. The applicant claims it is shared with existing receptacles on the dealership portion of the property. These are currently located at the southeast corner of the property.

Lighting was discussed by Brian Borden. The petitioner is willing to install lower wattage bulbs as the current bulbs burn out in an effort to lessen the light that is created on this site. The petitioner will explore this prior to meeting with the Chilson Hills Board. The petitioner will look into which light is shining into a home and will take steps to correct that.

The second wall sign request was addressed. This is discretionary. The petitioner believes that the view from the west is not clear and therefore, they would request an additional sign on that side. This is standard signage from Ford. The total square footage is less than what is permitted for the first sign. They will add this to the environmental impact statement.

Tesha Humphriss reviewed the February 28, 2012 letter from Tetra Tech. As it relates to storm water, a full site plan approval could be done or nothing could be done. The argument to review the entire site is that this is a substantial change to the site and they are changing the impervious area and changing the pipes. Alternately, the argument to do nothing is that they are decreasing the impervious area and there is no evidence of flooding. She believes the petitioner should do the existing calculations for the pond and bring it to current standards. She feels this is a compromise that both sides could live with. She addressed the proposed outlet of the storm sewage and water pipe. The water needs to be dissipated and slowed down. A sedimentation basin or something to slow the water should be installed at the pond. The petitioner agreed to do that. The proposed sanitary sewage system lead was discussed. The petitioner indicated the specifics of that would be provided during construction plan reviews.

Brent LaVanway from Boss Engineering agreed to provide the calculations for the basin that Tesha Humphriss needs. The petitioner will provide documentation of what they plan to do for storm water drainage. They will add it to the construction detail plans. The petitioner has not provided the profile views regarding utilities to the Township yet. They will do so within the construction details. The Township Engineer would prefer to see all of these on the site plan.

The Brighton Fire Department letter of March 2, 2012 indicates that their concerns have all been addressed.

The impact assessment was reviewed. Most of the concerns of the Planning Commission were addressed earlier this evening. The petitioner should delete the portion of E that discusses Genoa Township's site plan review process controlling fumes, vibration and smoke.

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The PIP should be changed to reflect Livingston County Sheriff Department and Brighton Fire Department.

The self certification will be signed and submitted to the Township.

Ms. Murphy of Chilson Hills addressed the Planning Commission. She expressed hopes that the issues of noises, lighting and fumes are seriously considered and addressed by the Planning Commission.

Planning Commission disposition of petition

- A. Recommendation of Special Use Application.
- B. Recommendation of Impact Assessment dated 2-21-12.
- C. Recommendation of Site Plan dated 2-21-12.

Motion by Diana Lowe to recommend the approval of the special use application subject to:

1. Approval of the impact assessment and site plan;
2. Compliance with the Brighton Area Fire Department letters of 11/29/2011 and 3/2/2012;
3. ZBA approval of the front setback variance;
4. The petitioner combines the two existing lots;
5. Compliance with article 19.03.

Support by Barbara Figurski. Motion carried unanimously.

Motion by Barbara Figurski to recommend approval of the impact assessment, subject to:

1. The PIP plan dated 3/1/12 is to be attached with the corrections as noted;
2. Approval of the special use application.

Support by Diana Lowe. Motion carried unanimously.

Motion by Diana Lowe to recommend approval of the site plan, subject to:

1. Approval of the special use application and impact assessment;
2. The petitioner is going to work with the Township to develop a buffering plan on the south side of the site;
3. Modification of the loading area;
4. Additional sign due to visibility;
5. Applicant will work with MDOT at their discretion regarding the shrubbery row;
6. The lighting for the Quick Lane facility will meet the zoning ordinance;

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7. Agreement by the petitioner to “bank” property that may be used in the future for a dumpster;
8. The petitioner will work with the homeowners association to reduce current candle power of current site as the bulbs need to be replaced;
9. The petitioner will adjust the lighting that is shining directly into a residential home;
10. The petitioner obtains a variance from the ZBA;
11. That construction details are put on the site plan;
12. That the petitioner comply with the Tetra Tech letter. Under drainage and grading #1, petitioner to complete calculations to determine the necessary land to restrict for future storm water detention and conveyance in the form of a recordable easement. Under #2, they will provide a method for dissipation of water. Under #4, they will provide a swale to direct water away from the existing shed; and
13. The petitioner adheres to 24.10 regarding parking.

Support by Barbara Figurski. Motion carried unanimously.

Administrative Business:

- *Staff report. Kelly VanMarter updated the Planning Commission as to possible agenda items for the April meeting.*
- *Approval of February 13, 2012 Planning Commission meeting minutes. Barbara Figurski. Support by John McManus. Motion carried unanimously.*
- *Member Discussion*

Adjournment. Motion by John McManus to adjourn the meeting. Support by Barbara Figurski. Motion carried unanimously. Motion adjourned at 8:35 p.m.

Kristi Cox