

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
JUNE 11, 2012  
6:30 P.M.**

**MINUTES**

CALL TO ORDER: The meeting of the Genoa Charter Township planning Commission was called to order at 6:30 p.m. Present constituting a quorum were Barbara Figurski, Diana Lowe, James Mortensen, Chairman Doug Brown, and John McManus. Also present were Township Planner, Kelly VanMarter and Brian Borden of LSL. Also present were Township Attorney, Frank Mancuso, Mike Evans of Brighton Area Fire Authority and Gary Markstrom of Tetra Tech.

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 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 a special use application, impact assessment and site plan for proposed outdoor storage at the existing Industrial Resin Recycling Facility located at 1480 Grand Oaks, Howell, Sec. 8, petitioned by Industrial Resin Recycling Inc.**

Township Attorney, Frank Mancuso, gave a brief synopsis of the Township's history with Industrial Resin.

Industrial Resin was represented by Bob Houston and Pat Kehoe was present on behalf of Ace Engineering. Mr. Kehoe gave a rough overview of the type of work performed at Industrial Resin.

Mr. Kehoe suggested that the original plans submitted by Industrial Resin were with the anticipation of a two year plan. They were unable to accomplish much of what they had hoped to the first year, but since then they have brought the interior up to fire code; they are working on the outdoor landscaping; and they have decreased outdoor storage. They believe they will be in conformance by the end of the second year. There were plantings made to screen the building and outdoor storage predominantly from those living on Grand Oaks Drive. All plants are up to the plans with the exception of the grass. They will plant seed

when rain is anticipated. The gravel has been removed. The ruts and dirt have been brought level. Culver Excavating did some work to accomplish this.

Mr. Kehoe acknowledged that they have read the letters submitted by the Fire Department and Engineer. They issued response letters.

Brian Borden addressed the items in the LSL letter to the petitioner. They are comfortable that the standards of the special use permit have been met, subject to comments by the Engineer and the Fire Department representative.

The primary storage area should be done with a hard surface. If the township engineer determines that gravel would be appropriate, then it may be permitted.

Mr. Borden's remaining comments as to that particular item relate to landscaping and screening issues. The petitioner has increased the plantings, but there remains a deficiency as it relates to the number of plantings. The buffer zone is lacking, as well. Particularly, canopy trees should be planted on the south side of the property. There is a deficiency of 40 canopy trees. Mr. Borden feels there are two particular areas that require clarification by the petitioner. These two are the truck/trailer storage at the northwest side of property and the materials staging area on the south side. The petitioner understands that the screening materials will dictate the height of the storage and staging areas. These are not to exceed the height of the screening.

The petitioner indicated that 43 evergreens were recently planted along the side and another 10-12 on the north side of the property. They believe there is now 143 evergreens on the property. Mr. Kehoe said the landscaping plan does meet the requirement, but evergreens were substituted for deciduous trees. They are lacking shrubs, however. Mr. Borden feels 7 to 10 additional canopy trees should be planted along the south side of the building. The petitioner agreed to plant those additional canopy trees along the south side.

The north side of the property was discussed. Mr. Borden indicated that the petitioner has done a really nice job with the north side of the property. The screening of the trailers was discussed. The trailers are approximately 12'.

The northwest property line was addressed. The petitioner is requesting a waiver of a berm. Mr. Borden feels it's not necessary to have the berm. Ms. VanMarter reminds the Commission that a wall or berm is a good method of delineating storage areas.

The south side of the building is where "work in process" is done. Nothing should be kept out there for the length of a day.

Kelly VanMarter indicated that the plan submitted this evening is perhaps not what the petitioner is seeking. The petitioner would like to move the trailers to

the north property line. The petitioner will park the trailers 25' from the property line and fill in that buffer zone with trees to use as a boundary to back the trailers up to. He will plant 12 to 14 trees north side of the property line, west of the hedge row. They will be planted approximately 12 feet apart and will be evergreens. The trailers will be parked on gravel.

The Township does have the option to require a financial guarantee for the plantings. The petitioner feels 45-60 days should give ample time for the planting to be accomplished. The petitioner agrees to post a bond if the plantings are not done within 60 days. Additional shrubs will not be required.

The items that cannot be disassembled are placed in a trailer and taken to the dump daily.

The petitioner is requesting that the Commission waive the requirements as to a certain amount of canopy and a certain amount of deciduous trees. They are requesting to use evergreens predominantly. This was granted.

Gary Markstrom of Tetra Tech address the Commission. The petitioner requests approval with the measures as are currently on the site. The site is not well graded. There is silt, sand and sediment that is infiltrating the grass. The ditch on Grand Oaks is filled with it, as well. A lot of drainage is to the northwest corner towards the railroad. There is a sediment pond on the site, but the value of it is unknown. Another 4,000 cubic feet of runoff is required above what is currently existing on the site. Mr. Markstrom suggested some of this could be eased by bio swales. He suggested one that is three feet deep could really ease the runoff on the site and would be fairly easily accomplished with the work already being performed on the property with the gravel installation. He submitted a drawing of a suggestion he has to accomplish the bio swale and moving the storage trailers to another area on the site that would be easily screened by the building. Pat Kehoe will look at the proposal to determine whether it's feasible. If the alternate plan is chosen by the petitioner, the additional landscaping on the north property line would no longer be needed.

Deputy Fire Chief, Mike Evans, addressed the Commission. There were 58 fire code violations noted at the first inspection. The vast majority of these violations have been resolved, particularly inside the building. The fire lanes on the north and south sides of the buildings are adequate. The back side of the building has a gravel lane. The petitioner has had this fire lane graded and packed asphalt was placed on it. The petitioner said the previous chief had brought out his large fire truck and drove around the building. He was accepting of the fire lanes as they currently exist. Deputy Fire Chief Evans indicated he is specifically looking for a civil engineer's verification that a fire apparatus would be supported on these fire lanes.

The above ground fuel storage tanks have been moved.

The Township Attorney, Frank Mancuso, addressed outdoor storage as it applies to the consent order in the Circuit Court matter. He feels that the Circuit Court order should be amended to conform with whatever is ultimately approved.

The petitioner is considering a new tin roof. This would be included in any future plans.

Correspondence from Helen Warren was read into the record. She requests denial of outside storage.

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

- A. Recommendation of Special Use Application.
- B. Recommendation of Impact Assessment dated 3-28-12.
- C. Recommendation of Site Plan dated 5-1-12.

**Motion** by James Mortensen that the petition from Industrial Resin be tabled to the August 2012 meeting. Support by Diana Lowe. **Motion carried unanimously.**

### **Administrative Business:**

- *Staff report. There is nothing to report There will be no meeting in July.*
- *Approval of May 14, 2012 Planning Commission meeting minutes. Motion by Barbara Figurski to approve the minutes. Support by John McManus. Motion carried unanimously.*
- *Member Discussion*

Adjournment. **Motion** to adjourn by Diana Lowe. Support by Barbara Figurski. **Motion carried unanimously.** Meeting adjourned at 8:30 p.m.