

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
DECEMBER 10th, 2012
6:30 P.M.**

AGENDA

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 Dean Tenge, Lauren Brookins, Chairman Doug Brown, Diana Lowe, John McManus, James Mortensen and Barbara Figurski. Also present were Assistant Manager, Kelly VanMarter, Gary Markstrom from Tetra Tech, 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 Diana Lowe, 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 rezoning application, rezoning agreement, impact assessment and site plan for property located on the south side of Grand River Avenue between Hughes Road and Kellogg Road, Brighton, Sec. 14, from Rural Residential/Town Center (RR/TC) to Office Service District (OSD), petitioned by Dakkota Integrated Systems.

Brian McDonnell, Chief Officer of Dakkota Integrated Systems addressed the Planning Commission. Dakkota is interested in setting an office up in Livingston County because the area is convenient for 80% of their employees. They have 12 locations in the US and one in Canada. They are a community involved company.

Brent Lavanway of Boss Engineering addressed the Planning Commission. He laid out the location of the site at issue. He presented a drawing which reflects four possible potential locations for the office building on the site at issue.

Tony Delllicolli of Cityscapes addressed the Planning Commission. The preferred location for the building would allow for a southwest orientation of the building to best utilize the natural sun for solar panel purposes. Additionally, this would disrupt as few trees as possible. A handout was provided to the Planning

Commission that reflected imagery of the proposed materials, which would be consistent with the natural amenities on site.

Brian Borden addressed the Planning Commission and reminded them that this is a request for conditional rezoning. The request does include a zoning agreement. Therefore, the Planning Commission can't make suggested changes or edits to the plans. The Planning Commission is not requested to accept it as submitted either.

Any rezoning needs to maintain consistency with master plan. This application is consistent. A OSD would restrict the uses of the site and the design of the site. Brian Borden is concerned with the building materials referred to in the zoning agreement. The site has many natural features that could be tricky to develop. He believes it would be difficult to apply zoning requirements as required by the current zoning. There may be some justification for re-zoning. Strict compliance with Town Center Overlay standards would be very difficult. This would be a good transitional use to buffer the more intense (Grand River) to the less intense use (residential). The concept plan protects and preserves many natural features. They may attempt to fill in wetlands and create a different development but approval from MDEQ would be difficult to obtain. There are two points of frontage on Grand River. Utilities should not be a problem. The zoning agreement does contain all information required by the ordinance. It is a binding, legal document if approved. Therefore, it should be reviewed by the Township Attorney prior to the Township Board approving it. The agreement applies to the entire property.

Any further building on the site would need site plan approval.

Gary Markstrom of Tetra Tech addressed the Planning Commission. His comments apply more to the site plan. He feels storm water will not be an issue. During the site plan, impervious areas would be limited to make sure no downstream problem is created.

Municipal water is available and the sanitary sewer is available at that location. A pump may be necessary because it is shallow. The uses on the proposal are limited to low flow uses, so Gary Markstrom perceives no stress on the sanitary sewer systems or water systems. He sees no red flags to be raised tonight.

The fire department reported no issues at this time.

No adjacent properties have ingress/egress rights being recorded on this property.

The subdivision control ordinance was addressed. Chairman Brown asked why that language was in subsection (d). Brian Borden indicates that was taken verbatim from the ordinance. Kelly VanMarter confirmed that.

There is no sidewalk reflected on the site plan at this time. That can be addressed at the site plan review.

Barbara Figurski asks how much overflow would go into Lake Chemung. Gary Markstrom indicated all of it, but there are many restrictions that will prevent overflow that would be utilized and addressed in a site plan. Mr. Markstrom indicated there is a lot of room to put in preventative measures.

No one from the public wished to address the Planning Commission regarding this project.

Planning Commission disposition of petition

- A. Recommendation of Rezoning Agreement.
- B. Recommendation of Impact Assessment dated 11-26-12.
- C. Recommendation of Site Plan dated 11-26-12.

Motion by James Mortensen to recommend to the Township Board approval of a conditional rezoning agreement to rezone the property located on the south side of Grand River between Hughes and Kellogg Roads from rural residential town center overlay to office service district as petitioned by the petitioner. This rezoning and acceptance of the conditional rezoning agreement is recommended because the change to an office service district is compatible with surrounding sites and continuation in the town center overlay would be difficult because of the topography and wetlands on this site. This recommendation requires the review of the Township Attorney prior to submission to the Township Board.

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

Motion by Barbara Figurski to recommend to the Township Board approval of the impact assessment dated November 26, 2012.

Support by John McManus. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the site plan dated November 26, 2012.

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

Administrative Business:

- *Staff report.* Kelly VanMarter gives a staff report to the Planning Commission.
- *Approval of October 9, 2012 Planning Commission meeting minutes.* **Motion** by Barbara Figurski and support by Diana Lowe to approve the minutes of the October 9, 2012 meeting minutes. **Motion carried unanimously.**

12-10-12 PC Approved Minutes

- *Member Discussion*

Adjournment

Motion by Barbara Figurski to adjourn the meeting at 7:46 p.m. Support by John McManus. **Motion carried unanimously.**