

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
JANUARY 14, 2013  
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 Dean Tenge, Lauren Brookins, Chairman Doug Brown, Diana Lowe, James Mortensen and Barbara Figurski. Also present were Assistant Manager, Kelly VanMarter and Sherrin Hood of LSL Planning.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

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 Chairman; and Barbara Figurski as Secretary. Support by Lauren Brookins. **Motion carried unanimously.**

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.*) A call to the public was made at 6:34pm with no response.

**OPEN PUBLIC HEARING#1...Request for approval of sketch plan for a proposed 440 sq.ft. addition to the existing Champion Buick GMC building located at 7885 W. Grand River Brighton. Sec. 13, petitioned by Brighton Land LLC.**

Kathy Kominski is present on behalf of the petitioner. It is a small addition to update the façade of the facility. They are going to square off the front corner and change colors to white and black. There are no other changes to the site. No changes to exterior display. They understand the Zoning Board of Appeals would have to approve any additional signs.

Sherrin Hood presents the LSL Planning review letter. Sketch plan is all that is necessary for this request and a variance has been requested for the front yard setback. Building materials and colors shall be discussed. Add some additional information to the plan including where the vehicle display areas are on the site plan. You may also ask for additional details on landscaping and lighting.

Kathy Kominski presents pictures of sample building materials. The metal panels are less than 25% of the façade facing a public street.

Landscaping is sufficient. Chairman Brown would like the lighting to meet the ordinance standards. Chairman Brown stated there is a vast number of banner signs on the site. Jim Mortensen asks if the dealership would be willing to remove the pole signs on the site. Barbara Figurski has an issue with the large red and white pole sign. Chairman Brown would also like to see the pole sign replaced with a monument sign.

Chairman Brown states that he has no problem with the submittal however the signage has gotten out of hand on the site. Kathy Kominski states that she will look into reducing the amount of signage on the site.

Chairman Brown states that the Engineers have no concerns. He reviews the Fire Department letter with the petitioner. The applicant needs to provide the access around the building.

A call to the public was made at 7:09pm with no response.

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

A. Disposition of sketch plan.

**Motion** by James Mortensen to approve the sketch plan with the following conditions:

1. Sketch plan should be dated and signed by a professional engineer.
2. The ZBA approves the setback variance to expand a non-conforming building.
3. The site shall conform with the Township lighting ordinance.
4. Materials reviewed this evening as shown in the rendering are acceptable and will become part of the permanent record of this approval.
5. The signage displayed on the building is excluded from the approval this evening and will be handled administratively with possible ZBA approval required.
6. The applicant will comply with the requirements of the Brighton Area Fire Department as spelled out in their letter dated 1-10-13.

Support by Dean Tenge. **Motion carried unanimously.**

**OPEN PUBLIC HEARING #2...Review of request for an extension of a site plan and environmental impact assessment for a proposed 96-unit condominium development located at the northeast intersection of Chilson Road and the Chesapeake & Ohio Railroad line. Sec. 6, petitioned by Bayfield Homes of Howell, Inc. (Aspen Glen).**

The Planning Commission discussed the length of time it has been since this site plan was reviewed. Some of the Planning Commission members are new to this Board since the project was originally approved. The Planning Commission would like to see a re-presentation of this project prior to granting another site plan extension.

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

#### A. Disposition of site plan extension

**Motion** by James Mortensen to table the request for approval of the extension of the site plan for Aspen Glen pending a re-orientation of the site plan by the applicant with this Commission at a future meeting.

Support by Diana Lowe. **Motion carried unanimously.**

### **Administrative Business:**

- *Staff report.* Kelly VanMarter gives a staff report to the Planning Commission. The Master Plan open house is scheduled for Wednesday, February 6<sup>th</sup>, 2013 from 5:00 to 7:00pm. All Commissioners are urged to attend and participate in the meeting. No applications have been received for the February meeting.
- *Approval of December 10, 2013 Planning Commission meeting minutes.* **Motion** by Barbara Figurski and support by Diana Lowe to approve the minutes of the December 10, 2012 meeting minutes. **Motion carried unanimously.**
- *Member Discussion*

Adjournment

**Motion** by Dean Tenge to adjourn the meeting at 7:28 p.m. Support by Diana Lowe. **Motion carried unanimously.**