

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MARCH 25, 2013
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 were Barbara Figurski, James Mortensen, Lauren Brookins, Dean Tengel, Diana Lowe, John McManus and Chairman Brown. Also present was Kelly VanMarter, Assistant Township Manager; Brian Borden of LSL; and Gary Markstrom of TetraTech.

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 subject to items number two and three being moved to items one and two and item one becoming number three for economy of time. Upon motion of James Mortensen and support by Barbara Figurski, a ten minute work session was approved. **Motion** carried unanimously.

During the work session, James Mortensen addressed the extensions such as requested in items two and three of the agenda. He believes this is more frequently requested due to the economic times. He believes that many changes can occur within seven to eight years, such as the I96 interchange. He believes the process of reviewing extensions should be overhauled and made more formalized. He believes some policy changes should also be reviewed. Perhaps the extension should be two years with a one year renewal approved by staff. Thereafter, perhaps some escalating fees and extension cut-offs should attach. He is asking that a policy be developed by staff and submitted to the Planning Commission for approval. Chairman Brown thinks these are excellent suggestions and should be reviewed by Kelly VanMarter.

Motion by Diana Lowe to close work session. Support by Barbara Figurski.
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 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).

Dave Zimmerman, owner of the property and developing company addressed the Planning Commission. He is proposing a 96 unit development. He is requesting an extension of the site plan and environmental impact assessment. He was unable to break ground prior to the economic troubles. He has not even tried to obtain construction loans because he feels that there is no market for it right now.

Planning Commission disposition of petition

A. Disposition of site plan extension

Motion by James Mortensen that a one year extension be approved. Support by Barbara Figurski. **Motion carried unanimously.**

OPEN PUBLIC HEARING #2...Review of request for an extension of a site plan and environmental impact assessment for a proposed 16-unit single family site condominium development located north of Cunningham Lake Road, East of Sundance Trail in Section 34, petitioned by Mr. Moore.

Robert Moore, owner of the property, addressed the Planning Commission. He is proposing an extension of the site plan for a 16 unit single family condominium development. It is not economically feasible right now.

Planning Commission disposition of petition

A. Disposition of site plan extension

Motion by James Mortensen that a one year extension be approved. Support by Barbara Figurski. **Motion carried unanimously.**

OPEN PUBLIC HEARING #3...Review of special use application, environmental impact assessment and site plan for a proposed 20,680 sq. ft. office building located on the South side of Grand River Avenue between Hughes Road and Kellogg Road in Section 14, petitioned by Dakkota Integrated Systems.

Brian McDonnell of Dakkota, Tony Delicolli of CityScape, and Brent Lavanway of Boss Engineering addressed the Planning Commission. Mr. Lavanway provided a brief background regarding the selection of the site and a brief overview. The parking lot will accommodate 80 vehicles, which is the anticipated need. A full basement/lower level will be included. There is a small driveway to the building to serve as fire truck access location, as well as a method to deliver items for storage in the basement. A monument sign is proposed, as well as a concrete sidewalk alongside Grand River. The building is roughly 300 yards from Grand River, south of the Trends in Tile parcel. The proposed dumpster location backs up to the storage area for Northwest Area Pipe and Supply.

Tony Delicolli addressed the architectural features of the plan. The building is slightly over 20,000 square feet. The lower level is approximately 5,000 square feet and consists of storage, conference area and fitness area. The base of the building will feature stone and the rest is primarily brick. Samples were shown to the Planning Commission. The accent is architectural metal in blue. Passive solar heating will be used. If any rooftop equipment exists, it will be screened.

Brian Borden gave his report to the Planning Commission. He reviewed his letter dated March 14, 2013. Special land use approval is tied with the grading plan. The grading is so close to the wet land due to the location of the driveway being less than 10 feet from the wet land. The applicant is responsible for any DEQ permits if it's necessary. The site plan elements were addressed next.

Dean Tengel asked about the percentages of metal and whether it meets the ordinance. It is not visible from Grand River, so the Planning Commission has ability to waive this requirement according to Brian Borden.

Brian Borden explained that there are issues with regard to driveway spacing, but movement of the driveway would be difficult due to the wetlands. Gary Markstrom indicated that approval to move it would need to come from the Road Commission. Brian Borden indicated it is not a significant issue and the Planning Commission has wide latitude in allowing it as is. Mr. Lavanway indicated that the only deliveries expected are Fed Ex or postal deliveries.

The landscape plan was addressed. Brian Borden indicated he does not think the issue of plantings was a huge issue. He did indicate that he would like to see green belt plantings. It's a tight area, so he doesn't think requiring them to adhere to the ordinance is required, but he believes there is room for a few more trees to be incorporated.

There are a few discrepancies between the plan and the depiction. These should be reconciled. The newly planted areas should be irrigated in areas where needed. The petitioner indicated that they understand that and will provide for that. It will be primarily around the building.

The waste receptacle encroaches onto the side yard required setback by less than ten feet. This must be approved by the Planning Commission.

The sidewalk requirements were addressed by Brian Borden. The petitioner agrees to work with the owner of the property that adjoins the petitioners at the county drain in developing a method of sidewalk/walk way over the county drain. Gary Markstrom addressed this issue and asked about jogging the sidewalk over a bit to go over the existing culvert. The petitioner will speak with the Road Commission about that possibility. The sidewalk on the east side of the property was discussed. Mr. Lavanway believes a sidewalk is not possible there due to wetlands. A boardwalk would be challenging at best. The petitioner agrees to

cost-share the expense of a boardwalk if the petitioner's cost is no greater than the cost a sidewalk would have been for the same area. An easement may be needed to accomplish this.

The light fixture detail sheets should be submitted to the Township. Mr. Lavanway indicated they are on sheet 11. The petitioner will re-submit sheet 11.

Brian Borden indicated that two wall signs have been requested. The sign area calculations are fine, but approval of the second must be approved by the Planning Commission.

Gary Markstrom addressed the Planning Commission. He discussed his letter of March 5, 2013. The Fire Department connection will be taken care of by the petitioner. It must be on the construction plans. The sanitary sewer must cross Grand River. Irrigation was discussed. If there is standing water in the ponds, the petitioner may want to use that for irrigation. Dean Tengel asked if a water well would be permitted for irrigation. Kelly VanMarter indicated it is against the ordinance. Any irrigation system from the pond must be a separate system.

The Brighton Area Fire Department letter of February 27th was discussed. The petitioner indicated that all items except 1, 4, and 9 were addressed in the re-submittal. The petitioner plans to install a full sprinkler system, so they do not believe that a fire hydrant at the rear of the building is necessary. The smaller driveway would be deleted from the plan if the Fire Department permits it. It is not required for deliveries.

The petitioner indicated a natural gas line will be installed parallel to the driveway.

The environmental impact assessment does not bear Mr. Lavanway's name and it should.

- A. Recommendation of Special Use.
- B. Recommendation of Environmental Impact Assessment.
- C. Recommendation of Site Plan.

Motion by James Mortensen to recommend to the Township Board approval of a special use permit to permit Dakkota Systems to grade in the natural features setback for the wetland on the northwest side of the site which is to be fully restored to its original condition following installation of the driveway. This recommendation is made because it is a very minor encroachment into the wetland setback area with total restoration being provided. It fully complies with section 19.03 of the Township ordinance. Support by Barbara Figurski. **Motion carried unanimously.**

Motion by Barbara Figurski to approve the environmental impact assessment dated February 6, 2013, subject to the preparer's name being added. Support by James Mortensen. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the site plan dated February 6, 2013, subject to the following:

1. If subsequent to this review, rooftop equipment is added, there will be appropriate screening to be reviewed by Township staff in advance of the 4/15/13 Township Board meeting;
2. The small driveway to the building from the main driveway may be removed prior to the 4/15/13 Township Board meeting if the decision is made to include a sprinkler system for the building;
3. The rendering and materials reviewed with the Planning Commission this evening are acceptable and will become property of the Township following Township Board review;
4. The landscape plan is accepted as presented. Irrigation will be provided excluding the wetland area. The Township Engineer will be consulted regarding the method of landscape irrigation in an effort to preserve public water and utilize wetland water if feasible;
5. The location of the waste receptacle, which is a 13' deviation from the side yard setback is acceptable;
6. The petitioner will attempt to relocate the sidewalk on the west side to minimize the boardwalk and will provide a performance guarantee acceptable to Township staff for construction of the boardwalk eventually;
7. The petitioner will provide a performance guarantee regarding the sidewalk on the east side in an amount acceptable to Township staff and shall provide an easement should the Township eventually seek construction of a boardwalk or relocation of a wetland;
8. The applicant must provide details of the light fixtures;
9. A second wall sign, the total of which for both equals less than 100 feet, is approved;
10. The requirements of the Township Engineer's letter of March 5, 2013 shall be complied with;
11. The petitioner shall work with the Engineer to determine if the wetland waters can be used for irrigation;
12. The requirements of the February 27, 2013 letter from the Brighton Area Fire Department will be complied with.

Support by Lauren Brookins. **Motion carried unanimously.**

OPEN PUBLIC HEARING #4... Review of sketch plan application for approval of wall signs located at Champion Buick GMC, 7885 Grand River Avenue, Brighton, petitioned by Kathy Kaminsky on behalf of Brighton Land LLC.

Kathy Kaminski and Len Nadalski addressed the Planning Commission. They are requesting a total of three signs. Mr. Nadalski indicated that the manufacturer is requiring an update of the facility to meet image standards. The petitioner will be removing the “used cars” sign that exists, as well as the yard sign indicating service entrance and awning signs. Chairman Brown addressed the pennants that exist on the property. He asked the petitioner to take them down given that the time limit for those is 14 days.

Dean Tengal indicates that at some point, the Planning Commission should address signs like “service entrance.”

Kelly VanMarter addressed the Planning Commission as it relates to the ordinance. The Planning Commission needs to determine that two wall signs are needed and the length of the building allows them additional square footage for the signs.

Planning Commission disposition of petition

A. Disposition of Sketch Plan.

Motion by James Mortensen that the Planning Commission approve two wall signs totaling less than 100 square feet, subject to the following:

1. Removal of the used car sign on the building;
2. Removal of the pilon service sign;
3. Removal of three awning signs.

The petitioner’s additional request for a third sign will require review and approval from the zoning board of appeals. In addition, the Planning Commission has determined that due to the length of the building, they are eligible for a total of 150 square feet in signage. Support by Dean Tengal. **Motion carried 6-1 with Figurski opposing.**

Administrative Business:

- *Staff report. Kelly VanMarter reminded everyone of the April 8th meeting. There are 2 items on the agenda currently. The Chaldean Church is seeking to put 4 prayer homes on the property and there is a request for a borrow pit on Nixon Road. Kelly VanMarter updated the Planning Commission regarding staff changes in the Township. The Master Plan update is ongoing.*

- *Approval of January 14th, 2013 Planning Commission meeting minutes. Motion by Barbara Figurski and support by Diana Lowe to accept the minutes as submitted. **Motion carried unanimously.***
- *Member Discussion*
- *Adjournment. Upon motion of John McManus and support by Lauren Brookins, the meeting was adjourned at 8:58 p.m. **Motion carried unanimously.***