

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION SPECIAL MEETING
PUBLIC HEARING
AUGUST 26, 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 Chairman Doug Brown, Barbara Figurski, James Mortensen, Dean Tengel, John McManus and Eric Rauch. Also present were Assistant Township Manager, Kelly VanMarter and Gary Markstrom of TetraTech.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: **Motion** by Barbara Figurski to approve the agenda as proposed. The motion was supported John McManus. **Motion carried unanimously.**

CALL TO THE PUBLIC: Chairman Brown made a call to the public at 6:33 p.m. No one wished to address the Planning Commission.

OPEN PUBLIC HEARING #1... Review of a special use application, impact assessment and site plan for proposed grading within the natural features setback and construction of a new 2,368 square foot office building located on the north side of Grand River Avenue, east of Kellogg Road, Sec. 14, petitioned by Dr. Brad Rondeau.

Piet Lindhout of Lindhout & Associates addressed the Planning Commission. Mr. Lindhout indicated that Dr. Bonine is agreeable to an easement. It is being drafted and the modifications have been discussed. Kelly VanMarter confirmed that the Township Attorney drafted the easement and it is progressing toward approval.

James Mortensen voiced his concern about the traffic flow issues. The easement will be shared ingress/egress. He supports that.

Mr. Lindhout indicated that they do not disagree with the Township Engineer's letter as it relates to REU's and parking. The environmental impact assessment should be changed to reflect that it's a medical office before it goes to the Township Board.

Planning Commission disposition of petition

- 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 the special use permit. This will permit grading into the setback area of the natural feature and will require restoration to its original condition following the construction. This is consistent with special land use standards in article 19 of the ordinance and will be condition upon completion of an ingress/egress easement with the property to the west subject to the agreement of the Township Attorney and recorded prior to issuance of the land use permit.

Support by Dean Tengel. 5 in favor of motion; 1 against motion. **Motion carried.**

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

1. The REU's in item G shall be corrected;
2. The grading in the buffer shall be restored to a natural state;
3. Appendix D will be added under line item L in regard to parking.

Support by Dean Tengel. 5 in favor of motion; 1 against motion. **Motion carried.**

Motion by James Mortensen to recommend to the Township Board approval of the site plan, subject to:

1. Compliance with the issues raised by the Township Engineer in his letter of August 5, 2013 which reference the REU's and the Brighton Fire Department letter of August 6, 2013;
2. The building materials, including the hardy board or vinyl reviewed this evening by the Planning Commission are acceptable and become Township property;
3. The 17 parking spaces proposed are acceptable;
4. The loading/unloading will be limited to curb carts;
5. Signage, as proposed, is not accepted by the Planning Commission and will be consistent with the ordinance or a variance will be sought from the Zoning Board of Appeals;
6. The proposed easement will be added to the site plan.

Support by John McManus. 5 in favor of motion; 1 against motion. **Motion carried.**

OPEN PUBLIC HEARING #2... Consideration of the Capital Improvement Plan.

Christina Galinac and Kelly VanMarter addressed the Planning Commission regarding the proposed capital improvement plan. Any questions regarding the roads on the HRC chart should be directed to Mike Archinal.

Chairman Brown voiced his concern about income streams and adjusting the CIP. Kelly VanMarter indicated that the CIP should be adjusted annually.

Christina Galinac made a full presentation of the CIP to the Planning Commission.

There have been no changes to the Township's participation in the gravel road improvements. The millage will only address paving roads.

Dean Tengel indicated that he thinks the paving of Crooked Lake Road should be included in the CIP, regardless of whether the millage passes. Kelly VanMarter explained that should the millage not pass, certain projects that the millage addresses could be placed on the CIP conceivably. The staff can review those lists and determine what should be moved over to the CIP list should the millage not pass.

Chairman Brown indicated he would like to see a sidewalk on Dorr Road. Kelly VanMarter indicated that should be added to the master plan. Dean Tengel agreed.

Planning Commission disposition of petition

A. Recommendation of Capital Improvement Plan.

Motion by John McManus to recommend to the Township Board that the Capital Improvement Plan 2013-2019 be adopted, subject to:

1. The inclusion of the paving of Crooked Lake Road, the light at Latson Road and the roundabout at Challis and Bauer Roads;
2. The inclusion of the sidewalk from the Township Hall to and over I-96.

Support by Dean Tengel. 3 voted in support of the motion. 2 voted against the motion. **Motion carried.**

Administrative Business:

- *Staff report*
- *Approval of August 12, 2013 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes as amended. The motion was supported by Dean Tengel. **Motion carried unanimously.***
- *Member Discussion*
- *Adjournment. **Motion** by John McManus to adjourn the meeting at 8:05 p.m. The motion was supported by Barbara Figurski. **Motion carried unanimously.***