

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MARCH 10, 2014
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, Eric Rauch, Dean Tengel, James Mortensen, Chairman Doug Brown, and John McManus. Also present were Kelly VanMarter, Township Manager, Brian Borden and Kathleen Duffy of LSL Planning and Gary Markstrom from Tetra Tech.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

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

ELECTION OF OFFICERS: Kelly VanMarter asked for a motion to nominate officers. James Mortensen made a motion to continue the existing slate of officers in their current positions for an additional year. That slate is: Doug Brown as Chairman; Dean Tengel as Vice Chairman; and Barbara Figurski as Secretary. Support by Eric Rauch. **Motion carried unanimously.**

CALL TO THE PUBLIC: Chairman Brown made a call to the public at 6:35 p.m. with no response.

OPEN PUBLIC HEARING #1... Review of a rezoning application, PUD agreement, impact assessment, and conceptual PUD plan for approximately 14.57 acres in Section 09, located at 1201 S. Latson Road (former Latson Road Elementary School), Howell, #4711-09-100-036. The requested rezoning is from Rural Residential (RR) to Non-Residential Planned Unit Development (NR-PUD), and is petitioned by Howell Public Schools and Genoa Charter Township.

Chairman Brown provided some background history and overview of this parcel.

Brian Borden made a presentation as it relates to the process ahead regarding this parcel. There are four components before the Planning Commission for recommendation this evening. A public hearing is required. Notification has been provided by Ms. VanMarter. Since there is re-zoning involved, that portion must go through Livingston County. The Board will have final approval authority and can execute the PUD agreement.

The site is approximately 14.5 acres and still contains the school building. It is currently zoned RR. The master plan adopted by the Board in 2013 identifies this site as regional commercial. This is consistent with the property nearby. It is proposed that the zoning become NR-PUD. The specific details will be detailed in the PUD agreement.

The conceptual PUD plan includes: commercial, office and multi-story retail/office buildings. The concept is flexible for larger-scale retail or hotel/conference center. The plan includes an interchange design guideline developed for Latson subarea in the master plan for both the site and buildings. It would provide buffering and non-motorized connections for adjacent multi-family development.

Under the ordinance, the following items must be considered: whether the site qualifies as a PUD and whether it meets the standards for a conceptual PUD plan. A list of the deviations sought was discussed by Brian Borden. In his opinion, the biggest deviation is signage.

Gary Markstrom did not have any additional information to provide. He worked with LSL and he had no concerns to address at this time. Chairman Brown asked if the Grand River sewer line was at capacity. Gary Markstrom indicated that is not correct. Kelly VanMarter indicated that was in the real property benefit paperwork. Gary Markstrom indicated that was the case at that point in time, but it is no longer the case. The real property benefit agreement does not need to be updated according to Kelly VanMarter.

James Mortensen asked about whether one gas station or two gas stations will be permitted. Brian Borden indicated that the language is "up to two." Kelly VanMarter indicated she would review the paperwork for consistency.

James Mortensen asked about a reference to Crooked Lake Road in computer page 55 of the packet. Kelly VanMarter indicated that was a draft and should not have been included in the packet.

References to the Drain Commission should be changed to reflect Drain Commissioner.

Section 9.6 was reviewed. The first sentence needs to be corrected to become a full sentence. The second sentence should be corrected to reflect the applicant superimpose - not the site.

The timing of the sidewalk installation was discussed. The ordinance does not have a requirement for a timeline. Kelly VanMarter indicated she is comfortable with it as written.

Kelly VanMarter indicated a letter from the Road Commission was included in the packet as computer page nine. Chairman Brown asked about the definition of spring lines. Mr. Markstrom indicated that it's the point where a curve ends.

There is no date on the environmental impact assessment plan. It was received on 2/14/14 per Kelly VanMarter. Chairman Brown asked whether any provisions were made with Howell Schools as to tap fees. Ms. VanMarter indicated that there was an agreement regarding tap fees. The environmental impact assessment should be redacted to reflect that.

Chairman Brown asked about the traffic impact study. It should reference the benefits agreement. Kelly VanMarter agreed.

Chairman Brown asked if the Township would be at risk if there was an accident such as a gas line explosion during the demolition of the school. Kelly VanMarter indicated the Township would not be at risk.

Chairman Brown made a call to the public at 7:23 p.m. No one wished to address the Board and the call to the public was closed.

Planning Commission disposition of petition

- A. Recommendation regarding Rezoning from RR to NR-PUD
- B. Recommendation regarding PUD Agreement (02-14-14)
- C. Recommendation regarding Environmental Impact Assessment (02-14-14)
- D. Recommendation regarding Conceptual PUD Plan (Exhibit B, 02-13-14)

Motion by James Mortensen to recommend to the Township Board that the parcel be re-zoned from RR to NR-PUD. This recommendation is made because the Planning Commission finds it meets the standards of section 10.02 of the Township Ordinance, is consistent with the master plan and is consistent with the zoning immediately to the west. Support by Barbara Figurski. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the PUD Agreement dated 2/14/14. Support by John McManus. **Motion carried unanimously.**

Motion by Barbara Figurski to recommend to the Township Board approval of the Environmental Impact Assessment dated 2/14/14, subject to the changes discussed to sections six and nine. Support by James Mortensen. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the Conceptual PUD Plan dated 2/13/14. This recommendation is made because it meets the standards of section 10.02 of the Township Ordinance, is consistent with the master plan and is consistent with the zoning immediately west. Support by Barbara Figurski. **Motion carried unanimously**

Administrative Business:

- *Staff report. Kelly VanMarter indicated that a meeting will be held in April. She gave a quick update to several projects that are ongoing.*

- *Approval of November 25, 2013 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes of the November 25, 2013 Planning Commission meeting. Support by John McManus. **Motion carried unanimously.***
- *Member discussion*
- *Adjournment. **Motion** by Barbara Figurski to adjourn the meeting at 7:43 p.m. Support by Dean Tengel. **Motion carried unanimously.***