

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
APRIL 14, 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, Jim Mortensen, John McManus, Diana Lowe and Chairman Doug Brown. Also present were Kelly VanMarter, Township Assistant Manager and Community Development Director, and Brian Borden of LSL Planning.

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 Diana Lowe. **Motion carried unanimously.**

CALL TO THE PUBLIC: Chairman Brown made a call to the public for the audience to address non-agenda items. There was no response.

OPEN PUBLIC HEARING #1... Public Hearing for the purpose of considering Zoning Ordinance Text Amendments to Articles 7 and 25 regarding Temporary Outdoor Sales and Events.

Brian Borden addressed the Planning Commission. The ordinance as it exists does not currently address weekend sales, events, etc., very clearly. He reviewed the language proposed by Kelly VanMarter and has no technical concerns with it.

Kelly VanMarter addressed the Planning Commission. She gave a history of the issue beginning with Art Van's inquiry one year ago. Both Art Van and the Chamber of Commerce have written letters to the Township. The proposed changes would permit events (not sales) a total of 28 days per calendar year. In addition, there would be 28 days permitted for tent sales. Chairman Brown inquired whether other businesses have requested increases in time or if other businesses have tent sales. Kelly VanMarter reported that there are some that have tent events.

John McManus inquired whether there should be a distinction drawn between restaurants and businesses that sell material goods. He asked if the 28 days are consecutive or broken up. Jim Mortensen believes that should be left up to the retailer.

Chairman Brown inquired as to how parking would be policed. Kelly VanMarter advised that the Township is well aware of what businesses would have parking issues if a tent sale were held in their lot. The permit would be terminated under item 8 if parking issues were to develop. The permit may not even be issued if a known problem exists.

Mr. Kennedy from Art Van was present. Chairman Brown asked what would happen if the parking lot became full. Mr. Kennedy advised there is additional parking along the side of the building and behind the building.

Chairman Brown inquired what would happen if the Zoning Administrator was not available to inspect a site. Kelly VanMarter advised that any of the Township Administrators could address the issue, including herself.

Chairman Brown suggested that language should be inserted to provide that any agency such as the fire department could inspect premises in addition to the Township.

Chairman Brown asked about the noise ordinance language as proposed. He asked who would be responsible for taking the readings for decibel output and what output would be considered excessive. Kelly VanMarter indicated that the language as proposed was what was recommended.

Chairman Brown inquired whether a definition for vendor and outside vendor should be provided in the ordinances. Kelly VanMarter agreed those definitions should be added.

Chairman Brown inquired about a smaller business wishing to have a tent sale on the premises of a larger business. That is not permitted by this ordinance as proposed. They could have small pop-up canopies or something else that could be agreed upon with the Township staff. Kelly VanMarter believes this is how it should be regulated.

Chairman Brown asked whether food wagons would be permitted at the outdoor events. This is not permitted under the ordinance unless the vendor is a lessee of the premises. Diana Lowe indicated street food is becoming popular and may need to be addressed in the future.

Eric Rauch asked if every one-day event would be required to go through land use permits, etc. Kelly VanMarter indicated that the land use permit is required, but they can apply for various dates in the same permit. The Township does try to be flexible and allow amending permits often without an additional fee.

Jim Mortensen suggested that 25A should be expanded to add the limitation that the materials offered for sale should be consistent with those offered for sale inside the building.

Larry Horton addressed the Planning Commission. He provided a scenario of a classic car show on a weeknight. They run from 5-8 p.m. from mid-May until the end of September. People sit in their chairs and listen to the DJ play oldies. He advised that's all they are asking.

Planning Commission disposition of petition

- A. Recommendation of Zoning Ordinance Text Amendments.

Motion by Jim Mortensen to recommend to the Township Board approval of the changes to Zoning Ordinance 7.02 regarding outdoor sales and outdoor events to allow such activities to occur for 28 days in a calendar year subject to the following changes:

- A. Paragraph 7.02.02V, item 5, would be amended to include any other governmental agencies listed, as well as the Livingston County Drain Commission;
- B. The definitions on page 25-26 shall be modified to be consistent with the definitions on page 7-15 with regard to the requirement that the goods offered for sale outside must be consistent with those offered inside the business establishment;
- C. Add a definition for vendor.

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

OPEN PUBLIC HEARING #2... Review of sketch plan application and sketch plan for building renovation, parking lot improvements, and signage for Northridge Church, located at 7555 Brighton Rd, Brighton, Parcel # 4711-25-300-037. The request is petitioned by Jim King on behalf of Northridge Church.

Brent LaVanway of Boss Engineering and Jim King of Northridge Church addressed the Planning Commission.

Brent LaVanway gave a brief overview of the proposal. A 4' ribbon of asphalt will be added to the entrance onto Grand River. This has been approved by the Road Commission. The small parking lot will be removed and a drop off driveway will be created in that location. A dumpster enclosure will be built. The steps in back will be reconstructed as concrete steps. The existing monument sign will be deconstructed east of the entrance and a new one is proposed for west of the entrance.

David Williams addressed the Planning Commission. He is with Hobbs and Black, the architects. He gave an overview of the building plan and presented a proposed sample board. The goal is to provide an open feeling to the building and the façade was opened to provide as much natural light as possible. The slope of the roof was to anchor the building to the earth.

Jim Mortensen indicated he feels the rendering is a radical departure for an area that is zoned residential. He feels the building materials should be toned down. Brian Ammon of Northridge Church indicated that the rendering is incorrect in that it's a white roof rather than the color it would actually be. The roofing will not be light as in the rendering.

Jonathon Pearn addressed the Planning Commission and answered various questions about the rendering. David Williams reviewed various interior renderings to describe some of the reasons they are exploring methods to draw more outside light. They would be willing to explore bringing cultured stone to the façade of the building in an effort to tie in the look with Pine Ridge across the street.

Jim Mortensen asked about the front of the building, if it would be brick. The petitioner indicated it would be brick. The color of the brick is negotiable. Since it is under the overhang, there will be some shadowing which would alter the color's appearance.

Barbara Figurski asked about the roof. The pitched roofs will remain. The existing color will remain the same.

Brian Borden addressed the Planning Commission. Churches are special land uses in residential districts. There are some existing condition problems with the parking lot. The northwestern parking aisle is a few feet deficient in minimum width. The things to be considered are whether it's an existing condition and whether there is a planned reconfiguration and re-striping of the lot. The petitioner will delete the two perpendicular parking spaces. Parking lot landscaping could be utilized conceivably, to help direct traffic in this area, but it would be costly. The petitioner will be getting rid of the pews and is hoping to have seating capacity at 480. There are 12 spaces above minimum requirements. Mr. LaVanway indicated there is a significant elevation change in the parking lot area.

Brian Borden addressed the lighting in the parking lot. There is a light pole on the back wood stairs that has flood lights that are directed outward. That will be removed with the new stairway construction. The wall sign will be addressed by the Zoning Board of Appeals. The set back from Brighton Road for the proposed monument sign is 10' from the right-of-way. Jonathan Pearn said they are approximately 50' from the road. The drawing is to scale, but overlaid onto an aerial photo. A sign permit will be required, so all of that information will be provided at that time.

The outdoor gathering space was not addressed in the sketch plan and it should be added. The staff can verify that is done. Mr. Ammon said this will be used as an outdoor patio for coffee, group discussions, studies, etc. The building in back was intended to be a youth building or storage of equipment. It is the petitioner's intention to use it for storage only.

Eric Rauch asked if the sidewalk would be tied to the church from Brighton Rd. Mr. Ammons indicated they would consider that. Kelly VanMarter indicated it would be beneficial.

Kelly VanMarter indicated the Township Engineer had no issues with the sketch plan. The Road Commission and Fire Department provided letters for review. The petitioner will comply with the points addressed in the Fire Department letter and Road Commission letter.

Brian Borden indicated there is no requirement for interior parking lot landscaping. Jonathan Pearn indicated there was a landscaped island included in the plan.

Eric Rauch asked about wall-mounted lighting. There would be some under the canopy to light the area there.

Planning Commission disposition of petition

A. Disposition of Sketch Plan.

Motion by John McManus to recommend approval of the sketch plan dated 3/28/14, subject to:

- A. Façade renovations, construction of the new drop-off area, demolition of the small parking lot and the re-paving of the existing parking lot;
- B. The wall sign will need approval by ZBA;
- C. The sign set-back and dimensions will comply with the ordinance and be reviewed by staff;
- D. The sketch plan should reflect outdoor activity renditions for approval by staff;
- E. The sidewalk along Brighton Rd. will be tied to the building;
- F. Compliance with the Fire Department letter and Road Commission letters;
- G. The flood light at the rear of the property will be removed;
- H. The building material color samples will become Township property;
- I. The petitioner will remove the two back parking spaces to comply with the drive aisle width requirement and there will be double striping there.

Support by Jim Mortensen. **Motion carried unanimously.**

Administrative Business:

- *Staff report. Kelly VanMarter had nothing to report.*
- *Approval of March 10, 2014 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes as submitted amended. Support by Jim Mortensen. **Motion carried unanimously.***
- *Member discussion. The Board of Trustees has approved a raise to the Planning Commission to \$168.00 and the Chairman's premium has been raised to \$10.00 more.*
- *Adjournment. **Motion** by John McManus to adjourn the meeting at 8:11 p.m. Support by Diana Lowe. **Motion carried unanimously.***