

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
OCTOBER 14, 2014
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Township Planning Commission was called to order at 6:32 p.m. Present were Chairman Doug Brown, Eric Rauch, Barbara Figurski, James Mortensen, Diana Lowe, Chris Grajek, and John McManus. Also present was Kelly VanMarter, Township Community Development Director.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Barbara Figurski moved to approve the agenda. The motion was supported by Eric Rauch. **Motion carried unanimously.**

ELECTION OF VICE CHAIRMAN: Chairman Brown opened discussion and asked who might be the next Vice Chair. Diana Lowe made a motion to run for the Vice Chair position. Grajek supported. Chairman Brown thanked Lowe for volunteering. **Motion carried unanimously.**

CALL TO THE PUBLIC: The call to the public was held with no response.

OPEN PUBLIC HEARING #1... Review of sketch plan for a façade upgrade for ChemTrend, located at 3205 E. Grand River Ave., Howell, Parcel # 4711-05-100-006. The request is petitioned by ChemTrend Limited Partnership.

John Eckstein of Lindhout Associates of Brighton addressed the Planning Commission on behalf of the petitioner. Rob Curtis and Reid Sparks were also present from ChemTrend.

Rob Curtis addressed the group, ChemTrend is owned by a German company, in business since the 1960's and this is ChemTrend's largest facility.

The existing building is currently made up of two pre-engineered metal buildings with an in-fill addition. ChemTrend is proposing corrugated metal on top with aluminum composite panel below. The plan is to remove brick and put in place a store front system with a sunshade along the front for a contemporary look and due to southern exposure. Currently approximately 95% of the building is metal siding. ChemTrend is proposing higher quality materials and asking for permission for metal. The parapet wall cannot be increased to screen the roof top equipment because it would create unsafe snow drift loads. Many of the other options drove costs out of control.

Mortensen asked if the roof equipment would be hidden. ChemTrend representatives indicated that equipment would be painted to help camouflage the equipment. The frontage roofline would also be raised 8". Rob Curtis indicated that ChemTrend is motivated to improve the look and to help conceal the equipment. The current mustard yellow metal will be gone, painted grey to match the metal. Chris Grajek asked for the positioning of the roof equipment to be verified. Rob Curtis indicated that equipment was sitting near the front roofline and is newer; it might be less expensive to move the equipment than to raise the parapet. The current position of trees was also reviewed. Chairman Brown asked what interest their might be in additional landscaping in the front. Curtis and Eckstein indicated that landscaping has been updated since shown photograph. There is a sidewalk in front of the building as well.

Mortensen and Figurski expressed appreciation for the improvement efforts. Curtis indicated that ChemTrend plans to stay long-term and the parent company has a high tech profile and this upgrade is consistent with this presence.

Rauch identified that the proposed frontage has no element which softens the architectural texture such as cultured stone though he supports the materials proposed. Curtis and Eckstein indicated that a streamlined contemporary look is replacing cultured stone look in projects throughout the marketplace.

A call to the public was made with no response.

Planning Commission disposition of petition

A. Disposition of Sketch Plan. (09-22-14)

Motion by Mortensen to approve the Sketch Plan for ChemTrend subject to the following:

1. The mustard yellow color visible from Grand River will be repainted grey to match as near as possible the proposed new colors of the façade.
2. As rooftop equipment purchases are made in the future, efforts will be made to reduce the profile and visibility from the street. Meanwhile, the rooftop equipment will be painted to match the exterior façade of the building.
3. The materials and renderings reviewed this evening will become the property of the township.

Support by Barbara Figurski. **Motion carried unanimously.**

Administrative Business:

- *Staff report. The special meeting on October 27 is moving forward with proposed student housing, petitioned by Cleary University. Red Olive is petitioning to replace the Prairie House Restaurant and is currently on the agenda for the November 10 meeting.*

- *VanMarter reviewed the timelines involved in the overall Planning project process as well as the meeting calendar currently in place. The more meetings we offer, the more convenient it is for our developers. Our goal is to balance the costs to the developers and to Genoa. Mortensen expressed that the current meeting calendar looks fine for now, based on the number of projects of the past year. VanMarter stated that based on Planning Commission feedback, we will continue to move forward with one meeting per month with an option for a second meeting as needs arise.*
- *Approval of September 8, 2014 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes as amended. Support by John McManus. **Motion carried unanimously.***
- *Member discussion*
- *Adjournment. **Motion** by Diana Lowe to adjourn at 7:39 p.m. Support by Barbara Figurski. **Motion carried unanimously.***

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