

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
OCTOBER 27, 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, Chris Grajek, Diana Lowe, and John McManus. Also present was Kelly VanMarter, Township Community Development Director; Brian Borden of LSL; Gary Markstrom of Tetra Tech; and Deputy Chief Michael Evans of the Brighton Area Fire Authority.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

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

CALL TO THE PUBLIC: A call was made to the public with no response.
(*Note: The Board reserves the right to not begin new business after 10:00 p.m.*)

OPEN PUBLIC HEARING #1... Review of site plan, special use, and environmental impact assessment for proposed 86-bed student housing apartments, located on the south side of Grand River Avenue and east side of Grand Oaks Drive, at 3750 Cleary Drive, Howell, Michigan 48443, parcel # 4711-05-400-062. The request is petitioned by Cleary University.

Brent LaVanway of Boss Engineering, Allan Price of University Housing Solutions and Gary Bachman of Cleary University addressed the Planning Commission.

The current plans are to service the proposed building with gravity sanitary sewer. The county drain is an extension of the Walmart facility. The water will be discharged into that county drain. The Drain Commission will allow the discharge into that storm sewer.

Mr. Price reviewed proposed materials with the Planning Commission.

Jim Mortensen inquired as to why an elevator was not included in the plan. It is cost prohibitive for a three story building. There are no renderings of unit interiors. Mr. Price gave a description of what they would contain. Gary Markstrom indicated grease traps are not needed.

Brian Borden reviewed his letter of October 22, 2014. A third story is not typically permitted in this District, but falls under the exception due to it being an educational facility. The parking lot should be viewed as shared parking or a rebuild of an existing lot. Therefore, that provision of his letter should be stricken. The ordinance would

require 58 spaces and the plans call for 83 spaces. He does not believe this is an issue. As it relates to landscaping, he believes if there are deficiencies otherwise in the landscaping, that they be beefed up elsewhere such as the Grand River frontage. Brian Borden discussed the proposed new building. The Master Plan requires "high quality" architecture for new buildings. He thinks the design of the building is nice. The material and design standards were discussed. The two predominant materials are split face CMU and efis. These two items exceed the maximum allowances in the ordinance.

Mr. Bachman explained that the building materials were taken into account when setting a budget for a building that could be affordable to the students. He indicated the building will be located at the back of the property and not easily viewable. The tree line has a swath already cut through it where the county drain easement is. Trees/vegetation was discussed.

Gary Markstrom addressed his letters of October 10, 2014 and October 22, 2014. He will discuss how to accomplish looping the water main when he meets with them on Wednesday, October 29th.

The second building will be added in two or three years, dependent upon enrollment growth and ability to finance it.

Deputy Fire Chief Mike Evans addressed the Planning Commission regarding his letter of October 21, 2014. There is a challenge locating the 50' turning radius required by their heavy equipment, specifically a ladder truck. The petitioner agrees to do what Mike Evans suggests in order to allow for ingress/egress of emergency vehicles.

The memo dated October 17, 2014 from Kelly VanMarter regarding REU's was addressed.

Campus police are not anticipated at this time. There are no hazardous materials stored at the University.

The environmental impact statement was addressed. Section I should be amended to state 84 student beds and 2 student advisors.

A call to the public was made with no response.

Once the second building is built, the storm water basin will need to be expanded slightly. The basin will be a dry bottom basin.

The building will be owned by Student Housing and the land will continue to be owned by the University.

Planning Commission disposition of petition

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (10-16-14)
- C. Recommendation of Site Plan (10-16-14)

Motion by James Mortensen to recommend to the Township Board approval of the special use permit to allow Cleary University to build a residential hall on campus, subject to:

1. The Planning Commission finds this proposed use is consistent with the township ordinance and is compatible with the existing use of the property and the neighboring properties to the south, east, and west;
2. Any removal of the woods to the south and west of the proposed site of the residential hall will require approval of the Township;
3. This recommendation applies only for use of university housing as residences for students or faculty and is limited to 86 beds;
4. Cleary University will work with Township Staff to see if there's compliance elsewhere on the site regarding landscaping and will comply with staff recommendations regarding that;
5. This is conditioned upon approval of the site plan and environmental impact assessment stated by the Township Board related to this proposal.

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

Motion by Barbara Figurski that the environmental impact assessment dated 10/16/14 be approved with the change in subsection I changing it from 84 to 86 and conditioned upon approval of the special use permit and site plan. Support by Diana Lowe. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the site plan for a residential building on Cleary University dated 10/16/14, subject to:

1. This approval applies only to the first building and not to the second building. However in the event the second building is brought forward, the applicant should be aware that higher level building materials may be required and/or additional screening for the property to the south may be required;
2. This recommendation is conditioned upon the applicant satisfying requirements of the Township engineer in his letter of 10/22/14 and the Brighton Fire Area Authority in their letter of 10/21/14;
3. This is conditioned upon approval of the environmental impact assessment and special use permit.

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

Administrative Business:

- *Staff report. Kelly VanMarter gave a staff report.*
- *Approval of October 14, 2014 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes of October 14, 2014. Support by Diana Lowe. **Motion carried unanimously.***
- *Member discussion. None.*
- *Adjournment. **Motion** by Barbara Figurski to adjourn. Support by Diana Lowe. **Motion carried unanimously. Meeting adjourned at 7:54 p.m.***