

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
FEBRUARY 8, 2016
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, Diana Lowe, James Mortensen, Chris Grajek, John McManus and Eric Rauch. Absent was Barbara Figurski. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

ELECTION OF OFFICERS: **Moved** by Commissioner Mortensen, seconded by Commissioner McManus, to reinstate Doug Brown as Chair, Diana Lowe as Vice Chair, and Barbara Figurski as Secretary. **The motion passed unanimously.**

APPROVAL OF AGENDA: **Moved** by Commissioner McManus, seconded by Commissioner Lowe, to approve the agenda as presented. **The motion passed unanimously.**

CALL TO THE PUBLIC: The call to the public was made at 6:32 pm with no response.

OPEN PUBLIC HEARING #1... Review of a special use application, impact assessment, and sketch plan to allow for outdoor storage located at 5775 Brighton Pines Court, Brighton, Parcel #11-15-200-025. The request is petitioned by CRW Plastics.

Planning Commission disposition of petition

- A. Recommendation of Special Use Application.
- B. Recommendation of Impact Assessment (12-14-15)
- C. Recommendation of Sketch Plan (12-15-15)

Mr. Antonio Orlando and Ms. Mikhail Rossignol were present to represent the applicant. Mr. Orlando stated they have been using this area for outdoor storage since CRW opened; however, now they need to obtain approval.

Mr. Borden, of LSL Planning, stated that the sketch plan requires Township Board approval so the Planning Commission will be making a recommendation tonight. The request complies with the requirements of the PUD; however, he is concerned with the impact on the surrounding properties, specifically if the landscaping and screening for both lot lines meet the requirements. He also noted that the items being stored cannot be higher than the buffer.

There was a brief discussion regarding the buffer. Mr. Orlando stated that they will do what is required. The Planning Commission would like to see what will be proposed.

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Commissioner Mortensen feels the applicant needs to provide a plan. Commissioner Rauch provided some suggestions to the applicant for what can be put in the area.

Mr. Borden noted that at the time of Special Land Use approval, the Planning Commission can require additional improvements to the site, such as landscaping, lighting, etc.

The Call to the Public was made at 6:53 pm with no response.

Mr. Orlando asked for the item to be tabled so they can develop a plan and present it to the Planning Commission.

Moved by Commissioner Lowe, seconded by Commissioner McManus, to table this item until the March 14, 2016 Planning Commission meeting. **The motion passed unanimously.**

OPEN PUBLIC HEARING #2... Review of a sketch plan for proposed storage enclosures located at 3850 Grand River Avenue, Howell, Parcel #11-05-400-049. The request is petitioned by Wal-Mart.

Planning Commission disposition of petition

A. Disposition of Sketch Plan (1-4-16)

Mr. Paul Furtaw of Berman Associates was present to represent the applicant. They are requesting approval to place an enclosure to store their wood pallets as well as a new Dumpster enclosure. Both structures will use building materials that will match the building.

Mr. Borden stated that this is a sketch plan approval so it can be approved by the Planning Commission.

Commissioner Rauch stated that because the Dumpster enclosure proposed on the south side of the building will be protruding out into the drive lane, he would like to see some type of striping to redefine the drive aisle. Mr. Furtaw agrees.

It was noted that the engineer's letter states the proposed Dumpster enclosure is within 20 feet of a hydrant, which is not allowed. Mr. Furtaw stated they will move it further to the east.

The Brighton Area Fire Authority is requiring measurements of the access adjacent to the site. Mr. Furtaw will obtain those measurements.

The Call to the Public was made at 7:23 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Lowe to approve the sketch plan dated January 4, 2016 for two minor storage structures at Wal-Mart, subject to the following:

- Before the Land Use Permit is granted, the Township will be provided with a letter from RG Properties confirming approval of the potential building into the private storm sewer easement.
- The second smaller structure shall be moved slightly to the east to ensure it is not within 20 feet of the fire hydrant.

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- Striping will be added and maintained to the driveway on the south side of the building to mitigate the bend in the drive.
- The requirement of the Brighton Area Fire Authority regarding the measurements needed for the access drive be submitted.
- The concrete pad shall be constructed to support the imposed load of a fire apparatus weighing at least 75,000 pounds.

The motion passed unanimously.

Administrative Business:

- Staff Report – Annual Report

Ms. VanMarter presented the staff and Planning Commission annual report for 2015.

She stated that Lake Shore Village Apartments, Phase 3, requesting a rezoning and Site Plan approval and Gilden Woods, a proposed day care center behind Lowes, will be on the March Planning Commission agenda.

- Approval of November 9, 2015 Planning Commission meeting minutes:

Commissioner Mortensen asked to have the sentence “He is not sure if the correct plan” removed from the minutes.

Moved by Commissioner Lowe, seconded by Commissioner Mortensen, to approve the minutes from the November 9, 2015 Planning Commissioner Meeting as amended.

The motion carried unanimously.

- Member Discussion:

Chairman Brown introduced Josh Penn, a new Project Planner for LSL Planning.

- Adjournment: **Moved** by Commissioner Mortensen, seconded by Commissioner Grajek, to adjourn the meeting at 7:46 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary