

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
June 13, 2016
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:33 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, Brian Borden of LSL Planning, and an audience of 10.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

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

CALL TO THE PUBLIC: The call to the public was made at 6:34 pm with no response.

OPEN PUBLIC HEARING #1...Review of special use applications, impact assessment, and site plan for proposed 9,200 square foot contractor's office, warehouse, and storage yard. Special land use approvals are requested for outdoor storage, storage of hazardous materials, and grading activities within 25 feet of natural features setback. The property is located on the east side of Victory Drive, south of Grand River Avenue, on vacant Parcel #11-05-303-025. The request is petitioned by Seaside Seawalls.

Planning Commission disposition of petition:

- A. Recommendation of Special Use Application
- B. Recommendation of Impact Assessment (5-25-16)
- C. Recommendation of Site Plan (5-25-16)

Mr. Aaron Wallace of Seaside Seawalls, Mr. Karl Vollmer, the architect for the project, and Brent LaVanway, of Boss Engineering were present.

Mr. LaVanway gave a brief description of the property, the proposed project and what is being requested. Mr. Vollmer showed colored renderings and the floor plan of the building.

Mr. Borden reviewed his letter of June 7, 2016. There was a discussion between the Planning Commission and the applicant regarding what materials and equipment will be stored on site. It was noted that this information was not included on the site plan and

in the impact assessment. This needs to be added prior to presenting the plan to the Township Board.

Mr. Borden stated there is no proposed screening or a berm shown on the south side of the property. There are no plantings shown for the north and east side of the site and he is unsure if the existing vegetation is sufficient to meet the requirements. Commissioner Mortensen does not feel there is enough information presented to make this determination. Commissioner Rauch agrees. He is also concerned with the containment of the materials being stored relative to the wetlands.

Commissioner Grajek is concerned with fueling the equipment and the possibility of spills. Mr. Borden stated there will be additional permits required for this use. Also, a Pollution Incident Prevention Plan is required. It was suggested that this plan be reviewed by the Township Engineer.

Mr. Wallace described the enclosure for the fuel tanks and how any spills will be contained. He also will be obtaining a permit from the DEQ, which will address Commissioner Grajek's concerns regarding fueling up equipment.

Mr. Borden stated that Planning Commission approval is required because the sedimentation basins encroach to the edge of the wetland. Additionally, the proposed fence is within 25 feet of the wetland setback and requires a variance. The applicant agreed to change the location of the fence so that it meets the requirements.

Mr. Borden stated there is no dumpster enclosure proposed and the Township Ordinance does not allow for this requirement to be waived. The applicant will provide a dumpster enclosure.

Chairman Brown read an e-mail submitted by Michael and Christine Bartlett who own three parcels adjacent to this property. They do not object to the outdoor storage; however, they would like the entire area to be fenced. They are concerned with the storage of hazardous materials and want to ensure that all requirements are being met with regard to containing leaks or spills.

Chairman Brown asked that "waiting room" be changed to "waiting room / show room" and the anticipated number of customers / visitors per week be added to the Impact Assessment.

The call to the public was made at 7:29 pm.

Mr. Bill Gregory, who owns 960 Victory Lane, believes this will be a good addition to the industrial area and has no objections to the proposal.

Commissioner Mortensen does not believe this plan is ready to be sent to the Township Board. There are outstanding issues with the landscaping buffer, fuel storage, dumpster enclosure, etc. Chairman Brown agrees that the plan needs to be revised to address the concerns raised this evening.

Moved by Commissioner Lowe, seconded by Commissioner Mortensen, to table Agenda Item #1 until the July 11, 2016 Planning Commission meeting. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2...Review of site plan and impact assessment for a proposed 16,053 sq. ft. addition to an existing industrial building known as Michigan Rod Products, Inc., which is located at 1326 Grand Oaks Drive, Howell. The request is petitioned by Asselin, McLane Architectural Group, LLC.

Planning Commission disposition of petition:

- A. Recommendation of Impact Assessment (3-29-16)
- B. Disposition of Site Plan (5-25-16)

Mr. John Asselin of Asselin, McLane Architectural Group, LLC, gave a brief description of the proposed project and showed the proposed building materials.

Mr. Borden stated that the applicant has addressed all of the concerns in his original review letter. He noted that the applicant is proposing less parking than is required; however, they will be providing a land bank in the case additional parking is needed in the future. They are required to provide 143 spaces. They are proposing 131 spaces and land bank 143 spaces. They have three shifts with a total of 75 employees so he believes this proposal is sufficient.

The call to the public was made at 7:50 pm with no response.

Moved by Commissioner McManus, seconded by Commissioner Lowe, to recommend to the Township Board approval of the Impact Assessment for Michigan Rod Products, Inc. dated March 29, 2016. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to approve the Site Plan dated May 25, 2016 for a 16,053 sq. ft. factory expansion for Michigan Rod Products, Inc., subject to the following:

- The conditions spelled out in the Township Engineer's letter dated June 8, 2016 must be met.
- The conditions spelled out in the Brighton Area Fire Authority's letter of June 3, 2016 must be met.

The motion carried unanimously.

Administrative Business:

- Staff Report

Ms. VanMarter stated there will be five items on next month's agenda, plus the item that was tabled this evening.

- Approval of the May 9, 2016 Planning Commission meeting minutes

Ms. Lowe asked that “for Misty Meadows” be added to the motion to recommend approval of their Environmental Impact Assessment. She also asked that the statement, “Commissioner Lowe feels all Commissioners are able to make the motions” be changed to “Commissioner Lowe believes all Commissioners have the ability to make motions”.

Moved by Commissioner Lowe, seconded by Commissioner Mortensen, to approve the minutes of the May 9, 2016 Planning Commission Meeting with the proposed changes. **The motion carried unanimously.**

- Member Discussion:

Commissioner Grajek questioned if Ms. VanMarter met with the BAFA regarding their requirements for cisterns. Ms. VanMarter stated she has spoken to them and expressed the Township’s concerns and they have agreed to no longer require cisterns in their review letters when homes are over a certain size.

- Adjournment

Moved by Commissioner McManus, seconded by Commissioner Mortensen, to adjourn the meeting at 8:00 pm. **The motion carried unanimously.**