

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
OCTOBER 11, 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, Barbara Figurski, James Mortensen, Eric Rauch, Chris Grajek, and Diana Lowe. Absent was John McManus. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Gary Markstrom of Tetra Tech, Brian Borden of LSL Planning and an audience of 0.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA: **Moved** by Commissioner Figurski, seconded by Commissioner Lowe, to approve the agenda as presented. **The motion carried 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 Environmental Impact Assessment and Site Plan for a proposed multi-tenant commercial center to include a 2,117 sq. ft. restaurant with drive-thru, a 2,819 sq. ft. restaurant space with an attached 1,501 sq. ft. hair salon, located at the northwest corner of Grand Oaks Drive and Latson Road. The request is petitioned by USA 2 GO.

- A. Recommendation of Impact Assessment (9-21-16)
- B. Recommendation of Site Plant (9-21-16)

Thom Dumond of Boss Engineering gave a description of the proposed project. The building to the north will have a coffee shop with a drive thru. The building to the south will be a commercial building with a restaurant and a hair salon. He showed colored renderings.

Commissioner Mortensen questioned if the proposed entranceway sign meets the requirements in the agreement. Ms. VanMarter stated she prefers to have the sign in this location than where it was originally proposed.

Mr. Borden reviewed his letter of October 4, 2016. He noted that because this is part of a PUD, the Planning Commission will be making a recommendation to the Township Board.

One side of each of the buildings falls slightly short of the required 80 percent natural features requirement. Commissioner Rauch would like to see more of the materials that are being used on the front of the building brought onto the drive through side of the

building to the north. Commissioner Mortensen feels this should be done on the two sides that are currently bare. Mr. Dumond advised he will make these changes.

Mr. Borden stated there are some small landscaping discrepancies that need to be addressed, permits must be obtained for all signage, channel lettering is required, and the easement that the owner has granted to the Township for the entrance sign needs to be 7' x 25'.

Mr. Markstrom stated he has two outstanding issues regarding water and sanitary sewer leads. The applicant is working with him to meet the guidelines.

There was a discussion regarding the traffic flow on the site as well as the ingress and egress points as they relate to the stacking of the drive thru traffic.

The Commissioners and the applicant discussed changes that need to be made to the Environmental Impact Assessment.

Moved by Mortensen, seconded by Figurski, to table the request from USA 2 GO until the November 14, 2016 Planning Commission meeting. **The motion carried unanimously.**

Administrative Business:

- Staff Report

Ms. VanMarter stated that the Governor has recently signed a new law pertaining to marijuana dispensaries. The Township is currently under a moratorium with regard to them, but she will be bringing this issue to the Planning Commission at a future meeting to address.

- Approval of the September 12, 2016 Planning Commission meeting minutes

Moved by Commissioner Figurski, seconded by Commissioner Mortensen, to approve the minutes of the September 12, 2016 Planning Commission Meeting as presented. **The motion carried unanimously.**

- Member Discussion

The Michigan Association of Planners conference is being held October 26th through the 29th.

The Commissioners asked Ms. VanMarter to have the petitioner from tonight bring the sample building materials to the November meeting.

- Adjournment

Moved by Commissioner Figurski, seconded by Commissioner Mortensen, to adjourn the meeting at 8:09 pm. **The motion carried unanimously.**