

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MARCH 13, 2017
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, James Mortensen, Chris Grajek, John McManus, Eric Rach and Jill Rickard. Absent was Barbara Figurski. 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 1.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

ELECTION OF OFFICERS:

Ms. VanMarter stated that the Planning Commission must elect a Chairperson, Vice-Chairperson, and Secretary.

Moved by Commissioner Mortensen, seconded by Commission Grajek to elect Doug Brown as Chairman, Eric Rauch as Vice-Chairman, and Barbara Figurski as Secretary. **The motion carried unanimously.**

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 6:33 pm with no response.

OPEN PUBLIC HEARING #1...Review of Site Plan Application and Impact Assessment for a proposed 101 room, 4 story "Hampton Inn and Suites" hotel located southwest of the Grand Oaks Drive and Latson Road intersection. The property is located within the Livingston Commons Phase 2 PUD on Parcel #11-08-200-020. The request is petitioned by Howell Hospitality, Inc.

Planning Commission Recommendation of Petition

- A. Recommendation of Impact Assessment (2-21-17)
- B. Recommendation of Site Plan (2-21-17)

Andy Andre of Bud Design & Engineering and Chris Abbo, a representative for the owner and applicant, were present.

Mr. Andre gave a review of the proposed project. It is a four-story, 101-room hotel situated in the center of the PUD property. It is proposed to be a Hampton Inn and Suites. He showed colored renderings and material samples.

There would be a shared drive throughout the PUD property off of Grand Oaks Drive. They are proposing a secondary means of ingress and egress further down Grand Oaks, directly across from the driveway of the existing preschool. They will be connecting to the existing water and sewer.

In order to meet the requirements outlined in the planner's review letter, they will be replacing the CMU with more stone and brick.

Mr. Borden reviewed his letter of March 7, 2017. He reiterated the concerns regarding the amount of CMU and advised that the Planning Commission can approve what is proposed on the plans. After a brief discussion, it was agreed to replace the current CMU with brick on the columns on all sides.

The applicant must provide details of the proposed storage building. Mr. Andre agreed to provide this information.

Mr. Borden is concerned with the future vehicular circulation patterns due to the odd lot shapes and the remaining vacant land on the site. He would like the applicant to evaluate alternative circulation patterns. Commissioner Mortensen agrees. He feels a conceptual plan of the interior roadway should be presented before this is sent to the Township Board. He also feels that the developer of the PUD should be involved in the planning of the roadway. Commissioner Rauch agrees. Chairman Brown agrees and would like it to show the boundary lines of the outlots. Mr. Andre stated he will need to work with the owner of the property.

The proposed lighting underneath the entrance canopy exceeds the maximum on-site lighting intensity; however, it does not spill out onto the property or onto adjacent ones. Mr. Andre stated they will meet the ordinance requirements.

Portions of the southerly buffer zone is deficient in width and does not include the wall or berm; however, due to the width of the greenspace a wall or berm will not be possible. The Township can waive or modify these requirements.

Mr. Markstrom reviewed his letter of March 7, 2017. He reiterated the concerns of Mr. Borden regarding the interior roadway. He is also concerned with the design of the shared driveway off of Grand Oaks and how it relates to access to the remaining outlots. Mr. Andre stated that the access road and the roadway around their building were designed based on the Fire Department's requirements for adequate turning radii for emergency vehicles. He does agree there are changes that may be able to be made.

Chairman Brown stated that the Brighton Area Fire Authority's latest review letter advised the applicant has met all of their requirements.

Chairman Brown noted some changes that need to be made to the Environmental Impact Assessment.

Commissioner Grajek agrees with Commissioner Mortensen that the developer of the PUD should be involved in the discussion regarding the design of the vehicular circulation on the site. Commissioner McManus agrees also.

It was suggested that this item be tabled until the next Planning Commission meeting or a special meeting can be held.

The call to the public was made at 7:48 pm with no response.

Moved by Mortensen, seconded by Grajek, to table Agenda Item #1, a request by Howell Hospitality, Inc., as requested by the petitioner. **The motion carried unanimously.**

Administrative Business:

- Staff Report

Ms. VanMarter stated there will be three items on the April Planning Commission meeting agenda.

Staff is continuing to work with LSL Planning on the zoning code update.

- Approval of the November 14, 2016 Planning Commission meeting minutes

Moved by Commissioner McManus, seconded by Commissioner Rauch, to approve the minutes of the November 14, 2016 Planning Commission Meeting as presented. **The motion carried unanimously.**

- Annual Report – 2016

Ms. VanMarter stated this report is required by State law to be presented to the Township Board. She has provided it to the Planning Commission for their information.

- Member Discussion

Chairman Brown welcomed Jill Rickard to the Planning Commission.

- Adjournment

Moved by Commissioner McManus, seconded by Commissioner Mortensen, to adjourn the meeting at 8:02 pm. **The motion carried unanimously.**