

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
DECEMBER 11, 2017
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:32 p.m. Present were Chairman Doug Brown, Jim Mortensen, Eric Rauch, Chris Grajek, John McManus, and Jill Rickard. Absent were. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Brian Borden of LSL Planning, and an audience of 6.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by McManus, seconded by Mortensen, to approve the agenda as presented.

CALL TO THE PUBLIC: The call to the public was made at 6:33 pm with no response.

OPEN PUBLIC HEARING #1... Consideration of Zoning Ordinance Text amendments to Article 7 of the Zoning Ordinance, entitled "Commercial and Service Districts", Table 7.02 and Section 7.02.02 is proposed to be amended to revise multiple conditions and to add standards related to "Dog Daycare Centers" and "Veterinary Clinics". The request is petitioned by Genoa Charter Township.

- Planning Commission Recommendation of Petition:
 - A. Recommendation of Zoning Ordinance Text Amendment.

Ms. VanMarter stated that as a result of the discussion at the November Planning Commission meeting, staff revised the text that had been presented. She reviewed the changes.

One of the items of concern for the Planning Commission last month was the handling of the pet waste and its potential to enter into the storm water system. Ms. VanMarter spoke to the Utilities Director for Farmington Hills and the problem that they had with a pet daycare in their jurisdiction was that the animal waste was being either washed off by the business or the rainwater was washing the waste into a ditch, which allowed it to enter into the storm sewer system. They have since installed the special canine grass

that Ms. VanMarter spoke about at last month's meeting. She has added language to the ordinance to address this.

She presented an analysis comparing other like uses that outlines the requirements in each zoning, such as setbacks, noise control, waste management, outdoor areas, length of overnight stay, etc.

Mr. Borden stated that he believes when the correct limits and requirements are put on these types of uses, it will protect the Township, the owner, as well as any of the neighboring businesses. Additionally, these uses will require a Special Land Use Permit so that gives the Township a lot of control and protection before approving a request for these types of uses.

Commissioner Rauch feels that some measurable data point needs to be provided to a petitioner so that they can be sure that the materials they use for their building will meet the requirements of noise control of the Township. Ms. VanMarter agrees. She has included such language in the proposed ordinance, specifically, "Walls, partitions and floor/ceilings assemblies separating dog daycare facilities from adjacent uses shall adequately soundproofed with a sound transmission class over sixty (60) and shall be constructed so that there will be no emission of noise detrimental to surrounding properties". She noted that 80 decibels is the limit in the ordinance in the commercial district.

This led to a discussion regarding the different setback requirements shown for different zoning districts. Commissioner Mortensen would like them to be consistent. He is not comfortable with putting a dog daycare facility within 300 feet of a residential neighborhood. Commissioner Grajek feels different setback requirements are appropriate for the different zoning districts. Commissioners discussed what the setbacks should be. Ms. VanMarter noted that the Township has a general noise ordinance so this can also be applied for these uses. Commissioner Rickard would like to have a noise ordinance specific to the sections of the ordinance being discussed this evening. Commissioner Mortensen agrees with Commissioner Rauch's suggestion of having something that can be measured. Commissioner Rauch stated a sound study, similar to a traffic study, could be required. The Township would set the standards or limits and the applicant would need to comply.

Chairman Brown stated that the Planning Commission could recommend to the Township Board approval of the Veterinary Clinics only at this point and that further review of the Dog Daycare Center be done.

Ms. VanMarter stated that the entire ordinance is being updated so one or both of these proposed amendments can be revised now or as part of the larger update.

All of the Commissioners agree that overnight stays should not be allowed for the Veterinary Clinics.

The call to the public was made at 7:36 pm.

Gary Laundroche, who represents Master Kihl, who owns the building where Dr. Bradford would like to open her veterinary clinic, stated that the plan that Dr. Bradford has submitted for her business includes a plan for sound management.

The call to the public was closed at 7:38 pm.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board approval of Zoning Ordinance Text amendments to Article 7 of the Zoning Ordinance for various small animal businesses, including veterinary clinics, animal shelters, etc. with the following condition:

- It shall be added to the documents reviewed by the Planning Commission tonight the requirement that any of these businesses must provide a noise study by a sound engineer that meets the Township Noise Ordinance at the property line and demonstrate that in the case of multi-tenant buildings, that the noise level at the common wall is acceptable to Township Staff and the Township Engineer prior to submission to the Township Board.

This recommendation is made because the Planning Commission believes animal care is an expanding industry and with the changes in shopping habits of the general public, there are an increased number of vacant store fronts.

The motion carried unanimously.

Administrative Business:

- Staff Report

Ms. VanMarter had nothing to report.

- Approval of the November 13, 2017 Planning Commission meeting minutes

Moved by Commissioner Mortensen, seconded by Commissioner Rickard, to approve the minutes of the November 13, 2017 Planning Commission Meeting as presented.

The motion carried unanimously.

- Member Discussion

Commissioner Mortensen stated that all items that were recommended for approval by the Planning Commission last month were approved by the Township Board.

Ms. VanMarter stated that Commissioner Figurski has resigned her position on the Planning Commission after serving over 48 years on the Commission, the ZBA, and the Board of Review.

- Adjournment

Moved by Commissioner McManus, seconded by Commissioner Rauch, to adjourn the meeting at 7:51 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary