

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
FEBRUARY 12, 2018
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, Jim Mortensen, Eric Rauch, Chris Grajek, John McManus, and Marianne McCreary. Absent was Jill Rickard. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Brian Borden of LSL Planning, Gary Markstrom of Tetra Tech, and an audience of 21.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

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

OPEN PUBLIC HEARING #1... REQUEST TO POSTPONE INDEFINITELY (due to failure to submit) review of a special use, site plan and environmental impact assessment for a proposed used automobile sale facility located at 3439 E. Grand River Avenue, Howell 48843. The request is petitioned by Car Nation, LLC.

Planning Commission Disposition of Petition:

A. Disposition of request to Postpone Indefinitely.

The call to the public was made at 6:35 pm.

Mr. Walt Cecelak of 501 Snowfall Court lives behind the proposed car dealership. He is a board member of his homeowner's association. They want to know what type of lighting and landscaping would be used at the rear of the property. They would like to ensure that all drainage from the car dealership site does not negatively affect their properties.

Mr. Jim Strand of 34452 Dewdrop Lane agrees with what Mr. Cecelak stated. He wants to ensure that there is proper security. Automobile dealerships are notorious for theft.

The call to the public was closed at 6:40 pm.

Moved by Commissioner McManus, seconded by Commissioner Grajek to table indefinitely review of a special use, site plan and environmental impact assessment for Car Nation, LLC. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2... Review of a special use, sketch plan and environmental impact assessment for a proposed Four Seasons Veterinary Services veterinary clinic. The property in question is located at 6936 Grand River Avenue, Brighton, 48114. The request is petitioned by Dr. Michelle Bradford, DVM.

Planning Commission Recommendation of Petition:

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment (01/22/18).
- C. Recommendation of Sketch Plan.

Dr. Michelle Bradford was present. She would like to build a veterinary clinic in a commercial lease space to offer medical veterinary services. She would not have overnight boarding or grooming at her clinic.

Mr. Borden reviewed his letter dated February 6, 2018.

The applicant has met the requirements of the Special Land Use standards; however, he defers to the Township Engineer and Fire Department regarding any of their concerns.

The applicant has submitted a sketch plan and not a Site Plan. He had requested that the dog walk area be depicted on the plans. The applicant submitted updated plans showing this.

The required tree plantings in the Grand River greenbelt are not shown on the plan. The requirement is six trees. The Planning Commission has the discretion to waive this requirement. Mr. Gary Laundroche, who represents the property owner, stated they are aware of this deficiency and assured the Planning Commission that the six trees will be installed in the spring.

Commissioner Mortensen does not want the dog walk in the front of the site along Grand River. Dr. Bradford stated it will not be a dedicated area where dogs will be walked. The area would be used when a dog is coming to or leaving from their appointment. She typically has one to two appointments per hour. She would also use it occasionally for patients after surgery.

Commissioner Grajek is concerned that the grass in this area will die if it is being used by the dogs. He suggested using the rear of the building.

Commissioner Rauch does not believe that the intensity of the use is as high as it is being discussed this evening.

Commissioner Mortensen suggested a hedgerow be placed in the front of the building to screen the dogs from Grand River. Mr. Laundroche agrees to adding the hedgerow for patients coming into the building as well as special grass that is appropriate for areas where dogs use the bathroom. Staff could use the rear of the site for patients they bring outside.

Commissioner McCreary questioned what occurs when a patient needs to spend the night after surgery. Dr. Bradford stated those animals are transferred to an emergency clinic or sent home with the owner.

Mr. Markstrom stated he has determined the discharge from the area of the proposed dog walk does not discharge into the storm sewer. He noted that the signage and clean-up plan noted in the Impact Assessment must be maintained.

Chairman Brown reviewed the Fire Department's letter dated February 1, 2018.

The call to the public was made at 7:12 pm with no response.

Moved by Commissioner McManus, seconded by Commissioner Mortensen, to recommend to the Township Board approval of the Special Use Application for Four Seasons Veterinary Services veterinary clinic located at 6936 Grand River Avenue, Brighton, 48114 as The Planning Commission finds that the Special Use Application meets all of the requirements of Section 19.03 of the Township Ordinance, based on the following conditions:

- Six deciduous trees shall to be planted in the spring in the easement along Grand River
- The petitioner will add a hedge row to screen the dogs using the area. The hedge row shall be reviewed and approved by Township staff.
- The petitioner agrees that they will maintain the landscape around the dog walk area to keep the vegetation alive.]
- All requirements of the Brighton Area Fire Authority's letter of February 1, 2018 shall be met.
- Township Board approval of the Impact Assessment and sketch plan.

The motion carried unanimously.

Moved by Commissioner McManus, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Environmental Impact Assessment dated January 22, 2018 for Four Seasons Veterinary Services veterinary clinic. The property in question is located at 6936 Grand River Avenue, Brighton, 48114. **The motion carried unanimously.**

Moved by Commissioner McManus, seconded by Commissioner Mortensen, to recommend to the Township Board approval of the Sketch Plan for Four Seasons Veterinary Services veterinary clinic. The property in question is located at 6936 Grand River Avenue, Brighton, 48114, conditioned upon the following:

- The sketch plan is sufficient instead of a Site Plan. This is an existing building with a modest amount of exterior and landscaping changes.
- Six deciduous trees shall to be planted in the spring in the easement along Grand River
- The petitioner will add a hedge row to screen the dogs using the area. The hedge row shall be reviewed and approved by Township staff.
- Township Board approval of the Special Land Use and Impact Assessment.

The motion carried unanimously.

OPEN PUBLIC HEARING # 3... Review of a special use, site plan and environmental impact assessment for a proposed commercial outdoor display, sales and storage area for a new Family Farm and Home store. The property in question is located in the former TJ Maxx retail space at 3685 E. Grand River Avenue, Howell 48843. The request is petitioned by Family Farm and Home.

Planning Commission Recommendation of Petition:

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment (01/04/18).
- C. Recommendation of Site Plan (01/24/18).

Mr. Martin Renel of Ashmark Construction and Robert Kerr of Metro Group Architects were present.

Mr. Renel provided a review of the project and the proposed use. They would be performing minor renovations on the interior of the building. They would be adding an outdoor display area and reconstructing the dumpster enclosure.

Mr. Borden reviewed his letter of February 6, 2018.

They find that the general standards of the Special Land Use have been met.

The screening for the outdoor storage area is required to be six-feet high and the applicant is proposing four-foot high fencing. The Planning Commission can approve the difference.

He is asking for clarification for what the applicant is calling the outdoor staging area. It appears to be an additional outdoor storage area. Mr. Renel stated that since the submittal was made, they have confirmed with Family Farm and Home that this area will be storage so the fencing will need to be extended to include this, which is an additional 19 feet.

There was a discussion regarding the removal of some of the grass area and then the same amount of grass area being replaced by removing parking spaces and adding turf.

Commissioner Mortensen questioned if this would affect the parking. Ms. VanMarter stated there is sufficient parking on this site.

Commissioner Mortensen asked that the proposed white PVC fencing being redesigned. Mr. Borden noted that this fencing is also being proposed for the dumpster enclosure area and it is not an approved material. Mr. Eugene Franks of Family Farm and Home stated that there are dumpsters along the back of the building and none of them have enclosures. Mr. Renel stated they could use wood for the enclosure.

Commissioner Rauch asked staff for their experience with other commercial businesses in the Township who have outdoor storage. Ms. VanMarter stated the Township has had continued problems with businesses that have not complied with the ordinance as it pertains to outdoor

storage for retail uses. Commissioner Rauch wants to ensure that there is sufficient screening on the front of this building so the same problem does not occur here.

Mr. Borden noted that the architectural plan and the engineering plan are not consistent.

There was a discussion regarding the completion of the cross access driveway to the property to the east. The applicant has declined to finish the driveway to connect the two properties. Ms. VanMarter stated that the connection is the responsibility of Meijer; however, at the time it was developed, they were not given an easement from Kroger. Mr. Markstrom stated there is a large grade change in this area so significant work would need to be done to connect these two properties.

Mr. Markstrom reviewed his letter dated January 30, 2018. He would like to see flow direction shown for the storm-water runoff. The trade-off of the paving and turf is a viable alternative; however, he suggested the applicant look at the entire site it could possibly be determined that there may be sufficient impervious surface so there may not be a need to remove the parking spaces.

He needs to see a complete site plan with details, such as foundation details, curbing details, etc.

Chairman Brown reviewed the Brighton Area Fire Authority letter dated February 1, 2018. The applicant has agreed to meet all of their requirements.

The call to the public was made at 8:08 pm.

Mr. Eric Unatin with Mid-American Real Estate has been working on this lease. Their experience over the past 18 months since this site has been vacant has been that Family Farm and Home has been the only company interested. He noted the discussion regarding the material for the fencing and the dumpster enclosure and stated there are costs associated for both the property owner and the tenant when a new owner moves into a space and it must be economical for both of them.

The call to the public was closed at 8:12 pm.

Commissioner McManus agrees with what Mr. Unatin said; however, the Planning Commission needs to ensure that the ordinance is met. He agrees that the proposed fencing needs to be upgraded.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, table the request for a special use, site plan and environmental impact assessment for a proposed commercial outdoor display, sales and storage area for a new Family Farm and Home store located at 3685 E. Grand River Avenue, Howell 48843 until the March 12, 2018 meeting.

The motion carried unanimously.

OPEN PUBLIC HEARING # 4... Review for preliminary and final site condominium approval for a proposed 6 unit site condominium. The property in question is located on the east side of the Latson Road and Grand Oaks Drive intersection, Howell 48843. The request is petitioned by St. John Providence.

Planning Commission Recommendation of Petition:

- A. Recommendation of Environmental Impact Assessment (01/04/18).
- B. Recommendation of Preliminary site condominium.
- C. Recommendation of Final site condominium.

Mr. Mark Yagerlender, Regional Director of Real Estate for St. John Providence, was present. Their new location has been successful and they are now requesting approval for their site condominium, which will allow them to develop the outlots on their site.

Mr. Borden reviewed his letter of February 7, 2018. The applicant is requesting to develop a site condominium complex. All of the required documents and plans have been submitted so he is recommending that the preliminary and final site plans be approved this evening.

There was a discussion between the Commission and the applicant's engineers regarding how each of the outlots would be developed, connecting roadways, the ownership and maintenance of the interior roadways, etc. It was noted that Flagstar Bank has already site plan approval. Each individual site will be before the Planning Commission and Township Board for approval.

Mr. Markstrom reviewed his letter dated January 29, 2018. He noted that when each individual site is to be developed, there will be engineering reviews. This may require that the buildings, etc. to be redesigned.

The call to the public was made at 9:15 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of Environmental Impact Assessment dated January 4, 2018 for a six-unit site condominium for St. John Providence located on the east side of the Latson Road and Grand Oaks Drive intersection, Howell 48843. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner McManus, to recommend to the Township Board approval of the Preliminary Site Condominium dated January 23, 2018 for a six-unit site condominium for St. John Providence located on the east side of the Latson Road and Grand Oaks Drive intersection, Howell 48843 with the following conditions:

- Approval of the Master Deed by the Township Attorney
- Acknowledgement by the petitioner that the Master Deed for St. John Providence Site Condominium does not supersede the Planned Unit Development or the Genoa Township Zoning Ordinance.

The motion carried unanimously.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Final Site Plan dated January 23, 2018 for a six-unit site condominium for St. John Providence located on the east side of the Latson Road and Grand Oaks Drive intersection, Howell 48843 with the following conditions:

- Approval of the Master Deed by the Township Attorney
- Acknowledgement by the petitioner that the Master Deed for St. John Providence Site Condominium does not supersede the Planned Unit Development or the Genoa Township Zoning Ordinance.

The motion carried unanimously.

OPEN PUBLIC HEARING #5...Consideration of Zoning Ordinance Text amendments to Article 10 of the Zoning Ordinance, entitled "Planned Unit Development" is proposed to be amended to add standards related to "Interchange Commercial PUD" and "Interchange Campus PUD".

Planning Commission Recommendation of Petition:

A. Recommendation of Zoning Ordinance Text Amendment.

Ms. VanMarter provided details of the proposed text amendments to Article 10 of the Township's Zoning Ordinance. She showed maps that depicted the locations of the proposed changes. She and the engineers have developed the plan for the water and sewer services for this area. These changes are needed because to the continued demand due to the installation of the Latson Road / I-96 Interchange.

Mr. Todd Wyatt, who owns 200 acres of property in this area, stated that he is interested in developing the property with low-intensity industrial uses. He has been assisting with the development of the text amendments. He would like to show the Planning Commission some proposed designs.

The Planning Commission is interested in seeing Mr. Wyatt's ideas for the area. It was suggested to have him return to a future meeting.

The call to the public was made at 10:08 pm with no response.

Moved by Commissioner McManus, seconded by Commissioner Mortensen, to table the consideration of Zoning Ordinance Text amendments to Article 10 of the Zoning Ordinance to allow staff and the Planning Commission to do some additional studies. **The motion carried unanimously.**

Administrative Business:

- Staff Report

Ms. VanMarter had nothing to report.

- Approval of the December 11, 2017 Planning Commission meeting minutes

Moved by Commissioner McManus, seconded by Commissioner Rauch, to approve the minutes of the December 11, 2017 Planning Commission Meeting as presented. **The motion carried unanimously with Commissioner McCreary abstaining.**

- Annual Report

Ms. VanMarter submitted the Annual Report of action taken by the Planning Commission in 2017.

- Member Discussion

There were not items discussed.

- Adjournment

Moved by Commissioner McManus, seconded by Commissioner Rauch, to adjourn the meeting at 10:11 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary