

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MARCH 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, Jill Rickard and Marianne McCreary. Absent was John McManus. 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 17.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

CALL TO THE PUBLIC: The call to the public was made at 6:32 pm with no response.

OLD BUSINESS

OPEN PUBLIC HEARING #1... 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 (1/4/18).
- C. Recommendation of Site Plan (2/22/18).

Mr. Martin Renel of ASHMARK Construction and Mr. Jeff Smith, representing the property owner, were present. Mr. Renel reviewed the changes they made based on the comments from last month's meeting. They addressed the stormwater control, the dumpster enclosure, the fencing, and they added the required details to the plan, and blocks to some of the parking spaces.

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

They find that the general standards of the Special Land Use have been met; however, there are some items required for the use conditions have not. Specifically, the setback requirement for the proposed trailer storage area is not provided and the the trailer storage area is only

screened on three sides. He noted that the Planning Commission can allow screen fencing in place of the Buffer Zone B requirement.

Additional requirements that need to be met are:

- Impervious surface calculations must be provided. It was noted that the applicant provided this to the Township this afternoon. Mr. Borden reviewed the calculations and there is now more impervious surface being proposed.
- The amount of parking remaining after the removal of spaces meets the ordinance.
- He is suggesting a cross-access easement be provided on the subject site allowing future connection with the development to the east.
- He is recommending the applicant be required to maintain at least 5 feet of clearance along the front of the building. The plans were reviewed this evening and there is 6 feet of clearance.
- The parking blocks proposed along the south side of the 8-foot screen fencing reduce the drive aisle width below Ordinance standards and could pose problems for snow plowing.

Commissioner Rauch would vote to approve the setback requirement being waived for the trailer storage area because of its unique location. It is at the rear of a Wendy's restaurant and there is a dumpster in this area. He thanked the petitioner for altering the fencing, and adding the pillars and the screening for the trailer storage area.

Commissioner Rickard stated that the setbacks should be met. Chairman Brown agrees. There may be a time when Wendy's is no longer there and another business occupies the site.

Commissioner Mortensen does not approve of the proposed fence or the trailer storage area, which would need more fencing.

There was a discussion regarding redesigning the area to the south of the building where the trailer storage area is being proposed in order to meet the ordinance requirements that are lacking.

Mr. Smith stated they would like to receive direction from the Planning Commission tonight. It was discussed to have the Planning Commission approve the Special Land Use without approving the trailer storage. A variance would need to be obtained from the Zoning Board of Appeals. Mr. Eugene Franks from Family Farm and Home suggested the trailer storage be in the parking spaces adjacent to the building on the south side, removing the curbing for the other parking area adjacent to Wendy's property, and converting it into a 26-foot wide drive aisle. Ms. Van Marter suggested that the Fire Authority review these plans. She asked if all of the parking spaces are needed for the trailer storage. She suggested some of the spaces be left for customers wishing to park in the area if they are interested in looking at the trailers.

Commissioner Rauch brought up the issue of the cross access drive. Mr. Smith stated that the property owner would be willing to grant the easement to Meijer if they were to pay for the driveway to be constructed.

There was a discussion regarding the increase in impervious surface. The applicant will need to add green space on the site to accommodate the additional impervious area.

Commissioner Rickert would like to see the revised plans. Commissioner Mortensen agrees.

The Call to the Public was made at 7:59 pm.

Mr. Kathy Termors is one of the owners of Kolt Jewelers. She would like this project to be approved. This center needs more tenants.

Robert Huffman stated that he and his wife own BC Comix and Games. He would like this project to be approved.

The call to the public was closed at 8:01 pm.

Moved by Commissioner Grajek, seconded by Commissioner Mortensen, to 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 April 9, 2018 meeting with the intention the petitioner will satisfactorily address the items discussed this evening.

NEW BUSINESS

OPEN PUBLIC HEARING #2... Review of site plan and environmental impact assessment for a proposed 2,254 sq. ft. addition to the existing ALDI Food Market located at 2260 E. Grand River Ave., Howell. The request is petitioned by ALDI Inc.

Planning Commission Recommendation of Petition:

A. Recommendation of Environmental Impact Assessment (2-23-18)

B. Disposition of Site Plan (2-21-18)

Mr. Christopher Grzenkowicz with Desine Inc. and Mr. Sam Glennen of Aldi were present. Mr. Grzenkowicz provided a review of their proposed project. They would like to completely remodel the inside of the store and add an approximate 2,254 square foot addition to the east of the building. They will also be adding additional parking spaces, resurfacing the entire parking lot, replacing the parking lot lighting with LED lights, replacing and adding additional landscaping, and replacing the existing monument sign. They are requesting side and rear parking setback waivers for six of their spaces. He showed colored renderings and a site plan.

They will also need approval for the increase of parking spaces. Aldi's corporate standard for parking is 75 spaces at a minimum and 95 as a requirement. Mr. Borden stated the maximum allowed by ordinance is 91 spaces. The Planning Commission will need to approve the additional four spaces.

Mr. Borden reviewed his letter of February 28, 2018. The applicant has met all of the requirements of the ordinance. The only outstanding issues are Planning Commission discretionary items. As Mr. Grzenkowicz stated, the Planning Commission must approve the waiver of the side and rear parking setbacks, the approval of the four additional parking spaces, and the building elevations, materials, and colors.

Mr. Markstrom stated the applicant has addressed all of their concerns.

The call to the public was made at 8:25 pm with no response.

Moved by Commissioner Mortensen, seconded by Commission Rauch to recommend to the Township Board the Environmental Impact Assessment dated February 23, 2018 for a 2,254 sq. ft. addition to the existing ALDI Food Market located at 2260 E. Grand River Ave., Howell. **The motion carried unanimously**

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to approve the Site Plan for the expansion of Aldi Food Market dated February 21, 2018 for a 2,254 sq. ft. addition to the existing ALDI Food Market located at 2260 E. Grand River Ave., Howell. with the following provisions:

- Approval of the 24 additional parking spaces, bringing the parking count to 95, although more than 125% of the ordinance standards by four spaces is approved because Aldi's had demonstrated their experience requires that amount of parking.
- Six of the proposed parking spaces are within a side and rear parking setback, but is approved by the PC since they are within an easement permitting such use.
- The building materials and renderings are approved by the planning Commission and will become property of the Township.

The motion carried unanimously.

OPEN PUBLIC HEARING # 3... Review of site plan amendment to add 4 additional apartment units and relocate the fitness center for Lakeshore Village Apartments located at 2812 Ontario Ct., Howell. The request is petitioned by Coponen Architects.

Planning Commission Disposition of Petition:
A. Disposition of Site Plan (2-22-18)

Mr. Walter Coponen of Coponen Architects was present. They would like to add four additional apartments to the plan that was approved previously. They are experiencing a need for one-bedroom apartments. He submitted a site plan showing the additional units and sidewalk.

Mr. Borden requested that the applicant confirm that no changes to the originally-approved plan are being proposed. Mr. Coponen stated there are no changes to the original approval besides the addition of the four units and the sidewalk.

Mr. Markstrom has no outstanding items. The increase in the units will not have an impact on the property's utility usage.

The call to the public was made at 8:41 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to approve the Site Plan dated February 23, 2018 with an amendment reviewed by the Planning Commission which adds a sidewalk to the February 23rd, plan to add four additional apartment units and relocate the fitness center for Lakeshore Village Apartments located at 2812 Ontario Ct. Howell.

- The applicant has confirmed that no changes have been made to the originally-approved plans, including (see Brian's letter)
- Approval of the missing landscape sheet provided this evening for review by Township Staff.

The motion carried unanimously.

Administrative Business:

- Staff Report

Ms. VanMarter stated there will be an April Planning Commission meeting.

Barbara Figurski's funeral was a very special celebration of her life. The Township will be putting up a plaque for Barb.

She is hoping to schedule a joint meeting between the Planning Commission, the Township Board and the ZBA to discuss the plans for the South Latson area on Monday, April 30th at 6:30 pm.

- Approval of the February 12, 2017 Planning Commission meeting minutes

Commissioner McCreary noted some minor changes needed.

Moved by Commissioner Grajek (as a proxy to the late Planning Commissioner Barb Figurski), seconded by Commissioner Mortensen, to approve the minutes of the February 12, 2018 Planning Commission Meeting as corrected. **The motion carried unanimously.**

- Member Discussion

There were not items discussed.

- Adjournment

Moved by Commissioner Grajek, seconded by Commissioner Mortsendn, to adjourn the meeting at 8:54 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary