

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
APRIL 9, 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 11.

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 (3-29-18).

Mr. Martin Renel of ASHMARK Construction and Mr. Jeff Smith, representing the property owner, were present. They believe that they have addressed all of the concerns from the last meeting. Mr. Renel reviewed the revisions that have been made.

Mr. Borden agrees that the outstanding items have been addressed, specifically the reduction in impervious surface, ensuring the sidewalk is at least seven-feet-wide between the building and the fence, and providing the cross access easement to the Meijer property to the east. He noted that the Planning Commission will have to approve the screen fencing in lieu of Buffer Zone B.

Mr. Markstrom agrees that the applicant has noted on the plans that they will provide a cross access easement for future connection to the Meijer property to the east; however, they have not provided the legal description and paperwork. He noted that since the impervious surface was reduced, the applicant's detention basin calculations will need to be revised.

Additionally, since the latest set of plans was submitted today, he has not been able to review the fire hydrant details; however, they should meet MHOG requirements. He will need to review the calculations for the change in curbing on the east side of the site to determine if they meet the turning radius requirements. He believes he can do this prior to this item being presented to the Township Board.

Chairman Brown reviewed the Brighton Area Fire Department's letter dated April 3, 2018. Mr. Renel stated he spoke with Mr. Boisvert after he received that letter and they have complied with and/or clarified his concerns and comments.

The Call to the Public was made at 6:59 pm.

Ms. Bobbi Squires, who is a resident of Genoa Township, has concerns regarding Family Farm and Home. She is concerned with the overall quality of the plaza, specifically the lighting. She would like the applicant to address the safety of the plaza due to the robbery that occurred at one of their stores in Cedar Springs where guns were stolen. She questioned if they plan to offer a competitive retail wage and asked how many employees they plan to hire. The community should welcome development; however, this plaza has a lot of problems, and the existing business owners deserve a safe plaza. There are also many other similar retailers in the area that offer the same types of products. This causes a saturation of the market. She believes the Township needs to bring different types of businesses to the area.

Commissioner Mortensen stated the only reason this item is before the Planning Commission is because the applicant would like to have outside storage. If that was not proposed, the property owner would be able to move one retailer out and another one in. He agrees with Ms. Squires' comments regarding the overall condition of the plaza; however, the Township has limited ability to require the property owner to make improvements. He believes that the proposed business is a quality company.

The call to the public was closed at 7:10 pm.

Moved by Commissioner Mortensen, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Special Land Use Application from Family Farm and Home for outside storage at the former TJ Maxx site, subject to the following:

- Compliance with the site plan descriptions and conditions noted on the site plan dated March 2, 2018 and revised April 9, 2018, which may be subject to further modifications prior to it being presented to the Township Board of Trustees meeting.
- The conditions of the Special Land Use Permit shall be as contained in the Environmental Impact Assessment dated January 4, 2018 with the specific condition that the materials stored outside will not be in an opened condition, which means they will be as packaged by the supplier.
- This recommendation is made because the Planning Commission believes that the conditions of Sections 19.03 and 7.02.02 (d) of the Township Ordinance are met.
- The applicant will maintain a five-foot clearance along the front of the building for pedestrian circulation.

The motion carried unanimously.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Environmental Impact Assessment dated January 4, 2018 from

Family Farm and Home for outside storage at the former TJ Maxx site. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Site Plan dated March 29, 2018 from Family Farm and Home for outside storage at the former TJ Maxx site, with minor revisions made on April 9, 2018 subject to the following:

- The cross-access easement shown on the site plan will require the petitioner to develop language satisfactory to the Township Attorney regarding the easement, which will be completed prior to issuance of a land use permit.
- Any signage proposed will require the approval and a permit from the Township prior to installation.
- The location of the fire hydrant and confirmation of the location of the water main will be done with the Township Engineer and Brighton Area Fire Authority prior to it being presented to the Township Board of Trustees meeting.
- The drive aisle curve will be examined and either redesigned or confirmed that an easement on the Wendy's property exists permitting that location. If the drive aisle curve and hydrant location require minor adjustments to the site plan, it can be approved by the Township Engineer and staff prior to it being presented to the Township Board of Trustees meeting.
- A revised site plan shall be provided and revised and approved by the Township Engineer prior to it being presented to the Township Board of Trustees meeting.

The motion carried unanimously.

OPEN PUBLIC HEARING #2... Review of a sketch plan for a proposed pavilion and canopy located at the existing Oak Pointe Country Club located at 4500 Club Drive, Brighton. The request is petitioned by Ventures Design.

Planning Commission Disposition of Petition:

A. Disposition of Sketch Plan. (3-16-18)

Mr. Loch Durrant and Mr. Jacob Lubig of Ventures Design were present. Mr. Durrant stated they are proposing to build accessory structures around the pool area in Oak Pointe. They would like to put in covered seating, an open air pavilion, and a brick paver patio.

They have provided the fire retardant information this evening as required by the Brighton Area Fire Department.

They questioned if the 10-foot setback requirement is for the overhang or the wall. Ms. VanMarter stated it is to the building wall. It was concluded that the setback will therefore be met.

Mr. Borden stated that the concerns in his letter dated March 28, 2018 have been met.

Mr. Markstrom stated that the petitioner has not provided site drainage calculations to include the additional impervious surfaces. Mr. Durrant provided the information of how the surface water will flow on the site. Mr. Markstrom is satisfied with what Mr. Durrant has provided.

The Call to the Public was made at 7:36 pm with no response.

Motion by Commissioner Mortensen, seconded by Commissioner Grajek, to approve the Sketch Plan dated March 16, 2018 for a proposed pavilion and canopy located at the existing

Oak Pointe Country Club located at 4500 Club Drive, Brighton subject to the applicant meeting the requirements of the Brighton Area Fire Authority's letter dated April 3, 2018. **The motion carried unanimously.**

OPEN PUBLIC HEARING #3... Review of a site plan amendment for proposed building design and material modifications to the previously approved Hampton Inn and Suites located on a vacant 2.56 acre site southwest of the Grand Oaks Drive and Latson Road Intersection. The request is petitioned by Bowers and Associates.

Planning Commission Recommendation of Petition:

A. Recommendation of Site Plan Amendment (3-23-18)

Mr. Scott Bowers of Bowers & Associates and Mr. Chris Adwell, representing the property owner, were present. Mr. Bowers stated that since they received their previous approval, Hampton Inn & Suites has made changes to their brand design. They are removing the large pillars and will now have a stepping-type facade. They have amended the plan to increase the masonry on the building and meet the Ordinance requirements per Mr. Borden's letter. He showed colored renderings and proposed building materials.

Ms. VanMarter showed renderings of the previously-approved building. The Commissioners discussed their opinions regarding the two different building designs.

The Call to the Public was made at 7:56 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board approval of the Site Plan Amendment dated March 23, 2013 with subsequent revisions changing the white metal to a sandstone color and increasing the materials to 80 percent, which meets the Township Ordinance, with the following conditions:

- Confirmation by Township staff of the calculation regarding the mix of materials as stated this evening by the petitioner.
- The renderings, which will be updated prior to submission to the Township Board, are approved and will become Township property.

The motion carried unanimously.

Administrative Business:

- Staff Report

Ms. VanMarter stated the joint meeting between the Planning Commission, the Township Board and the ZBA will be held on Monday, April 30th at 6:30 pm to discuss the plans for the South Latson area.

There will be two items on the May Planning Commission agenda.

Approval of the March 12, 2017 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner Mortensen, to approve the minutes of the March 12, 2018 Planning Commission Meeting as presented. **The motion carried unanimously.**

- Member Discussion

Commissioner Mortensen asked if hard copies of the plans can be submitted so they are easier to read. Ms. VanMarter stated they can have the applicants provide hard copies and would be available to be picked up on the Friday before a meeting. Commissioners Rickard and Mortensen would prefer paper copies.

Adjournment

Moved by Commissioner Grajek, seconded by Commissioner Rickard, to adjourn the meeting at 8:06 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary