

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
October 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, Chris Grajek, Marianne McCreary, Eric Rauch and Jeff Dhaenens. Absent was Jill Rickard. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Gary Markstrom of Tetra Tech, Brian Borden of Safebuilt Studio, and an audience of 20.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

CALL TO THE PUBLIC: The call to the public was made at 6:31 pm with no response.

OPEN PUBLIC HEARING # 1... Request to POSTPONE TO NOVEMBER 13, 2018 review of special use, site plan, and environmental impact assessment for the re-use of an existing commercial building for a proposed pet day care for Dog Town - Kitty City. The property in question is located at 3557 E. Grand River Avenue, Howell. The request is petitioned by Paula Vanderkarr.

Chairman Brown noted that the applicant has requested to have this item tabled; however, the Planning Commission will hold a public hearing.

The call to the public was made at 6:32 pm.

Ms. Eileen Berger of 3497 Dewdrop Lane is opposed to this proposal because of the noise and the smell. Her condo backs up to this property. She suggested they go to a more rural area. She believes this could decrease the value of their homes.

Mr. Steve Siep of 3536 Snowden Lane appreciates that the Township wants to fill the empty buildings. His home is a tree line away from this property. The tree line is not a buffer for noise. When this building was used as a music venue, the noise sounded like it was in his yard. If this item is approved, he would like the fence to be made of a masonry material. He questioned how many dogs would be allowed outside at one time. He is concerned with the noise and the odor of 63 dogs. He is planning on putting an addition on his home; however, he may not do it if this approved.

Ms. Jackie Rafferty does not believe that this type of use should be on Grand River.

The call to the public was closed at 6:43 pm.

Moved by Commissioner Dhaenens, seconded by Commissioner Grajek, to postpone the review of special use, site plan, and environmental impact assessment for the re-use of an

existing commercial building for a proposed pet day care for Dog Town - Kitty City until the November 13, 2018 Planning Commission meeting per the petitioner's request. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2... Review of sketch plan for the re-use of an existing commercial building for a proposed retail thrift store located at 2700 E. Grand River Avenue, Howell. The request is petitioned by Volunteers of America.

A. Disposition of Sketch Plan

Brent LaVanway of Boss Engineering, Brian Wilbur of Volunteers of America, and Jeff Peltier, the architect, were present.

Mr. LaVanway stated they have provided revised plans in response to the concerns raised at last month's Planning Commission meeting. He believes they have met the concerns of the consultants and the Planning Commission.

Mr. Borden stated that the applicant has met most of his concerns. He reviewed his letter of October 1, 2018.

- The Planning Commission may reduce the rear parking setback given the presence of shared access drives.
- He suggested pavement markings be provided noting the directional pattern through the parking lot. The applicant agreed to provide the suggested pavement markings.
- The landscape plan is deficient in terms of total plantings; however, there are existing site limitations precluding full compliance. The Planning Commission has discretion to waive or modify landscaping requirements; however, the larger parking islands could accommodate some of the required trees. Mr. LaVanway noted that the overhead electrical lines are right above the islands.
- There is a minor inconsistency on the landscape plan for the number of Little Business Daylilies. The applicant will make the correction.

Mr. Markstrom reviewed his letter of September 26, 2018. They have met most of his concerns.

- The petitioner should show the existing sanitary sewer lead connection and existing service connection from the well on the plans.
- The practice of the Township has been to require developments that come before the Planning Commission to have curbed parking lots. He added that having it curbed delineates where cars will park, and keeps them off of the grass, as well as controls the storm-water. Mr. LaVanway would prefer to have the Township defer to the Livingston County Drain Commissioner (LCDC) on this issue. The discussion continued which included the natural water flow of this site and the neighboring site to the east. Ms. VanMarter noted that the LCDC is currently addressing the storm water issue in this area. She suggested having them best determine how it should be handled.

Chairman Brown reviewed the Brighton Area Fire Authority's letter dated October 3, 2018. The applicant has met all of their concerns except for the building exceeding the allowable square footage as it relates to fire suppression. Mr. Peltier has made a proposal that is being reviewed by the Livingston County Building Department.

The call to the public was made at 7:18 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to approve the sketch plan for Volunteers of America dated September 21, 2018 conditioned upon the following:

- The petitioner shall reconcile the landscape plan with regard to the quantity of Little Business Daylilies.

- Arrows will be added to the pavement indicating the one-way patterns and shall be reviewed and approved by Township staff.
- The requirements of the Township Engineer as stated in his letter dated September 26, 2018 shall be complied with, with particular reference to concrete curbing on all sides of the parking lot subject to further review, possible modification, and approval of the Livingston County Drain Commissioner.
- The requirements of the Brighton Area Fire Authority's letter dated October 3, 2018 shall be met.

The motion carried unanimously.

OPEN PUBLIC HEARING #3... Review of an amendment to a previously approved St. Joseph Mercy Health Planned Unit Development agreement in regards to signage located at 7575 W. Grand River. The request is petitioned by St. Joseph Mercy Brighton.

Mr. Dave Raymond, Director of Planning for St. Joseph Mercy Hospital, and Will Johnson of Johnson Sign Company were present.

Mr. Raymond stated they are asking for a 120 square foot sign in the PUD Agreement, which is larger than what is shown on the immediate site plan, to accommodate potential future growth. Since Grand River is a five-lane highway, it is not able to be seen from the far lane.

They showed the existing sign and how it is difficult to see. They showed colored renderings of the proposed sign. They will not be increasing the footprint of the existing sign.

Mr. Borden reviewed his letter dated October 2, 2018.

- The applicant proposes to amend the text of the PUD Agreement to allow a ground sign of up to 120 square feet. The sign detail submitted proposes a 12.25-foot tall sign with 82.3 square feet of area. He asked the applicant to explain the inconsistencies between what is being proposed and what is being requested. Mr. Raymond stated they are asking for 120 square feet instead of the current size of the text that is being proposed at this time in case they experience growth and the rest of the campus is developed. Commissioner Rauch agrees with allowing this because 144 square feet was originally approved. He stated the ordinance only allows for a six-foot high sign and this is much taller than that. He does not want to set a precedent; however, he knows this type of use needs to be highly visible. He agrees that because of the width of the ROW in this area, the sign must be placed further back, which also makes it difficult to see. The speed limit in this area is 55 miles per hour.

Commissioner Rauch noted that the existing trees along Grand River block the view of the sign. Mr. Raymond would like to remove those trees and replace them on the site.

- If the height is granted, it should also be added to the Agreement language.
- The applicant needs to identify the material used for the base of the sign and whether new landscaping is proposed around the sign.

Commissioner Dhaenens agrees that the use of this site needs to be visible.

The call to the public was made at 7:43 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board an amendment to the PUD Agreement with St. Joseph Mercy Health System as follows:

- The signage limit will be increased to 120 square feet maximum with a 12 ½-foot maximum height.
- The agreement as shown this evening will be reworded to indicate that Genoa Township is a “Charter” Township and not a “General Law” Township.
- The petitioner will trim and/or remove trees in the area and will plant trees in other areas as required by the original PUD, subject to review by Township Staff.
- The review of this amendment will be subject to approval by the Township Attorney.
- The reasons for this recommendation are:
 - It is on a wide, high-speed road, which diminishes the ability for passengers to see the sign.
 - The sign contains notification of emergency service available.
 - The ROW is exceptionally wide in this area, further diminishing the visibility.

The motion carried unanimously.

OPEN PUBLIC HEARING #4... Review and discussion of Zoning Ordinance Text amendments to Article 8-9.

Mr. Borden reviewed the proposed changes to the Industrial District Zoning Ordinance. Commissioners and staff discussed the proposed changes.

ADMINISTRATIVE BUSINESS

- Staff Report

Ms. VanMarter had nothing to report.

Approval of the September 10, 2018 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner Mortensen, to approve the minutes of the September 10, 2018 Planning Commission Meeting as presented. **The motion carried unanimously.**

- Member Discussion

Commissioners provided their feedback of the Michigan Association of Planners Conference that they attended in Grand Rapids.

- Adjournment

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to adjourn the meeting at 8:20 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary