

GENOA CHARTER TOWNSHIP BOARD
Special Joint Meeting with Planning Commission
December 10th, 2019
6:30 p.m.
AGENDA

Call to Order

Supervisor Rogers called the Special Joint Meeting with Planning Commission to order at 6:30 p.m. at the Township Hall. The following members of the Township Board were present: Bill Rogers, Robin Hunt, Jean Ledford, and Terry Croft. The following members of the Planning Commission were present: Chris Grajek, Jeff Dhaenens, and Jill Rickard. Also present were Township Manager Michael Archinal; Community Development Director/Assistant Township Manager Kelly VanMarter, Township Attorney Joe Seward, Brian Borden of Safebuilt Studio, and Gary Markstrom of Tetra Tech. There were seven audience members present.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Call to the Public

A Call to the Public was made at 6:31 pm with no response.

Approval of the Agenda

Moved by Board Member Ledford, seconded by Board Member Croft, to approve the agenda as presented. **The motion carried unanimously.**

1. Special Topics Work Session – S. Latson Versa Development PUD
a. Presentation by applicant's project team

Mr. Todd Wyett of Versa Development was present. He owns approximately 193 acres south of I-96 at Latson Road. He showed a video presentation of his proposed project for this area, which includes commercial, hotel, technology/light industrial, and medical research uses. The video included photographs of colored renderings of the proposed buildings.

He and his team have worked with the Township and the County regarding the utilities, improvements needed to Latson Road, etc.

Eric Lord of Atwel provided an impact analysis of the proposed development. There is a 27-acre wetland that will remain preserved. They will need to extend the water and sewer mains south of I-96, which will include installing a pump station.

Brad Strader of MKSK reviewed the permitted and prohibited uses for this area per Township Ordinance. He noted some uses and buildings over a certain square footage would be allowed after receiving special land use approval. There are some uses that they would not develop in this area due to the proximity of residential homes nearby as well as their large demand on the municipal utilities. He also showed photographs of proposed building designs and reviewed the design standards and guidelines they would use, such as lighting, screening, buffer zones,

signage, roadway designs, improvements to Latson Road, etc. All of this detail would be included in the PUD agreement.

Mr. Alan Greene of Dykema, the attorney for the project, stated he is developing the PUD agreement for this development. He reviewed some of the aspects of the agreement, such as the permitted and prohibited uses, preservation of the wetland, architectural controls, the development of the different phases of the site, possible expansion of the project, etc. He noted that the document is continually changing and being updated based on information received from the team members and the Township.

b. Review by Township consultant

Mr. Borden provided a review of how the zoning for this area was developed by the Township. When the interchange was planned, the Township developed a I-96 / Latson Road Interchange sub-area plan, which zoned the area north of the railroad tracks as interchange commercial and the area south of the railroad track as interchange campus zoning. He noted that the applicant is requesting to rezone the area to a PUD zoning for the area to the south of I-96.

He reviewed his letter dated November 14, 2019.

- Utility extensions will be required as part of this project.
- Further discussion is warranted as to how the proposed list of allowable uses correlates to the plan and how such uses will be compatible with the Zoning Ordinance and further discussion between the Planning Commission and Township Board regarding the proposed list of uses.
- Proposed building heights and internal setbacks are subject to approval by the Planning Commission.
- The request entails two dimensional deviations – front and side yard setbacks for the commercial areas. The building size limit is 40,000 square feet and the applicant is proposing possible 200,000-square-foot buildings.
- Additional detail is needed for certain site design elements, including signage, Township entranceway landmark, pedestrian gathering/seating plazas and other site amenities.
- The material standards of the Ordinance are not entirely met by the design guidelines. This aspect of the request warrants further discussion with the Commission.
- The streetscape plan does not include details for the property along Beck Road.
- The applicant must confirm that the 2 access points on the west side of Latson Road are separated by at least 500 feet.
- Easements are required to allow cross-access for vehicular and pedestrian traffic in each of the project areas.

Ms. VanMarter noted that outdoor storage is prohibited in this zoning district and the applicant is proposing outdoor storage for some uses. This would need to be discussed further.

Mr. Markstrom viewed his letter dated August 21, 2019. The plan is very conceptual so as all future developments within the PUD will need to have their own site plan review and approval.

- He reviewed how the extension of the water and sewer mains would be accomplished, and confirmed that a lift station is needed.

- Because this is a large development, there can be a centralized storm water plan and the wetlands on the southeast corner can be utilized.
- The internal roads would need to meet Township standards and the Livingston County Road Commission will determine what will be required for Latson Road. A traffic impact study is being prepared.

c. Member Discussion and Q & A

Chairman Rogers noted that the Clerk, Polly Skolarus, submitted a statement as she was not able to be present this evening.

Commissioner Rickard questioned who will pay for the extension of the water and sewer. Mr. Wyett stated he will pay cash for these improvements and not ask for any funding from the Township.

She asked if the design of the water and sewer has been designed for future service areas. Mr. Markstrom replied yes.

Dr. Greg Tatara, the Director of MHOG, stated there is currently an upgrade being done at the wastewater treatment plant and it will be able to accommodate this development and the future development that is included in the utilities design.

Board Member Hunt is concerned that the proposed entrance drive is not aligned with Sweet Road. Mr. Strader stated that based on the traffic study, they do not need to be aligned. She asked if a traffic light will be installed at the entrance road to the north. Mr. Wyett would like a traffic light installed; however, the need for the signal would be determined by the Road Commission.

Board Member Hunt is concerned with distribution facilities and extensive truck traffic that this use would bring. She would like this to be allowed as a special land use. She is also opposed to outdoor storage. Mr. Wyett agrees; therefore, businesses that would want outdoor storage will require a special use so that the Planning Commission and Township Board can review and approve the details of the plans.

She is also concerned with the excessive change in special use requirement from 40,000 to 200,000 sq. ft. for large buildings. Mr. Wyett stated that 40,000 is very small building for the uses that they are proposing for this development. Mr. Greene stated that many business owners shy away from building when they would need to receive special land use approval or a variance, etc. so they would like to make it reasonable to the Township and the possible business owners. He noted that the design standards that will be in the PUD would show the architecture and design for buildings of this size.

She would like extra care to be taken due to the residential properties surrounding the area, such as buffers, lighting, traffic, etc. She is also concerned with the commercial district abutting residential properties; the five-story hotel is too intense of a use for this. Mr. Wyett stated he can remove the ability to have a hotel in this area. Also, the commercial area is expected to be

businesses that can be of service to the employees in the campus area, such as casual dining, etc. He envisions them walking from their office to this area.

Commissioner Grajek stated that there are currently manufacturing facilities in the Township and surrounding area that need to have employees brought in from other areas because there are no employees in this vicinity, so he is concerned that there will be jobs available with not enough people to fill them. He would like to see businesses that would employ professional jobs. Mr. Wyett stated that when a company wants to move to an area, they will look at the demographics of the area. If there are not employable people in the nearby, then they would not move their business there.

Commissioner Rickard questioned if there will be services or amenities inside the campus development instead of across Latson Road. What would be the benefit to the Township? Could there be a park and park benches? She would like to see more concept plans that would include these types of items.

Board Member Hunt appreciates all of the work that has been done by the development team, the Township staff, etc. and knows that this is very conceptual, but asked if updated plans, with more detail, could be presented. There are a lot of members absent this evening.

Ms. VanMarter advised that another joint meeting could be scheduled or the item could go to the Planning Commission.

Mr. Wyett stated he will update the plans showing the amenities that were requested, what a 200,000-square foot building would look like on the site, examples of some uses, etc. and return with those plans for review.

Another joint meeting could be scheduled, or meetings with smaller groups of Trustees or Planning Commissioner could take place.

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Board Member Hunt, seconded by Board Member Ledford, to adjourn the meeting at 8:28 pm. **The motion carried unanimously.**

Respectfully submitted,

Patty Thomas, Recording Secretary