

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
FEBRUARY 10, 2020
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 Marianne McCreary, Chris Grajek, Eric Rauch, and Jeff Dhaenens. Absent were Jim Mortensen and Jill Rickard. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, and Brian Borden of Safebuilt Studio. There were no audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner McCreary, seconded by Commissioner Grajek, to approve the agenda as presented. **The motion carried unanimously.**

ELECTION OF OFFICERS:

Ms. Van Marter noted that officers are required to be elected at the first meeting of the month. The Chairperson, Vice-Chairperson and Secretary need to be selected.

Moved by Commissioner Rauch, seconded by Commissioner Grajek, to elect Ms. McCreary as Secretary, Mr. Grajek as Chairman, and himself as Vice-Chairman. **The motion carried unanimously.**

CALL TO THE PUBLIC: The call to the public was made at 6:35 pm with no response.

OLD BUSINESS:

OPEN PUBLIC HEARING #1... Review of a special use, site plan and environmental impact assessment for outdoor sales, storage and display for Home Depot. The property in question is located at 3330 E. Grand River, Howell. The request is petitioned by Scott A. Mommer. A. Recommendation of Special Use Application. B. Recommendation of Environmental Impact Assessment. (1-20-20) C. Recommendation of Site Plan. (1-13-20)

Mr. Brent LaVanway of Boss Engineering was present. He reviewed the changes since the last meeting. They have removed a row of parking and added a landscape island on the south side of the parking lot. This location will include the seasonal items, shed displays and equipment rental.

They are suggesting deciduous trees for the landscape island. They would be six-feet high at the time of planting. The opaque wood fence that is along the southern border of the parking lot will be eight-feet high and will sit on top of a three-foot high retaining wall, so the total height of the screening will be 11 feet.

Mr. Borden reviewed his letter dated February 5, 2020.

He noted that the applicant made the changes to the plan based on the discussion from the last meeting.

1. The Commission may require additional shrub plantings, or allow excess existing trees to count as the required buffer zones.
2. At the time of planting, the height of items stored in the parking lot will exceed the height of screening. The Commission may require taller evergreen trees at the time of planting and/or an increase in the number of evergreen trees.
3. The plantings depicted between the evergreen trees must be identified on the landscape plan.
4. A detail of the fencing around the seasonal sales area must be provided. Mr. LaVanway believes the description of the fence on the plan was a carry over from a previous plan. There will not be a fenced-in area in the parking lot. This is being replaced with the new area discussed this evening. They will make this change on the plan.

Commissioner Rauch questioned the seasonal displays that are up near the building. What is the timing of the "season"? Mr. LaVanway stated the items being displayed depend on the time of year. There would be lawn mowers, tractors, etc. in the spring and summer, and then snow plows, etc. in the winter. Commissioner McCreary stated there is no time frame. It was agreed to remove the word "seasonal" from the plans. Commissioner Dhaenens wanted to ensure that if the word "seasonal" is removed, they cannot then move sheds to that area. Mr. LaVanway stated the location of the shed display is noted specifically on the plans so that is the only location where they will be placed.

Ms. VanMarter requested that if the Commission sends an approval to the Township Board, to state that the Special Use Permit be valid for one year, and renewals will be approved by Township staff.

The call to the public was made at 6:58 pm with no response.

Moved by Commissioner Rauch, seconded by Commission McCreary, to recommend to the Township Board approval of the Special Land Use Application for Home Depot being that the Commission finds this item to meet the requirements of Section 7.02.02(d) of the Township Ordinance. The recommendation is conditioned upon the following:

- It is valid for one year and can be renewed annually by Township staff.

The motion carried unanimously.

Moved by Commissioner Rauch, seconded by Commission Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated 1/20/20 for Home Depot, with the condition that Paragraph I is amended to state that no fence is allowed in the middle of the parking lot for seasonal sales. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commission Dhaenens, to recommend to the Township Board approval of the Site Plan dated 1/13/20 for Home Depot, with the following conditions:

- The fence on the south lot line is clarified as being eight-feet tall
- The word “seasonal” shall be removed from the tractor display area noted in the front of the building
- The use of shrubs between the evergreens proposed in the landscape planter is approved.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter stated the March 9, 2020 meeting is very heavy. There are five items scheduled. She reviewed the proposals.

She noted that there may be a special meeting in March if some of the applications are not ready to be heard at the first one.

Approval of the December 9, 2019 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the December 9, 2019 Planning Commission Meeting as presented. **The motion carried unanimously.**

Member Discussion

Chairman Grajek asked the Commissioners to think of items that they would like to change with the way the meetings are handled. He suggested that Commissioners do not interrupt each other or the petitioner when they are speaking.

Commissioner Rauch suggested letting the petitioner present their entire proposal without the Commission asking questions during the presentation. Questions should be held until they are finished.

Adjournment

Moved by Commissioner Dhaenans, seconded by Commissioner Rauch, to adjourn the meeting at 7:33 pm. **The motion carried unanimously.**

Planning Commission Meeting
February 10, 2020 Approved Minutes

Respectfully Submitted,

Patty Thomas, Recording Secretary