

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MARCH 9, 2020
6:30 P.M.
MINUTES**

CALL TO ORDER: Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:30 p.m. Present were Marianne McCreary, Chris Grajek, Eric Rauch, Jim Mortensen, Jeff Dhaenens, Jill Rickard and Glynis McBain. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Gary Markstrom of Tetra Tech, and Brian Borden of Safebuilt Studio. There were 42 audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

CALL TO THE PUBLIC: The call to the public was made at 6:31 pm. Mr. James DelCamp asked to speak to the Commission about bees. Chairman Grajek advised this item would be added to the end of the meeting agenda.

Chairman Grajek stated that the Planning Commission has the discretion to not start any new business after 10 pm.

OPEN PUBLIC HEARING #1...Consideration of a special use application, impact assessment and sketch plan for a proposed adult foster care small group home for up to 6 adults located at 3201 E. Coon Lake Road, Howell on the north side of Coon Lake Road between Richardson and Westphal Roads. The request is petitioned by Work Skills, Inc.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (2-3-2020)
- C. Recommendation of Sketch Plan (2-6-2020)

Ms. Tina Jackson, the President and CEO of Workskills Corporation was present. She provided a summary of the mission and purpose of Work Skills. She noted they are not opening a halfway house, prisoner re-entry or drug recovery home. The home is for individuals with intellectual and developmental disabilities.

Ms. Anita Gibson, Vice President of Work Skills advised they would like to provide a safe environment for individuals in Livingston County. She showed pictures of the current home. There were residents who had to be moved from Livingston County because there was no home for them. They would like to move six of these residents back to the county so they can

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be near their family and friends and would work in the community. These homes are licensed and their staff are accredited and have physicals and background checks completed.

Steve Gronow of Chestnut Real Estate stated he is a resident of Genoa Township and lives one mile from this site. He works with Work Skills and recently did a tour of all of their facilities and interviewed the employees and the residents. The existing Howell home is staffed by very friendly people. He did research and did not find any negative impact on property values in the area where these homes are located. He showed photos of the existing home and a rendering of the proposed home. They would be adding onto the existing home, which was in foreclosure. It is seven acres of property and heavily wooded.

Livingston County Sheriff Mike Murphy, who is a Work Skills Board Member and Genoa Township resident reiterated that this is not a prisoner re-entry home. It will not decrease home values in the area and is staffed with caregivers 24/7. There will only be one home on this site. In the six years the existing home has been in existence in Livingston County, there have been no police calls.

Mr. Borden reviewed his letter of March 3, 2020.

1. He is generally of the opinion that the proposal complies with the special land use standards of Section 19.03 of the Zoning Ordinance.
2. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.
3. The Township may wish to request supporting documentation confirming that the use requirement of Section 3.03.02(j) is met, specifically the statement that there are no other facilities of this nature that are within 1,500 feet of this site. Connie Conklin from Community Mental Health stated that she is not sure if there are other licensed homes of this nature within 1,500 feet.
4. If exterior site lighting is proposed, the applicant must provide details.
5. If signage is proposed, we request the applicant provide details. Additionally, the applicant should be aware that a sign permit is required from the Township prior to installation of any new signage.

Ms. Jackson stated they will not have any lighting or signage that would be more than a residential home.

Mr. Markstrom reviewed his letter of March 3, 2020. There are eight new parking spaces being proposed so any additional runoff caused by this should drain into the wetland. This would not affect neighboring properties.

1. It is a State licensed facility the County Health Department must review the well and septic to ensure that they will accommodate the increase in the number of residents.

Commissioner McCreary questioned if a careperson will be living there and Ms. Jackson stated no. Amy Shibar from Work Skills stated that a family-operated home, where the owner lives there, requires a different license. Mr. Borden stated that if the owner was living there and

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operating the home, that is a by-right use, and there would not be the need for Township approval.

The call to the public was made at 6:58 pm.

Mr. Don Peterson, who is the attorney for Jerry Kuza stated that Work Skills does wonderful work throughout the state. Mr. Kuza purchased 10 acres next door to this site and built his dream home and hopes to retire here and become a gentleman farmer. He feels as though his dreams are being shattered by a group home being next door. He provided a petition signed by 10 of the neighbors who are opposing this request. He believes the group home serves a great purpose for its residents, but it contradicts the statement and purpose of the Country Estates Zoning ordinance, citing specific sections of Ordinance Section 19.03. He noted that the parking spaces abut Mr. Kuza's property and that changes the atmosphere of the area. This type of home would increase traffic, noise, crime, and decrease the property values of the surrounding homes. He stated that there are issues with these types of individuals as they can act out, wander, and have social impairments on how to interact with others.

Ms. Rachel Evers, who lives directly across from the site at 3210 E Coon Lake Road, and is on the Board of Work Skills disagrees that the home will counter the purpose of the ordinance. This home will be so that these types of individuals are able to live independently. All of the population of the township has the right to have the same life that she enjoys living on Coon Lake Road. She does not have control of who moves into her neighborhood or what they do. The existing home as it sits and as it has sat is hurting current property values. She researched the history of the property. It has increased in value 17%; however with their improvements the home value will have increased more than that, which increased the surrounding property values. She also researched another property that is managed by Work Skills and felt what they were offering and had no concerns with the request. This home was sold by bid and Work Skills was the highest bidder.

Bruce Hundley of 3056 E. Coon Lake Road owns a 3,400-square foot home with a 3,000-square foot pole barn on 20 acres, along with two 5-acre parcels that will one day sell. He is in favor of this project. The other Work Skills properties are clean, neat and tidy and it would be an improvement to the neighborhood. The petition that was signed by the neighbors stated that this was going to be a halfway house and prisoner recovery home. It is absolutely not going to be used for that. He would be proud to have it there.

Ms. Lori Koziara of 7806 Collingwood Drive is familiar with Work Skills and what they do. She does not live in the neighborhood, but she is in favor of the project. She is upset about the comments made this evening noting that Sheriff Murphy stated there are no issues with the existing Work Skills home in Howell. No one has any control over who their neighbors will be.

The call to the public was closed at 7:23 pm.

Ms. Gibson stated there will not be eight vehicles parked consistently, but they wanted to have enough parking for their staff as well as when the residents' friends and family visit. They do not

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have any issues with their residents wandering at their other home and do not see it happening here.

Ms. Jackson stated these individuals are intellectually and developmentally disabled and there should not be any generalizations made. Work Skills has been in this community for 47 years. She reiterated Sheriff Murphy's comments and support.

Commissioner Mortensen noted that six 8-foot white pines will be planted next to the parking lot for screening.

Commissioner McCreary asked if there is a security system in the home and Ms. Jackson stated yes. It will alarm if anyone leaves the home. She reiterated that the home is staffed 24/7.

She questioned Mr. Lindhout where the exit or exits would be in the case of emergency. He noted that they are working with the State to determine where they would require the egress.

Commissioner Rauch disagrees with the Brighton Area Fire Authority's recommendation that the structure be equipped with a 13R or 13D sprinkler system.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board approval of the Special Use Application for Work Skills for a group home at 3201 E. Coon Lake Road, subject to the following:

1. The home will be licensed for six developmentally challenged individuals with 24 hour coverage by staff.
2. The petitioner shall provide evidence of any licensed home within 1,500 feet of the proposed site.

This recommendation is made because the Planning Commission believes it meets the special land use stands of Section 19.03 of the Township Ordinance. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Environmental Impact Statement dated February 3, 2020 for Work Skills for a group home at 3201 E. Coon Lake Road. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board approval of the Sketch Plan dated February 26, 2020 for Work Skills for a group home at 3201 E. Coon Lake Road, subject to the following:

1. Verification that the building height will not exceed 35 feet.
2. The petitioner shall meet the requirements of the Township Engineering letter dated March 3, 2020.
3. The petitioner shall meet the requirements of the Brighton Area Fire Authority letter dated February 26, 2020.

The motion carried unanimously.

OPEN PUBLIC HEARING #2... Review of a special use application, impact assessment and sketch plan for a proposed holistic veterinary clinic located at 2829 E. Grand River Avenue, Howell on the north side of Grand River Avenue between Char Ann and Meadowview Drive. The request is petitioned by Dr. Matthew Januszewski.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (1-30-2020)
- C. Recommendation of Sketch plan (2-5-2020)

Ms. Laura Januszewski was present. Her husband, Matthew, is the veterinarian. They have been in Howell for eight years and are leasing their current location. They would like to purchase this building and move the practice here.

Mr. Borden reviewed his letter dated March 3, 2020.

1. He is generally of the opinion that the proposal complies with the special land use standards of Section 19.03 of the Zoning Ordinance.
2. The applicant must address any comments provided by the Township Engineer and Brighton Area Fire Authority.
3. The existing site generally meets or exceeds current Ordinance standards with respect to dimensional standards, parking and landscaping.
4. The Township may wish to request that the applicant provide details of existing light pole fixtures and require upgrades if they do not meet current standards.
5. The applicant must obtain a sign permit from the Township prior to installation of any new signage.

Mr. Markstrom has no outstanding engineering issues.

Commissioner McCreary questioned the pet waste. Ms. Januszewski stated there is an area with a sign where animals would go to the bathroom where they provide bags and a container. They empty this container in the evening.

The call to the public was made at 7:46 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board approval of the Special Land Use for Integrative Veterinary Services at 2829 East Grand River as the Planning Commission finds that the requirements of Section 19.03 of the Zoning Ordinance. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Environmental Impact Assessment dated January 30, 2020 for Integrative Veterinary Services at 2829 E Grand River Avenue. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to recommend to the Township Board approval of the Sketch Plan dated February 5, 2020 for Integrative Veterinary Services at 2829 E Grand River Avenue, subject to the following:

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1. Review and verification by Township staff that the parking lot lighting meets the Township Ordinance.
2. The requirements outlined in the Township Engineer's letter dated March 3, 2020 shall be met.
3. The requirements outlined in the Brighton Area Fire Authority's letter dated February 26, 2020 shall be met.

The motion carried unanimously.

OPEN PUBLIC HEARING #3...Review of a rezoning application, PUD application, PUD agreement, impact assessment and Conceptual PUD Plan for a proposed Non-Residential Planned Unit Development (NRPUD) with a proposed medical complex that includes a hospital, emergency center and medical office building. The rezoning request is from Public Recreation Facilities and Industrial (PRF and IND) to Non-Residential Planned Unit Development (NRPUD) for properties located at 4444 E. Grand River and vacant lot 2 on Parkway Drive. The request is for the following parcels: 4711-09-100-015 and 4711-09-100-020. The request is petitioned by Trinity Health.

- A. Recommendation of Rezoning and PUD Application
- B. Recommendation of PUD Agreement
- C. Recommendation of Impact Assessment (2-19-2020)
- D. Recommendation of Conceptual Plan (2-18-2020)

Mr. David Raymond, the Director of Planning for Trinity Health, was present. He stated they are proposing to relocate their existing Howell facility onto this site. The new facility will have 72 in-patient beds. They have decreased the amount of beds at this facility and added a Labor and Delivery unit. There will be a full emergency room. There will be a medical office attached to the hospital.

Mr. Borden reviewed his letter dated March 4, 2020.

1. PUD Qualifying Conditions:
 - a. In general, the standards of Section 10.02 are met.
 - b. The applicant must address any technical comments provided regarding sewer and water.
2. Rezoning Criteria:
 - a. In general, the standards of Section 22.04 are met
 - b. The inclusion of outdoor storage and a helipad may impact the surrounding area. He is requesting the applicant provide additional details to ensure compatibility.
 - d. The applicant must address any technical comments provided regarding the capacity of Township services and infrastructure.
3. Conceptual PUD Plan:

- a. Uses: hospitals, outdoor storage, accessory fuel storage and heliports typically require special land use review/approval; however, the applicant seeks to have each allowed as a by-right use. These deviations are subject to Township approval, though the applicant must comply with the conditions applicable to each of these uses, whether special land use review is waived or not.
- b. Traffic: the traffic impact study includes recommended improvements necessary to accommodate the proposal. We defer technical review of traffic circulation, including the traffic impact study, to the Township Engineer.
- c. Site design: additional details are needed with respect to site lighting, a Township entranceway feature, and project signage. Additional landscaping around the storm water detention areas and inclusion of site amenities (such as bicycle racks) are also required. The applicant notes that full details will be provided with a final PUD plan submittal.
- d. Architecture: the proposed building does not provide peaked rooflines and the predominant material is not brick, per Ordinance standards. Deviations from the material standards would be needed, as proposed.

4. PUD Agreement:

- a. Dimensional deviations are sought for building height, rooftop equipment and loading in the Parkway Drive front yard.
- b. Reference to vehicular connections with Parkway Drive in Section 3.2 should be removed.
- c. Some of the signage details in Section 5.2 need to be completed.

Mr. Markstrom reviewed his letter from March 4

1. The provided traffic study recommends a traffic signal at the proposed site driveway off Grand River Avenue. These improvements should be shown on the final site plan.
2. The Petitioner no longer plans on having the two access drives off Parkway Drive. An updated traffic study should be provided with the final site plan submittal to reflect these changes. The impact assessment will also need to be revised, as it still refers to access drives from Parkway Drive.
3. The traffic study must be reviewed by MDOT and their approval submitted with the final site plan.
4. The final site plan must include more details on the proposed drives and parking lots, including dimensioning, details, and pavement cross sections.
5. The final site plan will require more detail for the proposed storm management systems such as detention basin sizing calculations, storm sewer sizing calculations, and storm structure sizes and details.
6. The final site plan must include proposed grading for the site.

7. Approval from MDOT to discharge to Grand River Avenue must be submitted with the final site plan.
8. All proposed water main must be at least 20 feet from the building footprint, per the MHOG design standards. Given the essential use of the structure, we recommend the water main be no closer than 40 feet from the proposed building foundations. The petitioner should also consider routing water main further from the building, in a more direct route, rather than following the outline of the building. These changes can be made on the final site plan.
9. Tetra Tech is currently conducting a water and sanitary sewer utility study and will provide a recommendation on where to locate connections to the existing utilities as part of the study. Once the study is complete the petitioner should revise their plans and incorporate the recommendations in the final site plan submittal. After final site plan approval, the petitioner will be required to submit water and sanitary sewer construction plans to MHOG for review and approval.
10. The Petitioner is expecting to have sustained summer demands of 50,000 gallons per day based on observed flows from similar facilities. This will account for approximately 229 residential equivalency units (REUs) for the proposed facility. This was determined with the assumption that one REU accounts for 218 gallons per day as noted in the Genoa Township REU Table.

Mr. Brandon Woodle from Smith Group, the landscape architect for the project, provided site band building details, including the size of the site and the building, grounds and building features and amenities, parking, sidewalks, and internal roadways. He noted that the fuel storage area will be below grade and the tanks will be underground.

Mr. Raymond addressed the concern with the helicopter pad. It is a helicopter stop and not a helicopter pad. The difference is that in a stop, there is not a helicopter stationed there at all times. It is estimated that this will be used approximately once per month.

Commissioner Dhaenens questioned why there is only one ingress and egress for this site. Mr. Raymond stated they are reviewing this issue further.

The call to the public was made at 8:40 pm.

Mr. Matt Ikle, owner of the Savannah Center, is in support of this development. He agrees with there being another ingress and egress as well as the addition of the traffic signal.

The call to the public was closed at 8:42 pm.

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to recommend to the Township Board approval of the Rezoning of two parcels, the larger parcel from Public Recreational Facilities (PRF) to Non-Residential Planned Unit Development (NRPUD), and the smaller property from Industrial (IND) to Non-Residential Planned Unit Development (NRPUD) requested by Trinity Health. Non-Residential Planned Unit Development (NRPUD) as the Planning Commission finds this request meets the requirements of Sections 10.02 and 22.04 of

the Zoning Ordinance and is compatible with the neighboring zoning. **The motion carried with Commissioner McBain abstaining.**

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the PUD Agreement for Trinity Health, which must include the changes made by the Township attorney as part of the packet submitted to the Planning Commission for this evening's meeting. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Impact Assessment dated February 19, 2020 for Trinity Health. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Conceptual Plan for Trinity Health dated February 18, 2020 provided that the requirements of the Township Engineer and Brighton Area Fire Authority are met. **The motion carried unanimously.**

OPEN PUBLIC HEARING #4... Review of a rezoning application, PUD application, PUD agreement, impact assessment, and conceptual PUD plan for a proposed Redevelopment Planned Unit Development (RDPUD) with a new 37,275 sq. ft. indoor climate controlled storage building, a 7,000 sq. ft. multi-use building and a 2,336 sq. ft. commercial or drive-through restaurant. The rezoning requested is from Office Service District (OSD) to General Commercial District (GCD) with a Redevelopment Planned Unit Development (RDPUD) overlay located at 4525 and 4533 E. Grand River Avenue and 1098 Lawson Drive on the northwest corner of Grand River Avenue and Lawson Drive. The request is for the following parcels: 4711-09-200-005, 010, 014, 015, 016 and 017. The request is petitioned by BMH Realty, LLC.

- A. Recommendation of Rezoning and PUD Application
- B. Recommendation of PUD Agreement
- C. Recommendation of Impact Assessment (2-19-2020)
- D. Recommendation of Conceptual PUD Plan (2-19-2020)

Mr. Wayne Perry of Desine Engineering, the engineer for the project, was present. He provided a review of the project, which is a total of 5.12 acres. The existing Sunoco station will remain; however, all of the other buildings will be removed and the site will be redeveloped for retail space, an indoor storage facility and a restaurant with a drive thru. He provided details for the storm water, access and connection points, and the landscape plan.

Mr. Daniel Boorstein of Premier Genoa LLC showed photographs of the existing buildings that will be removed. He then showed the proposed buildings and uses for the site.

Mr. Douglas Necci of DRN & Associates, the architect for the project, stated that they will completely transform the look of this area. He provided and explained the architecture, colored renderings, elevations, and proposed building materials. He provided samples of the building materials.

Mr. Borden reviewed his letter dated March 4, 2020.

1. The minimum PUD site area (20 acres) may be reduced to five acres for sites served by public utilities.
2. Any engineering, utility or public service concerns must be addressed.
3. Rezoning Criteria:
 - A. The requests are consistent with the Township Master Plan.
 - B. Per the Zoning Ordinance, uses within the RDPUD overlay are limited to those allowed in the underlying zoning designation, which is proposed as GCD.
 - C. The applicant requests two use deviations – to allow gas stations and climate-controlled indoor commercial storage as by right uses. The reference to gas stations in Exhibit D should be limited to a single such use.
 - D. OSD to GCD rezoning is appropriate and use of the RD-PUD overlay seems reasonable provided the provisions of Section 10.03.04 are met.
4. Conceptual PUD Plan:
 - A. All existing buildings must either be removed or renovated as part of a RD-PUD. Two of the three buildings will be removed, while the gas station/convenience store building will be improved. We suggest additional enhancement of the fuel pump canopy/support columns.
 - B. The applicant must clarify the intended use of the future building in the southeast corner of the property. More specifically, the concept plan notes a drive-thru restaurant; however, neither the GCD nor Exhibit D allow such uses. He noted that drive-thru coffee shops are permitted in this zoning district.

Mr. Brad Maynes, council for BMH Realty, stated that there was a typo on Exhibit D. They are requesting that all of the uses be allowable by right. After a brief discussion, Commissioners agreed to allow a drive-thru restaurant on the southeast corner of this site.

The Commissioners and the representatives for the applicant discussed the grassy area on the southeast corner of the project. It was noted that there should be some type of landscaping, trees or signage to break up the large area of grass on the corner.

- C. The request includes a dimensional deviation for a reduced front building setback along Lawson Drive.
- D. As one of the primary entranceways to the PUD, we suggest additional plantings be provided in the southeast corner of the property.
- E. The future use/building in the southeast corner of the property could result in a drive-through lane in both the Grand River and Lawson front yards. Its visibility

will need to be mitigated either via additional landscaping/screening or a revised building layout/circulation pattern.

- F. Deviations are sought from the building material standards of Section 12.01 for both the climate controlled indoor commercial storage building and the commercial/office building.
- G. A deviation is requested from the window requirements of Section 7.02.02(z) for the climate controlled indoor commercial storage building.

5. PUD Agreement:

- A. Exhibit D needs to incorporate a reference to the applicable use requirements of Section 7.02.02.
- B. We suggest consideration be given to elimination of some of the uses listed.
- C. We request that channel-cut lettering be required for new wall signage.

Mr. Markstrom stated the petitioner has addressed most of his concerns from his first review letter. The only outstanding issue is that after final site plan approval, the petitioner will need to submit construction plans to MHOG Sewer and Water Authority for review and approval. The connection to the existing 8-inch water main on Lawson Drive will be an 8-inch to 8-inch connection. This type of connection cannot be achieved with a live tap and more detail on this connection will be necessary on the construction plans.

The call to the public was made at 9:45 pm.

Mr. Matt Ikle of 4234 East Grand River is in support of this development. He appreciates Mr. Corrigan's investment in the Township.

Mr. Dean Whitcome, the owner of the building at 1050 Lawson Drive, is in support of the project.

The call to the public was closed at 9:46 pm.

Commissioner Rauch noted some suggestions to the applicant when they are working on other iterations of the site plan:

- The existing propane tanks are part of the gas station and should remain with that use.
- Possibly changing the colors of the canopy of the Sunoco gas station
- Paving all of the surfaces at the same time so that it is cohesive and looks like one complete site.

Mr. Necci stated that they relocated the propane tanks so that they would be protected. Also, he believes that the colors on the canopy of the Sunoco gas station are dictated by their corporate office, but he will research this further.

Commissioner Rickard agrees that there should be additional screening on the southeast corner of the site. Ms. VanMarter suggested that drive thru restaurants be a special land use instead of by right so that the Planning Commission would have the opportunity to review it and place special conditions on the approval, such as landscaping, building materials, etc.

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of Rezoning Parcel #4711-09-200-005, #4711-09-200-010, #4711-09-200-014, #4711-09-200-015, #4711-09-200-016 and #4711-09-200-017 from Office Service to General Commercial with a Redevelopment PUD Overlay as it is consistent with the Township Master Pan, is compatible with the zoning of neighboring properties, and meets the requirements of Section 10.03.04 of the Zoning Ordinance. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the PUD Agreement for Parcel #4711-09-200-005, #4711-09-200-010, #4711-09-200-014, #4711-09-200-015, #4711-09-200-016 and #4711-09-200-017, subject to the following:

1. Drive thru restaurants will be allowed by a special land use
2. Exhibit D will indicate that only one gas station will be permitted.
3. Exhibit D will indicate that permitted temporary outdoor sales & temporary outdoor events shall be subject to all zoning ordinance requirements.
4. All permitted uses shall be compliant with the zoning ordinance
5. Channel Lettering shall be used for all building signage

The motion carried unanimously.

Moved by Commissioner Rauch, seconded by Commissioner Rickard to recommend to the Township Board approval of the Impact Assessment dated February 19, 2020. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Conceptual PUD Plan dated February 19, 2020, with the following condition:

1. The petitioner shall work with Township staff to identify appropriate landscaping for the southeast corner of the site.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter stated there are three items scheduled for the April 13 Planning Commission meeting agenda.

Approval of the February 10, 2020 Planning Commission meeting minutes

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Moved by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the February 10, 2020 Planning Commission Meeting as presented. **The motion carried unanimously.**

Member Discussion

Chairman Grajek welcomed Commissioner Glynis McBain.

Ms. VanMarter advised the Planning Commissioners that staff holds pre-application meetings with applicants to help them in the design and planning process. She welcomed members to attend if they are able.

Adjournment

Moved by Commissioner McCreary, seconded by Commissioner Rickard, to adjourn the meeting at 10:22 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary