

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JUNE 14, 2021
6:30 P.M.
MINUTES**

CALL TO ORDER: Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:32 p.m. Present were Chris Grajek, Marianne McCreary, Jim Mortensen, Jeff Dhaenens, and Jill Rickard. Also present were Kelly VanMarter, Community Development Director/Assistant Township Manager; Brian Borden of Safebuilt Studio, and Gary Markstrom of Tetra Tech. Absent were Eric Rauch and Glynis McBain.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

DECLARATION OF CONFLICT OF INTEREST: None

CALL TO THE PUBLIC: The call to the public was made at 6:33 pm with no response.

OPEN PUBLIC HEARING #1...Review of a special use application, environmental impact assessment and site plan to allow outdoor storage of two containers located at 7372 Grand River, Brighton for Community Bible Church. The request is petitioned by Community Bible Church.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (5-14-21)
- C. Recommendation of Site Plan (5-14-21)

Mr. Scott Tousignant of Boss Engineer, Mr. Tim Summers, and Pastor Chip Herrera were present. Mr. Tousignant provided a brief review of the project. The church has experienced growth and they would like to use these two storage containers temporarily. They will be further expanding the church and storage would be included in that so these will be removed at that time. They will be providing arborvitae to screen the storage units. No additional storm water drainage improvements will be needed. He provided photographs showing the visibility of the storage containers from two nearby roadways. They will be placed on a gravel pad and will be painted to match the existing church.

The call to the public was made at 6:39 pm with no response.

Mr. Borden reviewed his letter dated June 9, 2021

- The special land use standards are generally met.

- The applicant must address any comments provided by the Township engineer and Brighton Area Fire Authority.
- The Planning Commission may allow gravel surfacing in lieu of pavement, pending input from the Township engineer.
- The Planning Commission may require an increase in the height of the landscaping to better screen the proposed storage containers. The containers are proposed to be nine-foot tall and the arborvitae are five feet tall.

Mr. Markstrom stated they have no engineering concerns.

Fire Marshal Rick Boisvert's letter dated May 20, 2021 stated he had no comments related to the installation of the proposed outside storage arrangement. Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department.

Commissioner Rickard agrees with having the applicant provide taller arborvitae for screening the containers. All Commissioners agree they should be six-feet high.

Moved by Commissioner Dhaenens, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Special Land Use Application for outdoor storage at Community Bible Church being that it is consistent with Section 19.03 of the Township 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 May 14, 2021 for outdoor storage at Community Bible Church. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Site Plan dated May 14, 2021 for outdoor storage at Community Bible Church with modifications to the plan to increase the height of the arborvitae to six feet, the Planning Commission feels housing the containers on gravel is acceptable, and all items referenced by the Township Engineer and the Brighton Area Fire Authority shall be met. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 2...Review of a site plan and environmental impact assessment for a proposed 27 space parking lot located at 2765 E. Grand River Avenue, north side of Grand River Avenue between Meadowview Drive and Tahoe Boulevard for Howell Family Dentistry which is adjacent at 2775 E. Grand River Avenue. The request is petitioned by Howell Family Dentistry.

A. Recommendation of Environmental Impact Assessment (5-26-21)

B. Disposition of Site Plan (5-26-21)

Mr. Greg Petru of Kebs, Inc. stated they were originally approved for 65 spaces and now that the building is completely leased out, they would like to add additional parking. The dentist owns the adjacent parcel, which is where they would like to add the parking. They are proposing to

demolish the building and abandon all utilities on this site and install the parking spaces. He stated they can address all of the items listed by the planner and engineer.

Mr. Borden reviewed his letter dated June 9, 2021.

- The applicant must combine the two parcels under common ownership (subject parcel and adjacent parcel to the east).
- The Planning Commission may reduce the west side parking setback given the presence of a shared access driveway. One space slightly encroaches into the setback.
- If a shared access easement is not already in place, the Planning Commission may wish to require one.
- The excess parking proposed requires Planning Commission approval in accordance with Section 14.02.06. He noted the submittal includes a letter from the applicant indicating there is a need for the parking and it will be used.
- The Planning Commission may allow the use of bumper blocks for the spaces along the west side of the site per Section 14.06.01 of the zoning ordinance. He believes these are appropriate in this situation.
- The landscaping requirements have been met; however, the landscape plan does not include the wall/berm requirement of a Buffer Zone "B" along the northerly lot line. The Planning Commission can waive or modify this requirement.
- The submitted lighting plan is sufficient, but he suggests the applicant demonstrate that the maximum on-site light intensity requirement is met.
- The proposal includes removal of the nonconforming pole sign.
- The applicant must address any comments provided by the Township's engineering consultant and the Brighton Area Fire Authority.

Mr. Petru stated there is an existing three-foot slope in this area so he does not feel a berm is needed.

Mr. Markstrom stated his letter dated June 9, 2021 notes that all of the engineering concerns have been met; however, he had two comments to add. He does not believe the bumper blocks are necessary. They could be a problem for snow removal and could be moved. He would suggest having paint placed on the pavement instead of the bumper blocks. He also noted that the petitioner shall provide detail of the materials for the proposed retaining wall.

Commissioner Dhaenens agrees with Mr. Markstrom that the bumper blocks are not needed.

There was a discussion on how to delineate the different parking areas for Dr. Stilianos' office and the veterinary offices. A small landscape island was suggested.

Ms. VanMarter suggested that a sidewalk be installed from the building to the public sidewalk on Grand River.

Fire Marshal Rick Boisevert's letter dated May 28 stated he has no issues with the proposed request.

The call to the public was made at 7:12 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated May 26, 2021 for

a proposed 27 space parking lot at Howell Family Dentistry parking lot. **The motion carried unanimously.**

Moved by Commissioner, Mortensen, seconded by Commissioner Rickard, to approve the Site Plan dated May 26, 2021 for a proposed 27 space parking lot at Howell Family Dentistry, subject to the following:

- The applicant will combine the two parcels under common ownership, which shall be accomplished prior to granting the land use permit.
- A shared access agreement, if not already in place, should be obtained with the neighbor to the west, if possible.
- In lieu of bumper blocks along spaces on the west side of the site, a landscape island should be installed, which will be reviewed and approved by Township Staff.
- The applicant will demonstrate to Township Staff that the on-site lighting meets Township Ordinance.
- The applicant has demonstrated to the Planning Commission justification to increase the parking requirements by more than 20 percent.
- The site plan includes removal of the non-conforming pole sign.
- The details of the retaining wall proposed on the northeast corner of the site shall be reviewed and approved by Township Staff.
- The requirements of the Township Engineer in his letter dated June 9, 2021 and the Brighton Authority Fire Authority's letter dated May 28, 2021 shall be met.

The motion carried unanimously.

OPEN PUBLIC HEARING #3...Review for preliminary and final site condominium approval for a 3-unit condominium for an existing office development located at 6253 and 6255 Grand River Avenue which is on the north side of Grand River Ave., east of Hughes Road. The request is petitioned by Chestnut Development, LLC.

- A. Recommendation of Environmental Impact Assessment (3-29-21)
- B. Recommendation of Preliminary Site Condominium
- C. Recommendation of Final Site Condominium

Ms. Kathy Riesterer, the attorney for Chestnut Development, stated this development has received site plan approval for a two-building project. They are now seeking to convert the project to a condominium development with the second building having two separate units with two separate owners and the front building will be one unit with one owner, for a total of three units with three separate owners. She has completed the appropriate documents and they have been approved by the Township Attorney.

Mr. Borden reviewed his letter dated June 9, 2021.

- Procedurally, the condominium plan is subject to preliminary and final review/approval.
- Aside from the establishment of a condominium, no physical changes are proposed to the existing development.
- The applicant must address any site engineering items raised by the Township Engineer.

Mr. Markstrom stated he has no concerns regarding this request; however, The Livingston County Drain Commission noted in their letter dated June 3, 2021 that there is a discrepancy between the easement shown on the master deed exhibits and the easement documents. The Drain Commissioner is asking that the easement be modified to be 50-feet wide to match the master deed. This matter should be taken care of prior to approval from the Township.

Fire Marshal Rick Boisevert stated in his letter dated May 28, 2021 that all of their previous comments have been addressed.

The call to the public was made at 7:35 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Environmental Impact Assessment dated March 29, 2021 for Chestnut Landing Business Park. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Preliminary Condominium dated April 30, 2021 for Chestnut Landing Business Park, subject to the following:

- The applicant shall meet the requirements of the Township Engineer stated in his letter dated June 9, 2021.
- The applicant shall meet the requirements of the Brighton Area Fire Authority in their letter dated 5/28/21.
- Approval of the Master Deed and Bylaws by the Township Attorney

The motion carried unanimously.

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to recommend to the Township Board approval of the Final Site Condominium for Chestnut Landing Business Park, subject to the following:

- The applicant shall meet the requirements of the Township Engineer stated in his letter dated June 9, 2021.
- The applicant shall meet the requirements of the Brighton Area Fire Authority in their letter dated 5/28/21.
- Approval of the Master Deed and Bylaws by the Township Attorney
- Approval from all outside agencies.

The motion carried unanimously.

OPEN PUBLIC HEARING #4...REQUEST TO POSTPONE BY TOWNSHIP STAFF Review of Zoning Ordinance Text amendments to Article 11 "General Provisions" and Article 25 "Definitions" of the Zoning Ordinance.

Moved by Commissioner Dhaenens, seconded by Commissioner McCreary to postpone Review of Zoning Ordinance Text amendments to Article 11 "General Provisions" and Article 25 "Definitions" of the Zoning Ordinance. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter provided the reasoning why Staff has requested to have the Zoning Ordinance Text Amendments postponed.

Approval of the June 2, 2021 Planning Commission meeting minutes

Needed changes were noted.

Moved by Commissioner McCreary, seconded by Commissioner Rickard, to approve the minutes of the June 2, 2021 Planning Commission Meeting as amended. **The motion carried unanimously.**

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Commissioner Mortensen Dhaenens, seconded by Commissioner McCreary, to adjourn the meeting at 8:07 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary