

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
FEBRUARY 14, 2022
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 Chris Grajek, Jim Mortensen, Marianne McCreary, Eric Rauch, Glynis McBain, Jeff Dhaenens, and Tim Chouinard. Also present was Kelly VanMarter, Community Development Director/Asst. Township Manager, Brian Borden of Safebuilt, and Shelby Byrne of Tetra Tech.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Ms. VanMarter stated that "DECLARATION OF CONFLICT OF INTEREST" needs to be added to the agenda.

Moved by Commissioner Dhaenens, seconded by Commissioner McCreary, to approve the agenda with the addition of "DECLARATION OF CONFLICT OF INTEREST". **The motion carried unanimously.**

DECLARATION OF CONFLICT OF INTEREST: Ms. McCreary stated that she does not have a conflict of interest; however, she wanted it to be known that she has done business with Wonderland Marine in the past.

CALL TO THE PUBLIC: The call to the public was made at 6:32 pm.

Mr. Craig Leslie of 5680 Griffith Drive asked the Planning Commission to look at the contrast between the outcome of the gravel pit review and the outcome of the asphalt plant review with the recommendations from this commission to the Board with regard to the discussions regarding the Master Plan. There seems to be a disconnect between how the Planning Commission and the Board are reviewing it. It should be in balance.

Mr. John Palmer of 560 Black Oaks Trails asked why the Township only has industrial zoning and not heavy and light industrial. He is confused how some Townships can avoid heavy industrial, but Genoa is obligated to have industrial uses.

Mr. Tom Reader of 3478 Snowden Lane is an architect and has been before hundreds of Planning Commission meetings. He does not think the asphalt plant request should have been sent to the Township Board. It should not have been recommended for approval by the Planning Commission.

Ms. Dawn Condon of 3466 Snowden Lane watched the Tyrone Township Planning Commission meeting and the request from Capital Asphalt was reviewed there. They did their due diligence,

and this Planning Commission did not. She submitted the information from the Tyrone Township review.

Ms. Christine Wetsel of 390 Natanna Drive asked that if the Planning Commission voted unanimously for an asphalt plant, what other uses will be approved.

The call to the public was closed at 6:44 pm.

OPEN PUBLIC HEARING # 1...Consideration of a special use application, environmental impact assessment and site plan for an expansion of an existing automobile dealership to expand a parking/vehicle storage lot located at 7100 Grand River Avenue, southeast corner of Grand River Avenue and Hubert Drive. The request is petitioned by Joshua Tauriainen.

- A. Recommendation of a Special Use Application
- B. Recommendation of an Environmental Impact Assessment (1-18-22)
- C. Recommendation of a Site Plan (1-3-22)

Mr. Joshua Tauriainen, the applicant, and Mr. Mark Shamoun, the general contractor for the project, were present.

Mr. Borden reviewed his letter dated February 8, 2022.

He noted that this site has had past ordinance violations, so this project is being proposed to address those violations. He added that the violations preceded the current owner. Due to the scope of the project, approval of a revised Special Land Use is required.

- The special land use standards of Section 19.03 are generally met, though the applicant must address any comments raised by the Township Engineer and the Brighton Area Fire Authority.
- Additionally, given the request for a major amendment to an existing special land use and the history of Ordinance violations at this site, he suggests the applicant familiarize themselves with past special land use and site plan approvals and provide the Township with an assurance that they will maintain their expanded operation in accordance with past approvals, as well as any conditions applied to the current request, if approved.
- Most of the use conditions of Ordinance Section 7.02.02(c) are met; however, the applicant must combine the two parcels, and required buffer zones must be provided unless a waiver or alternate buffer is authorized by the Planning Commission.
- Section 14.06.07 requires looped striping for parking spaces; however, the Planning Commissioner can waive this requirement.
- The Planning Commission may approve a four-foot landscaped berm in lieu of a full Buffer Zone A along the south lot line.
- The landscape plan is deficient in terms of shrub plantings around the detention pond, though excess trees are provided.
- Any existing landscaping that is in poor condition should be replaced and brought into compliance with the ordinance.

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Commissioner Mortensen questioned if irrigation is required for the landscaping. Ms. VanMarter stated the ordinance requires all landscaping to be irrigated. Mr. Shamoun agrees to irrigate all landscaped areas.

Ms. Byrne reviewed her letter dated February 9, 2022.

- The Petitioner has provided storm sewer calculations, but not all required information is provided. The proposed storm sewer calculations do not include the hydraulic grade line of the proposed system. The proposed pipe slopes do not match the provided invert elevations. With the provided pipe invert elevations, the pipes are below the required minimum slope of 0.32%. The provided calculations should be reviewed to ensure they match the requirements of the Township and Drain Commissioner. The Livingston County Drain Commissioner is in the process of updating their design standards, and the proposed storm improvements should meet those standards.
- The Livingston County Drain Commissioner's updated design standards also include changes to the required detention basin volume.
- All detention basins require a sediment forebay.
- The outlet structure design calculations should be provided.
- Details should be provided on the proposed catch basin design. Proposed catch basins should match Genoa Township's Engineering Standards.

Mr. Shamoun stated he will meet all requirements noted by Ms. Byrne.

Commissioner Mortensen asked if any of the engineering requirements will affect the plan. Ms. Byrne does not have the details; however, she stated it could change the layout of the parking lot.

The Brighton Area Fire Authority Fire Marshal Rick Boisvert's letter dated February 4, 2022 stated:

- Two-way emergency vehicle access roads shall be a minimum of 26-feet wide. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds. The entrance to the new lot has been widened to 26-feet as required; however, the main drive widths have not been revised to accommodate the minimum width requirement. This includes the center drive, the southern drive, and the easternmost drive. The easternmost drive shall be signed as a fire lane every 50-feet along the curb line.

Mr. Shamoun stated he will revise the plans to accommodate this request, noting they may have to eliminate some parking spaces.

Commissioner Rauch questioned the site lighting. He asked for the details of the shielding of the lights. Mr. Shamoun stated they are only in the islands. They are downward directed lamps. Mr. Tauriainen stated they are left on overnight to deter theft; however, if the Township would like them to be off at night, they can accommodate that. Commissioner Rauch wants to ensure that they do not negatively affect the residential properties adjacent to this site.

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He also would like to have the trash service pick-up and delivery schedules included in the Impact Assessment. Mr. Tauriainen stated that most of their vehicles are driven onto their site. They have vehicles delivered approximately once a month. Commissioner Rauch requested a clear loading and unloading zone be delineated on the site and in the plans.

Commissioner Dhaenens asked if the detention pond can be placed at the rear of the site so as to help with buffering the site from the adjacent residential properties and help to place the parking closer to the existing building. Mr. Shamoun stated he planned that; however, it was not feasible based on the slope of the property.

The Commission discussed the buffer requirements for the rear property line. Mr. Tauriainen suggested a taller berm with added fencing. Mr. Shamoun agrees with the berm instead of the fence. Commissioner McBain agrees.

Commissioner McCreary reiterated that the current owner and applicant did not own the property when the prior ordinance violations occurred; however, based on Mr. Borden's letter, she would like them to know what those violations were. Ms. VanMarter stated she can provide that information and the original Special Land Use and Site Plan to the applicant.

Chairman Grajek noted that there were two emails received by residents. One from Kristian Smith of 6972 Rink Drive and one from Heather Koons of 6960 Rink Drive. They were concerned about the additional lighting, the additional traffic and the test drives being done on Rink Drive.

The call to the public was made at 7:33 pm.

Mr. Kristian Smith of 6972 Rink Drive thanked the Commission for addressing the issues he noted in his email. He stated that the current owner has done a great job improving and maintaining the site better than previous owners. He stressed his request that test drives do not occur in their neighborhood.

Mr. Adam Nankee of 7025 Lindsey lives directly south of this site. He agrees with Mr. Smith's compliments to the current owner. He wants to ensure that the buffer is sufficient to block the parked cars and that the lights will be shielded toward his property.

Mr. Doug Koons of 6960 Rink Drive is concerned with what could happen to that property if the current owner sells the business. He is questioned if the retention pond will also have standing water.

Mr. Duncan of 6979 Rink Drive is concerned with the test drives that occur on Hubert. He asked if any buffer will be planted on the west side of the site. Mr. Tauriainen showed the site plans noting where the additional trees will be planted.

The call to the public was closed at 7:45 pm.

Commissioner Rauch advised that the retention pond will not always have water in it. He questioned if an additional berm and plantings could be added to the west side of the site to help shield the parking lot from the residents across Hubert. Mr. Shamoun agreed to add the berm and plant evergreens.

Commissioner Rauch thanked the applicant for their willingness to make revisions and be a good neighbor; however, he would like the applicant to revise the Environmental Impact Assessment to include more details of the operations as discussed this evening. Commissioner Chouinard agrees. He would also like to see additional details regarding the parking in the existing parking lot in the front of the site.

Commissioner Rauch noted the following items should be addressed:

- The applicants shall combine the parcels.
- The existing parking lots shall be striped as per the originally approved site plan
- A 4-foot berm shall be added to the south lot line of the site.
- The evergreens along the south lot line will be eight feet high at the time of planting and placed on top of the berm.
- A 2-3-foot berm shall be added to the west lot line of the site.
- The parking spaces shall utilize looped striping.
- Any existing landscaping that is deficient shall be replaced.
- The deficiency of landscaping of the retention pond shall be added.
- All landscape areas shall be irrigated.
- A loading area shall be identified on the front parcel.
- The sight lighting along the south property line shall have physical shields added to the light source to direct all light away from the lot line.
- A right-turn-only sign shall be placed at the exit onto Hubert Road.
- The Environmental Impact Assessment shall contain hours of operation and the hours of trash pickup, will be during business hours.
- The Environmental Impact Assessment shall contain the plan for the lighting, including hours when they will be on.
- The engineer's and Fire Marshal's issues shall be addressed.
- The Environmental Impact Assessment shall state that there will be no vehicles of disrepair stored on the site.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to table Open Public Hearing #1 until the March 14, 2022 Planning Commission meeting. **The motion carried unanimously.**

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OPEN PUBLIC HEARING #2... Request to postpone to March 14, 2022 consideration of a special use application, environmental impact assessment and site plan for a proposed 3,750 sq. ft. office building with outdoor storage located at 1247 Fendt Drive, north of Grand Oaks Drive. The request is petitioned by Al Halliday, A & J Cartage.

The call to the public was made at 8:09 pm with no response.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to postpone Open Public Hearing #2 until the March 14, 2022 Planning Commission meeting. **The motion carried unanimously.**

OPEN PUBLIC HEARING #3... Consideration of a sketch plan application and sketch plan for a proposed 10,920 sq. ft. storage building at Wonderland Marine West located at 5796 E. Grand River Avenue, south side of E. Grand River, west of Dorr Road. The request is petitioned by Wonderland Marine West, Inc.

A. Disposition of Sketch Plan (12-28-21)

Mr. Paul Mitter stated they are proposing to add a third storage building on their site. This will be their final building.

Mr. Borden reviewed his February 9, 2022 letter.

- The applicant needs to clarify the parcel configuration in the southerly portion of the site to ensure strict compliance with setback requirements. They must also demonstrate that allowable lot coverage ratios are met, which includes all buildings and impervious surfaces. Mr. Mitter provided this information and Mr. Borden stated they are in compliance.
- The metal building does not comply with the requirements of Section 12.01; however, the Commission has discretion over materials and design.
- Pending input from the Township Engineer and Brighton Area Fire Authority, the Commission may allow the gravel surfacing to remain as an existing condition.
- The parking notes on Sheet SP1 need to be revised or clarified with respect to whether parking modifications are proposed or are existing. Mr. Mitter stated it is existing and not proposed. He will have that changed on the plan.
- If new landscaping is proposed, a landscape plan must be provided.
- A Buffer Zone A is required between IND and SR zoning, though the building placement does not allow for the required width. The Commissioners discussed if this should be required.
- Any existing landscaping in poor condition should be replaced as part of this project.
- If new exterior lighting is proposed, a detailed lighting plan must be provided. Mr. Mitter stated lighting is required on the building per the building department. The Planning Commission agreed this information shall be provided on the site plan.

In her February 7, 2022 letter, Ms. Byrne stated she does not have any engineering concerns regarding this plan. They are not recommending the site be paved with curb and gutter.

Fire Marshall Boisvert's letter dated February 7, 2002 stated:

- The secondary access drive surface from Gray Road must be substantially improved. The drive is not well maintained, is not cleared of foliage and debris. The gate is in disarray and is lacking a proper Knox padlock. The surface must be brought to its original approved condition capable of supporting the weight of an 84,000-pound emergency vehicle extending from Gray Road and for the entire length of the drive. The width of the drive shall be maintained at 20' wide with a 13½' overhead clearance. A Knox padlock ~~must be~~ purchased and installed on the gate in conjunction with the owner's lock for emergency vehicle access.
- The applicant shall provide names, addresses, phone numbers, and emails of owner or agent, contractor, architect, on-site project supervisor.

The call to the public was made at 8:37 pm with no response.

Commissioner Rauch noted that this building will allow a lot of the current outdoor storage to be moved inside.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to approve the sketch plan for a proposed 10,920 sq. ft. storage building at Wonderland Marine West located at 5796 E. Grand River Avenue, south side of E. Grand River, west of Dorr Road, with the following conditions:

- The Planning commission finds the building materials presented this evening are acceptable and comparable to other facilities and buildings on the subject parcel.
- The parking notes shall be updated to show what areas are existing and what are proposed.
- The Planning Commission approves the 21-foot setback instead of the Buffer Zone A as required between zoning districts since the parcel is under one ownership.
- The applicant will update any existing landscaping that is in poor conditions per previous approvals.
- The applicant will provide details of all building lights to ensure they are within the standards of the Township.
- The Planning Commission finds the gravel parking surface to be acceptable in lieu of pavement and curb and gutter.
- The applicant shall comply with all concerns outlined in the Brighton Area Fire Authority Fire Marshal's letter dated February 7, 2022.
- The applicant shall comply with the request in the Livingston County Health Department's email from February 7, 2022.

The motion carried unanimously.

OPEN PUBLIC HEARING #4...Consideration of a request for an extension to a previously approved Impact Assessment and Site Plan for Misty Meadows Drive private road located on the west side of S. Latson Road, south of Crooked Lake Road. The request is petitioned by GFG Investments Properties.

A. Disposition of Site Plan Extension.

Mr. Guy Genzel of 15264 Bailey Street, Taylor, MI is the developer for this project. He stated he is continually working on this project; however, he still needs more time before it is complete.

Mr. Borden stated that since the applicant has already received two one-year extensions from Staff, he is required to receive any additional approval from the Planning Commission.

Commissioner Mortensen asked the applicant if he is going to provide asphalt roads as was originally approved. Ms. VanMarter stated that the Township Attorney has provided an opinion that the Township cannot require the applicant to install asphalt roadways as it is not required by the Township. The one property owner has acknowledged that the roadways will be gravel.

Ms. Byrne reviewed her letter dated February 8, 2022.

- Since there is no change proposed to the site plan, she has no objection to the requested permit extension.
- The Petitioner will need to provide a schedule for completing the road construction. Due to delays in the project, Ms. Byrne will need additional escrow for the final road inspections.

Commissioner Rauch asked if the Soil erosion permit is still valid. Mr. Genzel stated the permit is good until 2023.

The call to the public was made at 8:53 pm with no response.

Moved by Commissioner Rauch, seconded by Commissioner Mortensen, to approve a 12-month extension for Misty Meadows Drive private road located on the west side of S. Latson Road, south of Crooked Lake Road for GFG Investments. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter stated there will be eight items on the March 14 meeting agenda.

There will also be a special meeting on March 28 to continue the Master Plan discussion.

Approval of the January 10, 2022 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the January 10, 2022 Planning Commission Meeting as presented. **The motion carried unanimously.**

Member Discussion

There were no items to discuss this evening.

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Adjournment

Moved by Commissioner Dhaenens, seconded by Commissioner McCreary, to adjourn the meeting at 8:58 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

APPROVED