

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MAY 9, 2022
6:30 P.M.
MINUTES**

CALL TO ORDER: Chairman Grajek called the special meeting of the Genoa Charter Township Planning Commission meeting to order at 6:30 p.m. Present were Chris Grajek, Eric Rauch, Jeff Dhaenens, Marianne McCreary, Glynis McBain and Tim Chouinard. Absent was Jim Mortensen. Also present was Kelly VanMarter, Community Development Director/Asst. Township Manager.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

DECLARATION OF CONFLICT OF INTEREST: None

APPROVAL OF AGENDA:

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

CALL TO THE PUBLIC:

The call to the public was made at 6:32 pm with no response.

OPEN PUBLIC HEARING #1... Consideration of a special use application, environmental impact assessment and site plan for a proposed expansion of an existing family day care home (up to 6 children) to a group daycare home (7 to 12 children) located at 2638 Hubert Road on the west side of Hubert Road, north of Herbst Road. The request is petitioned by Sarah Lanning.

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment (3-28-22)
- C. Recommendation of Site Plan (4-20-22)

Ms. Lanning clarified that she currently has a license for 7 to 12 children and is requesting the Township's approval to operate her daycare with that license.

Mr. Borden reviewed his letter dated May 3, 2022.

1. Section 19.03 General Special Land Use Standards:
 - a. In order to make a favorable finding, the Commission needs to find that the project upholds the goals of the Master Plan. He provided four goals that are met with this use.
 - b. In order to make favorable findings related to compatibility and impacts, the use conditions of Section 3.03.02(k) need to be met to the Commission's satisfaction.

- c. The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority regarding public facilities and services.
2. The use conditions of Section 2.03.02(k) are met.
3. Given the nature of the property and proposed use, the majority of conventional site plan requirements are not applicable or are addressed by the use conditions.

Ms. Byrne reviewed her letter dated May 4, 2022.

- The provided site plan has been updated to show the existing parking layout on site, with existing parking spots, a turn area, and a long 10-foot-wide driveway. Since drop off and pick up times will be staggered, she does not have any engineering related concern with the existing site being used for the expanded daycare size.
- The Livingston County Health Department has reviewed the proposed special use and indicated that the septic system was replaced in 2020 and was oversized at that time. The Petitioner will be responsible for any future inspection requirements with the Livingston County Health Department as part of the LARA licensing process.
- Currently no improvements to the site are proposed, but it appears parking was added in the past to accommodate the daycare. This additional pavement causes a minor increase in runoff, but it appears this would drain to the existing pond to the north and not adversely affect the neighboring properties.

The Brighton Area Fire Authority Fire Marshal had no outstanding issues noted in his letter dated April 13, 2022.

Commissioner McCreary questioned where the septic field is located. Ms. Lanning stated the field is in the front of the house and the basement, where the children are, is in the back of the house. She had a new field installed in 2020 and in approximately 15 years, the original one will be able to be used again.

The Commissioners and Ms. Lanning discussed the operations of the daycare regarding the number of employees required for 12 children, parking, etc.

Ms. VanMarter stated that there were no residents who contacted the Township after receiving notification of this request.

The call to the public was made at 6:42 pm with no response.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Special Use Application for a proposed expansion of an existing family day care home (up to 6 children) to a group daycare home (7 to 12 children) located at 2638 Hubert Road on the west side of Hubert Road, north of Herbst Road as the Planning Commission finds:

1. The project upholds the goals of the Master Plan in Section 19.03 of the Zoning Ordinance, specifically:

- a. Accommodates a variety of land uses that are located in a logical pattern and complement community goals, the surrounding land uses, environment, capacity of roads and the sanitary sewer, and public water system capabilities.
- b. Provides land owners with reasonable use of their land in a manner that is compatible with adjacent land uses and the overall land use plan for the Township and the capacity of infrastructure.
- c. Promotes harmonious and organized development consistent with adjacent land uses.
- d. Achieves well-planned, safe, balanced, and pleasant residential neighborhoods.

2. The use conditions in Section 2.03.02(k) of the Zoning Ordinance have been met.

The motion carried unanimously.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated March 28, 2022 for a proposed expansion of an existing family day care home (up to 6 children) to a group daycare home (7 to 12 children) located at 2638 Hubert Road on the west side of Hubert Road, north of Herbst Road. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Site Plan dated April 20, 2022 for a proposed expansion of an existing family day care home (up to 6 children) to a group daycare home (7 to 12 children) located at 2638 Hubert Road on the west side of Hubert Road, north of Herbst Road. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 2...Consideration of an environmental impact assessment and final PUD site plan for a proposed 2,600 sq. ft. restaurant with a drive-through facility located on the northwest corner of Latson Road and Grand Oaks Drive on parcel # 4711-08-200-018. The property is within the Livingston Commons Phase 2 Planned Unit Development and is petitioned by Panda Restaurant Group.

- A. Recommendation of Environmental Impact Assessment (4-20-22)
- B. Recommendation of Final PUD Site Plan (4-19-22)

Mr. Mike McPherson of Atwell, LLC, the engineer, and Ms. Andrea Bader of Norr, the architect, were present.

Mr. McPherson reviewed the proposed site plan located at the corner of Latson and Grand Oaks Drive. They have met the setback, parking lot, and drive thru stacking requirements.

Ms. Bader presented and reviewed the colored renderings. She provided sample building materials.

Mr. Borden reviewed his letter dated May 4, 2022.

1. The applicable use requirements of Section 7.02.02(j) are met.

2. The applicant should be prepared to present a material sample board and color rendering to the Commission as part of their review. Mr. Borden noted this was presented this evening.
3. The on-site lighting intensity exceeds ordinance limits. This is a PUD so the Planning Commission can approve this.
4. Confirmation is needed to ensure that the ornamental street lighting along Latson Road matches the Township's specifications for this area.
5. The Township requested that the applicant plant additional trees in the ROW; however, Livingston County Road Commission approval is needed for plantings in the right-of-way.
6. The southeast corner of the site may be an appropriate location for the required Township entranceway landmark (with Road Commission approval if in the right-of-way).
7. The applicant must address any comments provided by the Township's engineering consultant and/or the Brighton Area Fire Authority.

Ms. Byrne reviewed her letter dated May 4, 2022.

- The Petitioner is proposing a "right in only" entrance off Grand Oaks Drive. In practice these do not function as intended. She suggests removing the "right in only" lane, as the site has two other entrances that can be used. If it is not changed, then it must be signed properly. Ms. VanMarter stated the PUD Agreement with Lowe's was amended to have this be a right-in only.
- The proposed drive-through does not include any bypass lane for people to drive around the drive-through stacking area or exit the drive-through line once they enter. The Planning Commission may wish to require that a bypass lane is provided by either eliminating the second drive-through line or pushing the drive-through lines to the east.

Mr. McPherson stated that Panda is now building their restaurants with two drive thru order lanes. They do not require bypass lanes; however, they do install them if it is required by the local government. Panda's pre-COVID business was 50/50 walk in and drive thru.

- Bumper blocks were removed from the site plan, but the parking spot detail still shows bumper blocks. These should be removed from the detail.
- Storm sewer calculations have been provided to demonstrate that the proposed storm sewers are adequately sized. The site plan should include inverts of the proposed storm sewer to provide more information on how the connection to the existing storm sewer will be achieved. The storm sewer calculations should also include the hydraulic grade line in the proposed pipe.

The Brighton Area Fire Authority Fire Marshal's letter dated May 3 states, "The building address shall be a minimum of 6" high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation. Future project submittals shall include the address and street name of the project in the title block."

The call to the public was made at 7:10 pm with no response.

Commissioner Rauch would like the applicant to add directional signage throughout the site. Mr. McPherson stated the signage package is done by a sign vendor; however, the directional signage that is on the exterior roadways will be to MUTCD standards. Commissioner Rauch questioned if the interior signage will have the Panda logo and will it be backlit. He reviewed additional locations where he would like specific signs as well as pavement markings for arrows, stop bars, the loading zone delineation. etc. He asked for details on the proposed monument sign and the Dumpster enclosure materials. Also, he would like deliveries and trash collection to be after hours due to the traffic flow of the site.

Commissioner Rauch noted that the building has met all of the building design standards; however, he would like the red soffit, fascia, lettering, and other red details to be muted or removed. He noted that the lettering may be considered signage and would not be allowed by the ordinance. Also, the two signs shown on the back of the building will not be allowed.

Chairman Grajek agrees that the red soffit should be muted or removed. Commissioner Dhaenens does not have an issue with the proposed colors, including the red. Commissioner McCreary agrees that the two proposed signs on the back of the building will not be allowed. Commissioner McBain does not like the vertical red lines, but does not disagree with the red soffit. Commissioner Chouinard does not like the red soffit.

Ms. VanMarter asked if the Township could work with the applicant to allow the installation of the Township entrance sign in the southeast corner of their property. Mr. McPherson stated they are open to discuss this. It was noted that this may require some of the parking spaces to be removed, and then the parking requirements would not be met, but this can be approved by the Township.

Commissioner Rauch suggested that part of the required sidewalk not be installed at this time and the funds be kept in escrow so it can be built at the same time as other properties adjoining this one.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated April 20, 2022 for a 2,600 sq. ft. restaurant with a drive-through facility located on the northwest corner of Latson Road and Grand Oaks Drive on parcel # 4711-08-200-018 with the following conditions:

- The applicant shall seek off-business hours for loading and unloading of product deliveries and refuse pick up, including the grease Dumpster.
- The Dumpster gates shall remain closed at all times and signage shall be added.

The motion carried unanimously.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Final PUD Site Plan dated April 19, 2022 for a 2,600 sq. ft.

restaurant with a drive-through facility located on the northwest corner of Latson Road and Grand Oaks Drive on parcel # 4711-08-200-018, with the following conditions:

- The petitioner shall work with Township staff to allow flexibility to reduce or eliminate the RV parking spaces in the southeast corner of the property to accommodate a possible township entry feature and grant an easement to allow the feature. The sidewalk shall be considered in that design process as well and shall not extend past the right-turn-only exit on Grand Oaks Drive. The Livingston County Road Commission shall be involved in this conversation.
- The monument signage at the northeast corner of the site needs to be moved to be perpendicular to Latson Road.
- Directional signage and pavement markings as discussed this evening shall be added within the site to create clear traffic flow patterns and must meet the requirements of the Genoa Township Zoning Ordinance to clearly delineate between the one-way and two-way traffic on the site.
- Ornamental light fixtures shall meet the Township standards. Lighting intensity must meet Township Ordinance.
- The proposed signage and lettering depicted on the north and west elevations needs to be removed from the plan.
- The architectural feature at the northwest corner of the building shall be changed to be the same material that is used on the southeast corner of the building.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. VanMarter stated there will be a second meeting this month, which will be on May 23. Mr. Borden and Commissioner Rauch will not be in attendance.

Approval of the March 25, 2022 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the March 25, 2022 Planning Commission Meeting as presented. **The motion carried unanimously.**

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to adjourn the meeting at 8:20 pm. **The motion carried unanimously.**

Respectfully Submitted,
Patty Thomas, Recording Secretary

Genoa Township Planning Commission
May 9, 2022
Approved Minutes