

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
FEBRUARY 13, 2024
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 Commissioners Chris Grajek, Eric Rauch, Tim Chouinard, Glynis McBain, Marianne McCreary, and Greg Rassel. Absent was Jeff Dhaenens. Also present were Planning Director Amy Ruthig, Brian Borden of SafeBuilt, and Shelby Byrne of Tetra Tech.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA: Moved by Commissioner Rassel, seconded by Commissioner Rauch, 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 6:31 pm with no response.

OLD BUSINESS:

OPEN PUBLIC HEARING #1...Consideration of a site plan application, environmental impact assessment and site plan for a proposed car wash with 2 automatic bays, 4 self-service bays and 5 vacuum stations located within the existing Genoa Outlots PUD. The property is located on a vacant 1.39-acre site (parcel#4711-09-200-028), southwest corner of Grand River Avenue and Lawson Drive. The request is petitioned by Springborn Properties.

- A. Recommendation of Environmental Impact Assessment (1-23-24)
- B. Recommendation of Site Plan (1-23-24)

Patrick Cleary of Boss Engineering, Dave Richardson of Lindhout and Associates and Russell Springborn of Springborn Properties were present for the applicant.

Mr. Richardson gave an overview of the revisions that have been made since the last Planning Commission meeting in January. After receiving great feedback from the Commissioners, the building has been rotated 90 degrees which allows the 15- car stacking requirement to be met, allows for less pavement and for the brick gable with windows to be facing Grand River Avenue. The trench drains have been eliminated. The vacuum hoods will be black instead of blue. Mr. Cleary clarified that the renderings in the packet will need to be updated since the building was rotated.

Commissioner Rauch asked the applicant if the glass on the north elevation could be increased and if someone could see through the windows from Grand River Avenue. Mr. Richardson stated that mechanical units were in the location of the windows and would not be visible. The windows could be 50% higher with the addition of square transom windows. Commissioner Rauch believes that would be a great addition with some landscaping along the Grand River Avenue frontage.

Mr. Borden reviewed his letter dated February 6, 2024:

1. The use conditions for the car wash is mostly met however the self-service bays are not within a completely enclosed building. The applicant could apply for a variance or the Planning Commission could determine that. There was discussion as to how to handle the bays not being enclosed.
2. The applicant must identify the proposed color for the vacuum stations. Mr. Springborn stated that the color will be black instead of blue on the vacuums.
3. The building materials and color scheme are subject to approval by the Planning Commission. He stated that the building materials are high in quality and more than what is required in the ordinance.
4. A traffic impact assessment is required, though the Planning Commission may waive or modify this requirement.
5. The lighting plan has inconsistencies on the number of fixtures and he would like to have that corrected.
6. The landscaping plan has a slight deficiency in width as well as tree plantings. The southerly greenbelt has deficiencies as well. In total, it is 4 trees short however there are an additional 87 shrubs more than what is required and it exceeds the ordinance standards. Mr. Rauch asked if they could add in the 4 trees as required. Mr. Springborn stated that he felt they did not need to due to the fact that they are over the shrub count. Mr. Rauch is comfortable with the deficiency in the 4 trees. It was the consensus that the commissioners are good with the number of shrubs and short 4 trees. Commissioner McCreary asked about the type and height of the shrubs. Mr. Springborn stated that the tallest of the shrubs are 4-5 feet and are a mixture of species to compliment the spruces.

Ms. Ruthig had questions about the lighting on the vacuums. Mr. Springborn stated that the LED lights will be under the canopies and they are designed to shine on the car and they are shielded with canvas and do not shine up. The lights are on timers. Commissioner Rauch stated that the vacuum lights would fall under the site lighting and shall meet the Township Ordinance.

The Commissioners discussed the use condition requirement of section 7.02.02 (l) that self-service bays must be fully enclosed. Mr. Rauch believes that with this style of operation, it would not make sense to be fully enclosed and that requiring the applicant to apply for a variance would be an encumbrance. With the addition of the higher quality materials being proposed and because of the inability to efficiently operate, the majority of the Commissioners find that it meets the spirit of the ordinance by everything that can be enclosed is in enclosed and the building materials exceed the Zoning Ordinance requirements.

A call to the public was made at 7:02 p.m. with the following response: Susan Nickels, 4935 Fairways Drive, Brighton, MI. stated that she has been through a couple of these meetings and she is impressed with how much thought the commissioners put into the projects. She asked how many car washes does the Township really need. She thanked the Commissioners for their thoughtfulness and how they take a look at what is happening. The call to the public was closed at 7:03 p.m.

Commissioner McCreary stated that she is not in favor of this project even though it is located in a Planned Unit Development. She commended the applicant on their plan however she is not in agreement that the use condition has been met. Commissioner McCreary questioned if the reason for a

car wash being allowed in the Planned Unit Development is because of what of the developer is trying to bring to the development by allowing self-service car washes because of the use requirement that self-service car washes would be fully enclosed.

Moved by Commissioner Rauch, supported by Commissioner Rassel, to recommend approval to the Township Board, the Environmental Impact Assessment dated January 23, 2024 as written. **The motion carried as follows: Ayes- Commissioner Rauch, Commissioner Grajek, Commissioner Rassel, Commissioner Chouinard, and Commissioner McBain. Nays- Commissioner McCreary.**

Moved by Commissioner Rauch, supported by Commissioner Rassel, to recommend approval to the Township Board, the Site Plan dated January 23, 2024 with the following conditions:

1. The use conditions 7.02.02 (l) of the Zoning Ordinance meets the intent of the ordinance by all possible features for the operations of the building are enclosed and the materials are equal to or higher quality than what the Zoning Ordinance requires.
2. The four windows along the Grand River Avenue elevation (North elevation) be increased in area by 20 percent.
3. All vacuum and external elements for the operation are to be black and all site lighting shall meet the Township standards are met.
4. The landscape plan that was submitted is acceptable due to the increased number of shrubs.
5. The elevation plans need to be corrected.
6. The easterly greenbelt is deficient in width and the Planning Commission finds it acceptable.

The motion carried as follows: Ayes- Commissioner Grajek, Commissioner Rassel, Commissioner Chouinard, Commissioner McBain and Commissioner Rauch. Nays- Commissioner McCreary.

NEW BUSINESS:

OPEN PUBLIC HEARING #2...Consideration of a sketch plan for a facade updates to the existing Discount Tire building located at 3480 E. Grand River Avenue, located on the northeast corner of Grand River Avenue and Grand Oaks Drive. The request is petitioned by Isaac Nagel.

- A. Disposition of Sketch Plan (11-21-23)

Darrin LaButte of Discount Tire and Charlie Kemp of JLL Construction were present for the applicant.

Mr. LaButte stated that the elevations that were included in the Commissioners' packet were incorrect and the applicant is not painting the building. It will remain as the current red brick. The dumpster enclosure is not being relocated and the current enclosure will be brought into compliance with the addition of gates. The landscape plan will be improved upon with the addition of 4 trees. The existing pole sign will be removed and a conforming monument sign will be installed under a separate sign permit.

Mr. Borden reviewed his letter dated February 8th, 2024:

1. Use Conditions:
 - a. The east building elevation appears to exceed the maximum allowance of 25% of composite and metal siding, the Commission has the discretion to modify these requirements.
2. Site Plan:

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- b. A color rendering and/or color samples should be provided prior to making discretion decision about materials.
- c. Any landscaping that is in poor condition should be replaced as part of this project. Any landscaping on the original approved site plan that has been removed should also be replaced.
- d. Since applicant has stated that the dumpster is being relocated, then he does not believe that a truck turning template needs to be provided.
- e. It was encouraged that the applicant removes the non-conforming pole sign and replace it with a conforming monument sign.
- f. A second wall sign is allowed for corner lots.
- g. The applicant is required to obtain a sign permit from the Township prior to installation of any new signage.

Applicant showed color renderings to the Commissioners. The Commission requested that the color renderings be emailed to staff to be included in the record. It was stated that the roof top mechanicals will continue to be screened.

Commissioners discussed the non-conforming pole sign being replaced with a monument sign. Commissioners requested that due to the building being allowed two wall signs and allowed to be deficient in materials on the new façade, the pole sign will be removed and replaced with a monument sign in conformance with the Township Ordinance.

A call to the public was made at 7:25 p.m.

Moved by Commissioner Rauch, supported by Commissioner McCreary, to approve the Sketch Plan dated November 21, 2023 for 3480 E. Grand River Avenue with the following conditions:

1. The updated renderings emailed to staff on February 13, 2024 and that were presented to the Commissioners at the February 13, 2024 Planning Commission meeting are acceptable.
2. Existing dumpster enclosure is found to be acceptable and will be brought into conformance with the addition of gates.
3. Landscaping will be reviewed staff and if required will be brought into compliance.
4. Material color and samples are acceptable and the Commission acknowledges the deficiency in the required materials percentages and will allow it due to the monument sign will replace the existing non-conforming pole sign.
5. Applicant is required to submit for a sign permit for the new monument sign.

OPEN PUBLIC HEARING #3...Consideration of a site plan application, environmental impact assessment and site plan for the reconstruction of the Faulkwood Shores Clubhouse building located at 300 S. Hughes Road, west side of S. Hughes Road, north of Arrow Drive. The request is petitioned by Singh Development, LLC.

- A. Recommendation of Environmental Impact Assessment (11-29-23)
- B. Disposition of Site Plan (1-22-24)

Matt DeLapp of Singh Development and Jason Fleis of the Umlor Group were present for the petitioner.

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Mr. DeLapp stated that the Faulkwood Golf Course has been a staple in the community since 1969 with 117 acres that include natural features. Singh Development has owned and operated the golf course since 2017. The clubhouse was destroyed by a fire in 2022 which is made this project necessary. Mr. DeLapp proceeded to give a presentation of their request indicating the parking has been expanded to enhance public safety and be brought closer into conformance with the Township Zoning Ordinance by adding additional parking spaces and lighting. The floor plan was designed based on the concept of the Links of Novi Clubhouse on a smaller scale, and closing off the overflow parking unless the parking lot is at capacity. In regards to the building materials, the applicant is proposing to construct a building with incorporated materials that will maintain the character of the neighbor and resemble a residential building.

Mr. Fleis gave a brief overview of the proposed drainage on the site in regards to the additional hard surface being proposed to the project and the addition of rain-gardens that will direct runoff to the existing basin.

The Commissioners discussed their concerns about the public safety of the overflow parking and how it was going to be managed. Mr. DeLapp stated that the employees will manage the overflow parking especially on the peak days and times. There is a gate that will be installed to prohibit anyone from parking in overflow lot unless necessary.

The applicant is working with the Livingston County Road Commission on how to enhance the crossing on Hughes Road for the golf carts. Additional signage and striping on Hughes Road will be added for public safety.

Commissioner Rauch asked when the landscaping plan and lighting plan will be submitted for review. Mr. Borden stated that the landscape plan was included in the original submittal however it was not part of the resubmittal. The original landscape plan did meet the Township Zoning Ordinance and lighting plan must be reviewed for compliance. Mr. DeLapp stated that there are no proposed revisions to the landscaping plan.

Mr. Borden reviewed his letter dated February 1, 2024:

1. Use Conditions:
 - a. A variance is required to allow the encroachment into the front yard setback. The applicant has obtained a variance from the Zoning Board of Appeals.
2. Site Plan Review:
 - b. The amount of fiber cement siding exceeds the ordinance. The Planning Commission has discretion to modify that requirement.
 - c. The Commission may wish to require improvements to the overflow parking.
 - d. The lighting plan shall be submitted to the Township and reviewed for compliance with the Township Zoning Ordinance.

Ms. Shelby Byrne reviewed her letter dated February 6, 2024:

1. The proposed parking lot does not include concrete curb and gutter as required. The Commission may wish to require the addition of curb and gutter as part of this project.

2. Drainage on this site goes directly to the Lake Chemung Outlet drain without any detention or pretreatment. As part of this project, pretreatment should be provided for any additional impervious surface added to the site. Rain gardens sized for the additional impervious surface have been added to the plans, but it appears that the entire parking lot drains away from the rain gardens and they would not provide any pretreatment of storm water flow from the parking lot. A portion of the parking lot should be graded toward the rain gardens, or the rain gardens should be relocated.
3. It is recommended that an additional drainage and grading review be required to ensure that the rain gardens are functional.

Commissioner McCreary asked if the removal of the trees as stated in the Impact Assessment were taken into account on the original landscaping plan. Mr. DeLapp stated that the landscaping plan does include the removal of the 5 trees.

A call to the public was made at 8:04 p.m. with the following response: Melanie Johnson, 3990 Chilson Road, asked if the structure behind clubhouse is where the golfers obtain the golf cart and if so then that encourages the golfers to park in the overflow parking. Mr. DeLapp stated that the golfers have to go into the clubhouse prior to obtaining a golf cart. The call to the public was closed at 8:05 p.m.

Moved by Commissioner Rauch, supported by Commissioner McCreary, to recommend approval to the Township Board, the Environmental Impact Assessment dated November 29, 2023 for improvements to the Faulkwood Clubhouse as submitted. **The motioned carried unanimously.**

Moved by Commissioner Rauch, support by Commissioner McBain, to approve the Site Plan dated January 22, 2024 with the following conditions:

1. Planning Commission finds the deficiency of the materials to be acceptable because it provides a more residential look to the building and fits in with the neighboring properties and the quality of materials is not diminished.
2. A lighting plan must be submitted to Township Staff for review and shall comply with the Township Lighting Standards.
3. Landscape plan provided in a previous submittal shall be a part of this submission and that it meets the Township Zoning Ordinance per the Township Planner.
4. Exclusion of curb and gutter is acceptable as the modifications to the site include significant upgrades to the parking lot and drainage would be encumbered by the addition of the curb and gutter.
5. The grading and drainage updates specifically the rain garden components need to be submitted and approved by the Township Engineer.
6. The operations of the golf course will require the overflow parking to be gated and only open in the necessity of the primary parking lot being at capacity.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig did not have a report.

Member discussion

Discussion was had in regards to the design standards and how the materials and designs have changed in last decade and how it pertains to the Township Zoning Ordinance. Commissioner McCreary informed the Commissioners that MISHDA, in order to obtain affordable housing, is proposing legislation for a \$50 million-dollar real estate transfer tax on the sale of all residential and commercial properties which would allow them to fund grants for affordable housing.

Adjournment

Moved by Commission Chouinard, support by Commissioner McBain, to adjourn the meeting at 8:24 p.m. **The motion carried unanimously.**

Respectfully submitted,

Amy Ruthig