

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
October 15, 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 Chris Grajek, Marianne McCreary, Eric Rauch, Jeff Dhaenens, Greg Rassel, and Tim Chouinard. Absent was Glynis McBain. 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.

DECLARATION OF CONFLICT OF INTEREST:

None

APPROVAL OF AGENDA:

Moved by Commissioner Rassel, supported by Commissioner Rauch, 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 with no response.

OPEN PUBLIC HEARING #1... Consideration for a rezoning application, PUD agreement, Environmental impact assessment, PUD conceptual and preliminary site condo plan to rezone 127.57 acres from Agriculture (AG) to Low-Density Residential (LDR) with a RPUD overlay to allow for a proposed 58-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road. The proposed rezoning is for the following parcels: 4711-23-400-008, 4711-23-400-007, 4711-23-400-001 and 4711-23-300-003. The request is submitted by Pulte Homes of Michigan.

A. Recommendation of Rezoning to LDR with a RPUD Overlay B. Recommendation of PUD agreement

C. Recommendation of Environmental Impact Assessment (9-27-24)

D. Recommendation of Conceptual PUD (9-27-24)

E. Recommendation of Preliminary Site Plan (9-27-24)

Mr. Mike Noles of the Umlor Group is representing Pulte Homes. He reviewed a presentation showing the parcels' location; their natural features; a comparison of the current zoning, the Future Land Use Plan, and the RPUD ordinance; the proposed site plan details, including the

area that will be preserved as open space; the proposed home floor plans, elevations, and estimated selling prices; and the proposed buffers for the adjacent properties.

They have addressed some of the Fire Marshal's comments. Although it is not required but requested by the Township Planner, they have started the traffic study and will submit it when completed. They have worked with the Health Department for the well and septic systems.

Commissioner McCreary questioned who owns the parcels. There seems to be more than one owner. Mr. Noles stated that there is one owner who owns multiple companies and they own different properties. She also thanked the developer for speaking with the adjacent neighbors.

Mr. Borden reviewed his letter dated October 9, 2024, which included the process of approval for this project.

1. PUD Qualifying Conditions (Section 10.02):

- a. The proposal requires approval by the Township in accordance with Section 10.03.01(d) for residential units of less than one-acre that are not served by public sewer or water.
- b. The applicant must address any technical comments provided by the Township Engineer, Brighton Area Fire Authority and/or Utilities Director.

2. Rezoning Criteria (Section 22.04):

- a. The proposed zoning designation of LDR/RPUD from AG is consistent with the Future Land Use Plan and the goals/objectives of the Township Master Plan.
- b. Use of the RPUD overlay will result in greater open space/natural feature protection than would otherwise be required.
- c. The only use identified in the RPUD is detached single-family residences, which is generally reasonable and compatible with the area.
- d. There is a lesser scope traffic study required for this project. It is being prepared but has not yet been provided. Recommended changes as a result of that study may be required to be made.
- e. The applicant must address any technical comments provided by the Township's engineering consultant, Utilities Director and/or Brighton Area Fire Authority.

3. Conceptual PUD Plan and PUD Agreement (Section 10.03.01):

- a. The applicant must provide architectural design detailed information to the Township's satisfaction.
- b. The parallel plan includes a roadway that crosses two regulated wetlands, which will require approval and permits from EGLE.
- c. The Township may wish to require sidewalks as part of the project.
- d. Dimensional deviations are sought for lot area, lot width, and one side yard minimum setback/combination of side yard setbacks.
- e. The applicant must include the dimensional deviations sought in the PUD Agreement.
- f. The project includes more open space than is otherwise required; however, the Challis Road buffer is deficient in depth in one location. The plan lacks active recreational areas; however, the applicant has advised they will provide this on a revised plan.

- g. Cluster option:
 - i. The Township may wish to request additional information demonstrating that the applicant will complete the project in its entirety.
 - ii. The road connection to access Units 13-19 encroaches into the natural feature setback area and the wetland itself, which requires State and Township approval.
 - iii. Unless waived by the Township, the applicant must incorporate active recreational areas within the open space.
 - iv. The applicant must include a preservation and maintenance plan with the final PUD site plan submittal.
 - v. The Township may include reasonable conditions to ensure protection of public facilities and services, protection of the natural environment, compatibility with adjacent land uses, use of the land in a socially and economically desirable manner, and to implement the Master Plan.
- h. The applicant must address any comments provided by the Township's engineering consultant, Utilities Director and/or Brighton Area Fire Authority.
- i. The applicant must address staff and/or Township Attorney comments.
- j. Exhibits and incorrect information in the draft PUD Agreement must be provided and/or corrected.
- k. The Township may wish to require additional landscape screening between the detention pond and adjacent residences.
- l. The applicant should identify the Challis Road frontage of Units 40-48 as the rear yard, since they will be double-fronted lots.

Ms. Byrne reviewed her letter dated October 7, 2024. She stated that many of her comments are applicable to final site plan approval and not required at this point of the process.

DRAINAGE AND GRADING

1. The conceptual site plan includes stormwater and private road improvements within regulated wetland limits. An EGLE wetland permit will be required for this work and should be obtained prior to final site plan approval.
2. The conceptual site plan shows a detention pond and onsite storm sewer. Storm sewer and detention basin design and calculations should be provided for review as part of the site plan review.
3. An overall proposed grading plan will need to be submitted for review and approval.

WATER AND SANITARY SERVICE

1. The proposed PUD does not have access to municipal water and sanitary sewer service and the cover sheet of the conceptual site plan notes that onsite septic and individual wells are proposed to serve the development and conceptual approval from the Livingston County Health Department (LCHD) has been obtained. Final approval from the LCHD should be provided prior to final site plan approval.

2. The Brighton Area Fire Authority has reviewed the proposed PUD and noted that fire protection water supply will be discussed during the final site plan process. The petitioner will need to work with the Fire Authority to meet any fire suppression requirements they have as part of site plan approval.
3. The revised concept plan shows two fire suppression wells per Fire Authority requirements. In future submittals additional detail should be provided on the plans for the proposed wells and more detail should be provided on how they will operate.

TRAFFIC AND ROADWAYS

1. The proposed PUD would be served by a private road off Challis Road. Future road design should be in accordance with Genoa Township Engineering Standards and a Private Road Construction plan review will be required after final site plan approval. Additionally, the private road intersection should be reviewed and approved by the Livingston County Road Commission (LCRC).
2. Dimensioning of the proposed cul-de-sacs will need to be revised to match Genoa Township Engineering Standards. Cul-de-sacs are required to have a radius of 60 feet with a 75-foot right of way (ROW) radius. The ROW width for the private road should also be dimensioned, but it appears to match the 66-foot standard width requirement.
3. The private road includes a dead-end cul-de-sac on the north end of the development. The road terminating in a dead-end is proposed to be over 1,200 feet long, which exceeds the maximum length of 1,000 feet for a dead-end street. Given the natural features contained on the site, it would be impossible to loop this dead-end road back to the rest of the development. The road will also only have seven lots being served, which generates a minimal amount of traffic. Subject to review by the Brighton Area Fire Authority, she would support a variance for the length of the street.

The Brighton Area Fire Authority Fire Marshal's letter dated September 11, states the following:

1. Fire protection water supply will be discussed further once the final site plan has been completed.
2. Access around the building shall provide emergency vehicles with a turning radius of 50 feet outside and 30 feet inside. Vehicle circulation shall account for non-emergency traffic and maintain the vehicle within the boundary of lanes of travel. Provide an emergency vehicle circulation plan. The cul-de sacs shall meet Appendix D of the International Fire Code.
3. A minimum vertical clearance of 13 1/2 feet shall be maintained along the length of all apparatus access drives. This includes but is not limited to porte-cocheres, lighting, and large canopy trees. The landscape plan indicates numerous large canopy trees that encroach the roadway. The trees must be setback or the species revised to prevent overhanging the roadways.
4. Two-way emergency vehicle access roads shall be a minimum of 26 feet wide, it is recommended that the road width be increased to 32 feet to allow parking on both sides of the road. With a width of 26 feet, one side of the road shall be marked as a fire lane. The secondary access road shall be a minimum of 20 feet wide. With a width of 20 feet, both

- sides of the drive shall be marked as a fire lane. Include the location of the proposed fire lane signage and details of the fire lane sign in the submittal. Access roads to the site shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds.
5. The building shall include the building address on the building. The address shall be a minimum of 4" high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.
 6. Provide additional details on the secondary access. Initial conversations stated that the access would be gated on both ends. The details shall be submitted and approved. The gates shall be secured with a Knox padlock in conjunction with the maintenance lock so the access is maintained year-round.

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 Rauch thanked the applicant for meeting with the neighbors. He is concerned that the plan has as minimum of three lots that should not be considered, specifically Lot #'s 10, 11 and 12. Also, there are 13 additional lots that should not be included due to the wetland crossing that leads to them. He is not confident that EGLE would approve that road to cross the wetland. He would also like to see the preservation of the natural features that abut the adjacent properties. Additional details should be provided for the detention basin. He would like to see the completed traffic study, which will include the new roundabout. He is not in favor of moving this forward this evening.

Mr. Noles stated that EGLE will allow a road to cross a wetland to access an upland developable space. There is a lot of information they need to provide and steps they need to take to receive approval. There is nothing that precludes them from building a home on a lot with a wetland, but they need to show the buildable area on that lot. They will provide the details of the detention basin during final site plan approval and will meet all of the Livingston County Drain Commissioner's requirements. Tonight they are requesting the Planning Commission to review and vote on the density of the site. That can include conditions for them to address.

Mr. Rauch would like to see evidence that Lots #10, 11 and 12 are buildable lots, the distance of the cul-de-sac and some details of the retention basin and storm management plan.

Commissioner Dhaenens asked Mr. Noles if they would consider sidewalks. Mr. Noles noted that the detail of the plan shows that they are proposing sidewalks. They will include sidewalks, but they are deciding if they will put them on both sides or just one side of the road.

Commissioner Dhaenens agrees with the density because they are bigger lots. He does not think the traffic study would be accurate due to the construction that is occurring in the area now, and the construction of the I-96 overpass at Grand River planned for next year. Mr. Noles noted that any rating over an F is acceptable and this development would not bring the rating to or below an F.

Commissioner Dhaenens would like to see additional landscaping around the detention pond. Mr. Noles stated they will comply with that request.

Commissioner McCreary would like to see the traffic study. She questioned the wetland delineations shown on the plan and those that encroach onto some of the lots. Mr. Noles reviewed how those were determined and then the process they will follow with EGLE for them. She asked if they have determined if their wells will affect the neighboring residents' wells. Mr. Noles stated their proposal has met all of the requirements of The Livingston County Health Department for the wells.

Commissioner Chouinard questioned the results of the perk tests. Mr. Noles stated the east side of the site perked very well; however, some sites on the other side may need to have mitigated fields. Mr. Brian Biskner, the engineer, stated they performed 130 perk tests and there were no problems. He agreed that some on the other side will need to be mitigated with grading and additional sand.

Commissioner McCreary questioned what the site will look like when it begins to be developed. Will it be clear cut? Mr. Noles stated they do not keep the existing trees on the interior and include them on new lots because they do not survive. They save as many trees as they can along the perimeter, but there will not be any trees remaining on the interior of the project within the development area.

Commissioner Dhaenens asked if they will be able to sell the lots that abut the railroad tracks. Mr. Noles said they do. There are people who have different thresholds for their property.

The call to the public was opened at 8:01 pm

Ms. Christine Cross of 6984 Challis is one of the residents on the new cul-de-sac by the roundabout. This is a poor time to do a traffic study due to the new roundabout and the bridge closed at Dorr. While 58 homes on this site will not cause a problem, it will be added to the apartments being built in the City of Brighton and what is planned for Latson Road. She thinks that these homes are going to affect her well.

Mr. Carl Mauch of 6503 Catalpa has lived there for 42 years. He likes the roundabout. He agrees with Ms. Cross that the traffic will be impacted by this and other development in a 10-mile radius. There is traffic on Challis Road due to the factory and the U of M facility. When

there is a train, the traffic backs up to Target. He is also concerned about this development having one entrance and exit and how that will affect the roundabout traffic. What impact will this have on the schools, the police and fire department?

Mr. Jim Carpenter of 4715 Stillmeadow Drive liked the presentation. He questioned who is going to do a traffic study for the entire area, not only the individual developments.

Mr. Evan Meffert of 6541 Grand Circle Drive is concerned with all of the trees that are going to be removed. He does not think the traffic study will show how difficult it is to pull out of Grand Circle Drive. The one exit and entrance for this development will make that more difficult and dangerous. He noted there is a paved path near the new roundabout and he would like to have that extended to allow people to walk to downtown Brighton.

Mr. Dan Kashian of 6385 Grand Circle has lived here 18 years. There has been a lot of discussion about this specific development, but if there are residential developments being built, there should be safe pedestrian, stroller, and bicycle access.

Ms. Debra Beattie of Pineview Trail stated the property has a lot of issues, such as traffic, a large wetland that is going to be affected, and the impact on people's wells. This project should be on city water and sewer.

Ms. Mary Jane Hebert of 6899 Lyle Lane stated there is a Master Plan but it is not being followed. There are so many exceptions. It should have city water and sewer. There should not be 58 wells. The wetlands are going to be affected.

Ms. Melanie Johnson of 3990 Chilson Road is concerned about the runoff from driveways. Will there be a drainage plan so that it does not drain into the wetlands.

Mr. Mike Wilbanks stated this development is outstanding. This is what this township needs instead of an Amazon warehouse or apartments on Dorr Road and Grand River. These will be high end homes that will be good for the schools and the tax base. The developer and the board are caring about the community.

The call to the public was closed at 8:26 pm.

The Commission discussed the outstanding items that are needed from the applicant.

Moved by Commissioner Rauch, supported by Commissioner Rassel to table all items for Public Hearing #1 to give the petitioner an opportunity to work on the feedback from this evening and to work on the traffic study, acknowledging that the background information on that study may be challenging at this time. **The motion carried (Dhaenens - no; Rassel - yes; Grajek - yes; McCreary - yes; Rauch - yes).**

OPEN PUBLIC HEARING #2... Consideration of special land use application, environmental impact assessment and site plan for a contractor's yard with outdoor storage of equipment, machinery, and fuel tank storage on a previously developed property located at 3080 Toddiem Drive Howell, MI (4711-08-100-009). The request is petitioned by Wayne Perry, Desine, Inc.

A. Recommendation of Special Use Permit

B. Recommendation of Environmental Impact Assessment (7-22-24)

C. Recommendation of Site Plan (7-17-24)

Mr. Wayne Perry of Desine Engineering stated they are proposing to redevelop a former metal recycling facility to be used by Michigan Landscape Professionals. He provided a review of the project, including what parts of the existing site will remain and what will be redeveloped.

Mr. Borden reviewed his letter dated September 20, 2024, which included the process of approval for this project.

1. Special Land Uses (Section 19.03):

- a. The special land use standards of Section 19.03 are generally met.
- b. In order to make favorable findings related to compatibility and impacts, the conditions of Section 8.02.02(b) and 13.07 must be met to the Commission's satisfaction.
- c. While he believes the property has been cleaned up, any remaining junk or debris on-site should be removed as part of this project.
- d. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.
- e. If additional concerns arise as part of the review process, the Township may require additional efforts to mitigate potential adverse impacts.

2. Outdoor Storage (Section 8.02.02(b)):

- a. The applicant must confirm that any loose materials will be covered to prevent dust or blowing of materials.
- b. The Commission may allow the use of gravel surfacing, pending comments from the Township Engineer.
- c. The applicant must explain use of the large vehicle spaces in the outdoor storage yard. If these are technically parking spaces, then the setback is met; however, if this is outdoor storage, then the setback is not met.
- d. The gravel area outside of the fencing should be removed. If it is to remain, then it is additional outdoor storage that is located in a front yard.
- e. He requests the applicant confirm that all loading and truck maneuvering will be accommodated on-site and not done in the right-of-way.
- f. He requests the applicant provide a detail of the screen fencing.
- g. He requests the applicant provide details demonstrating that the height of items stored will not exceed the height of screening provided.

3. Fuel Storage (Section 13.07)

- a. The standards are generally met; however, the applicant must obtain all necessary outside permits.

4. Site Plan Review:

- a. He requests the applicant note the surfacing between the building and parking spaces.
- b. He requests the applicant clarify the distinction between gravel and hard surfacing. Driveways, parking lots and drive aisles are required to be hard surfaced.
- c. The applicant must address any comments provided by the Township engineer and Brighton Area Fire Authority.
- d. If lighting beyond the new wall mounted fixtures is proposed or exists, a full lighting plan should be provided. The Commission may also wish to require a photometric plan for the new wall mounted fixtures.
- e. Parking lot landscaping is deficient.
- f. The trees depicted must be identified in accordance with the planting schedule.
- g. The easterly refuse pad is deficient in width by 1'. Neither refuse area provides an enclosure.

Ms. Byrne reviewed her letter dated September 16, 2024.

PARKING LOT

1. The site has a combination of a paved and gravel parking lot. Since paved customer parking spaces are provided, and the existing site is gravel, she has no engineering concern with the proposed gravel areas that will be used for storage and employee parking.

DRAINAGE AND GRADING

1. The existing drainage and grading of the site is remaining mostly unchanged as part of the proposed site plan. The proposed site improvements will slightly reduce the total impervious surface of the site. Therefore, no storm improvements would be required as part of the project.

The Brighton Area Fire Authority Fire Marshal's letter dated August 12, states that he has no opposition to the proposed site plan as submitted.

Mr. Perry stated all of the outdoor material storage that is intended on the property is shown on the plan. The east side is reserved for parking. They have large trucks with trailers that need to be parked. This will all be within the fenced enclosure. They showed them as angled parking because more spaces can be gained that way.

Commissioner Rauch asked if more cleanup will be done and if he will address Mr. Borden's comments. Mr. Perry stated he submitted a response letter addressing Mr. Borden's comments and he will revise the plans.

He asked for the height of the covering for the salt area. Mr. Perry stated the anticipated height was 30 feet. Mr. Borden stated that the maximum height allowed is 18 feet.

Ms. Ruthig noted that there are currently four fuel stations on the site and the applicant is requesting two.

Commissioner Rauch does not have concerns with the height of the covering or the four fuel stations based on where this site is located, but he does not want to set a precedent with allowing items outside the ordinance.

The call to the public was opened at 8:59 pm with no response.

Moved by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Special Use Permit for a contractor's yard with outdoor storage of equipment, machinery, and fuel tank storage on a previously developed property located at 3080 Toddiem Drive Howell, MI. with the following conditions:

- This Planning Commission finds that the special land use standards of Section 19.03 are met.
- This Planning Commission has made favorable findings related to compatibility and impacts based on the conditions of Section 8.02.02(b) and 13.07
- All remaining debris shall be removed with particular attention to that on the outside of the fenced area on the west end.
- Outdoor storage is limited to the approved locations as depicted on the site plan this evening.
- The conditions of the Brighton Area Fire Marshal shall be met.
- The conditions of the township engineer shall be met.

The motion carried unanimously.

Moved by Commissioner Rauch, supported by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated July 22, 2024, for a contractor's yard with outdoor storage of equipment, machinery, and fuel tank storage on a previously developed property located at 3080 Toddiem Drive Howell, MI. with the following conditions, with the following conditions:

- Clarification of the section of the PIP regarding employee surveys shall be provided.

The motion carried unanimously.

Moved by Commissioner Rauch, supported by Commissioner Dhaenens, to recommend to the Township Board approval of the Site Plan dated July 17, 2024 for a contractor's yard with outdoor storage of equipment, machinery, and fuel tank storage on a previously developed property located at 3080 Toddiem Drive Howell, MI. with the following conditions, with the following conditions:

- The applicant shall seek a variance for the height of the accessory salt enclosure structure

- The applicant shall seek a variance for the four tanks on site and that the site plan be updated to depict those four tanks.
- A sign permit is required for the proposed monument sign.
- The gravel surfacing of the property is sufficient because Toddiem Drive is gravel.
- The existing lighting is acceptable.
- The existing landscaping and trees on the property are sufficient.
- All remaining debris shall be removed from the with particular attention to that on the outside of the fenced area on the west end.
- Outdoor storage is limited to the approved locations as depicted on the site plan this evening.
- The conditions of the Brighton Area Fire Marshal shall be met.
- The conditions of the township engineer shall be met.
- Clarification of the section of the PIP regarding employee surveys shall be provided.

The motion carried unanimously.

The Planning Commission took a break from 9:13 to 9:20 pm.

OPEN PUBLIC HEARING #3... Consideration for an environmental impact assessment and sketch plan for Drip Car Wash for site improvements including 3 pay lanes, 17 vacuum stations, dumpster enclosure and landscaping to the existing car wash. The project is located at 3200 E. Grand River Avenue, west of Latson Road on the south side of Grand River Avenue. The request is submitted by Abro Holding Howell

A. Disposition of Sketch Plan (10-2-24)

Mr. Saman Abro and Mr. Zaid Abro were present. They stated they would like to add 14 vacuums, handicap parking, and three pay station lanes.

Mr. Borden reviewed his letter dated October 10, 2024. He stated the agenda is incorrect. The original submittal had 17 vacuums, but 3 had to be removed because they were located in the front yard. Also, there is no environmental impact assessment recommendation needed.

Use Conditions (Section 7.02.02(l))

1. He requests the applicant either provide documentation of a cross-access easement or agreement, if one exists, or seek such with the adjacent property owner.

Site Plan Review

1. The amount of fiber cement board appears to exceed the maximum ratio allowed by Section 12.01 (25%) and a metal roof is relatively unusual for a commercial building; however, the Commission has the discretion to modify the material requirements. It was noted that this applicant owns another car wash in the Township and that has a metal roof.
2. The applicant should be prepared to present building material and color samples to the Commission.
3. The applicant must provide detail sheets for the proposed wall mounted light fixtures.

4. The Commission may require a photometric plan, if deemed necessary.
5. A three-foot hedge is required in front of the proposed parking spaces.
6. The waste receptacle requires Commission approval to encroach into the required side-yard setback.
7. The applicant must address any comments provided by the Township engineer and Brighton Area Fire Authority.

Ms. Byrne stated that the applicant has addressed her previous concerns.

The Brighton Area Fire Authority Fire Marshal's letter dated September 11, states the following:

1. The building shall include the building address on the building. The 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.
2. The East side of the building shall be marked as a fire lane. Include the location of the proposed fire lane signage and details of the fire lane sign in the submittal. Additionally, the Loading Zone shall be marked as a fire lane. Access roads to the site shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds.
3. A Knox box shall be located adjacent to the main entrance of the structure, in a location coordinated with the fire authority.

Mr. Abro advised they will address the Fire Marshal's comments.

Commissioner Rauch noted this is a sketch plan; however, it is difficult to determine if this meets the standards of the ordinance because building color and material samples have not been provided. Mr. Borden stated a colored rendering and black and white elevations are in the packet. Ms. Ruthig stated the ordinance allows staff to approve the colors when it is an upgrade from what is currently there. He would like to see the details for the vacuums and the pay stations. He wants to see the materials, colors, and lighting.

After a discussion with the applicant, the Commission agreed to allow staff to approve the colors and materials for the vacuums, the pay stations and lights.

The call to the public was opened at 9:41 pm with no response.

Moved by Commissioner Rauch, supported by Commissioner Dhaenens, to approve the Sketch Plan dated October 2, 2024 for Drip Car Wash for site improvements including 3 pay lanes, ~~17-14~~ vacuum stations, dumpster enclosure and landscaping to the existing car wash, with the following conditions:

- The vacuum and pay station details be submitted to township staff for their approval that it meets or exceeds the materials and color schemes of what is already at the other car wash
- Lighting cut sheets for all site and building lighting be submitted.

- The dumpster location as submitted on the site plan is sufficient.
- Landscaping shall be added in front of the three parking spaces in the northwest corner of the site, to the satisfaction of township staff.
- Verification of the 10-foot landscape easement that is depicted on the east side of the property shall be submitted to township staff.
- Verification of the parking cross access easement to the property to the west shall be submitted to township staff.

The motion carried unanimously.

OPEN PUBLIC HEARING #4... Consideration for an amended environmental impact assessment and site plan to add 5 additional vacuum stations, relocate vacuum stations and other site improvements due to additional 75 feet of frontage for the previously approved Soapy Bucket car wash. The project is located at 1415 Lawson Drive Howell, east of Latson Road, south of Grand River Avenue. The request is submitted by Springborn Properties.

A. Recommendation of amended Environmental Impact Assessment (9-23-24)

B. Disposition of Site Plan Amendment (9-24-24)

Mr. Patrick Cleary of Boss Engineering and Mr. Russell Springborn, the owner, were present. Mr. Springborn stated that they are requesting a total of 12 vacuums.

Commissioner Rauch wants to ensure that this has not changed the original configuration of these three lots. Mr. Cleary stated they have obtained additional property to accommodate these additional vacuums and not change the traffic flow of the plan previously approved. Mr. Springborn noted that the drive is now lined up with the one across the road.

Mr. Borden reviewed his letter dated October 3, 2024.

1. Use Conditions (Section 7.02.02(l)):

- a. Based on the previously approved site plan, the amended site plan complies with the use conditions.

2. Site Plan Review:

- a. The site data table on Sheet 5 must be updated to include the additional land area to the west.
- b. The applicant must confirm that the conditions of the original approval regarding the building elevation drawings have been met.
- c. The sidewalk and easement must be extended across the entire Grand River frontage.
- d. An easement should be provided for east/west cross-access along the north side of the property.
- e. The applicant must explain the need for the excess parking spaces.
- f. Detail sheets must be provided for each type of light fixture proposed.
- g. The Township prohibits the use of string/strip/rope lighting.
- h. There are several inconsistencies between the lighting plan and table of fixtures.

- i. The southerly and easterly greenbelts are deficient by a total of three trees, though additional shrubs are provided in these areas.

Ms. Byrne reviewed her letter dated September 30, 2024.

GENERAL

1. The proposed amended site plan includes a site driveway that lines up with the site drive across Lawson Drive. This is an improvement to the site drive that was approved in the original site plan and will offer better flow of traffic into and out of the site.
2. The impact assessment states that an 8-foot wide public sidewalk will be extended along the entire width of the lot, but this is not clearly shown on the site plan. The sidewalk shown in the proposed addition area is not shaded or labeled like the proposed sidewalk in the existing site plan area.
3. A 50-foot wide private road access easement is included in the legal description for the original property and the addition. The petitioner should make sure this is clearly shown on the plans.

DRAINAGE AND GRADING

4. An existing detention basin is being used for the proposed development and the amended site plan includes additional impervious surface. She believes the pond is oversized, but she would like to see a calculation should be provided to demonstrate that the proposed impervious surface does not exceed what was originally planned for the site. This could be included on the storm water management narrative on sheet 9A.

Mr. Cleary stated they have received the review letters and will address the site data and larger windows items. The elevation labels have been corrected, the sidewalk has been extended but it was not shown on the updated plans, the east/west cross access easement is shown on the revised plans and meet the width requirements of the Brighton Area Fire Authority. They will provide lighting details for the vacuums. They wanted to keep the amount of parking spaces; but they could limit them and make the landscape islands larger. The Planning Commission agreed to allow the additional parking spaces.

He explained the details of the lights on the site and noted that they will be removing the strip lighting. They are requesting that the additional shrubs are sufficient in lieu of the trees that are deficient. The private road access easement item has been addressed. The retention basin is oversized so it will be sufficient. He will add that information to the plans.

The Brighton Area Fire Authority Fire Marshal's email from September 25 states there are no updated comments based on the revised plans.

The call to the public was opened at 10:03 pm with no response.

Moved by Commissioner Dhaenens, supported by Commissioner Rassel, to recommend to the Township Board approval of the amended Environmental Impact Assessment dated September 23, 2024, for five additional vacuum stations, to relocate vacuum stations and other site improvements due to additional 75 feet of frontage for the previously approved Soapy Bucket car wash located at 1450 Lawson Drive, Howell. **The motion carried unanimously.**

Moved by Commissioner Dhaenens, supported by Commissioner Rauch, to approve the Site Plan Amendment dated September 24, 2024, for a total of 12 vacuum locations for five additional vacuum stations, to relocate vacuum stations and other site improvements due to additional 75 feet of frontage for the previously approved Soapy Bucket car wash located at 1450 Lawson Drive, Howell, with the following conditions:

- The site plan will correctly depict that the sidewalk has been extended.
- The landscape is consistent what was previously approved
- Having the additional parking spaces on site is approved
- All lighting shall be submitted to township staff for approval.
- The applicant shall comply with the engineer's comments.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated there will be three items on the November agenda.

Approval of September 9th and September 17th, 2024 Planning Commission meeting minutes

Two changes were needed.

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to approve the minutes of the **September 9, 2024** Planning Commission Meeting as amended. **The motion carried unanimously.**

Commissioner McCreary noted the date on the minutes were incorrect, as well as wording for a statement that she made.

An email was received from a member of the public who stated his statement was incorrect.

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to approve the minutes of the September 17, 2024 Planning Commission Meeting as amended. **The motion carried unanimously.**

Member Discussion

Commissioner Dhaenens asked if there is anything in our ordinance addressing invasive species. There are many invasive species in North America that are being sold and planted. Mr. Borden stated there is a list of prohibited species, but it can be updated.

Commissioner McCreary recommends the planning commissions read the book “10 Ways to Kill Your Community”

Adjournment

Moved by Commissioner McCreary, seconded by Commissioner Rassel, to adjourn the meeting at 10:15 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary