

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JANUARY 14, 2013
6:30 P.M.**

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ELECTION OF OFFICERS:

APPROVAL OF AGENDA:

CALL TO THE PUBLIC: *(Note: The Board reserves the right to not begin new business after 10:00 p.m.)*

OPEN PUBLIC HEARING#1...Request for approval of sketch plan for a proposed 440 sq.ft. addition to the existing Champion Buick GMC building located at 7885 W. Grand River Brighton. Sec. 13, petitioned by Brighton Land LLC.

Planning Commission disposition of petition

A. Disposition of sketch plan.

OPEN PUBLIC HEARING #2...Review of request for an extension of a site plan and environmental impact assessment for a proposed 96-unit condominium development located at the northeast intersection of Chilson Road and the Chesapeake & Ohio Railroad line. Sec. 6, petitioned by Bayfield Homes of Howell, Inc. (Aspen Glen).

Planning Commission disposition of petition

A. Disposition of site plan extension

Administrative Business:

- *Staff report*
- *Approval of December 10, 2012 Planning Commission meeting minutes*
- *Member Discussion*
- *Adjournment*

DEC 21 2012

RECEIVED

GENOA TOWNSHIP
APPLICATION FOR SKETCH PLAN REVIEW

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD

APPLICANT: BRIGHTON LAND LLC (Kathy Kaminsky)

OWNER'S ADDRESS: 5000 E. GRAND RIVER, HOWELL, MI 48843

SITE ADDRESS: 7885 W. Grand River Ave, Brighton, MI 48114

PARCEL NUMBER: 4711-13-400-026

PHONE: 517-545-8800 ext 102

LOCATION AND BRIEF DESCRIPTION OF SITE:

SITE IS LOCATED ON Grand River (Northside) + just west of Jucker. The site is the location of Champion Buick GMC, An automotive dealership.

THE PROPERTY IS OWNED BY: BRIGHTON LAND

BRIEF STATEMENT OF PROPOSED USE:

NO change in proposed use

THE FOLLOWING BUILDINGS ARE PROPOSED:

I hereby certify that all information and data attached to and made part of this application is true and accurate to the best of my knowledge and belief.

BY: [Signature]

ADDRESS: 5000 E. Grand River, Howell, MI 48843

ARCHITECT OR ENGINEER'S SIGNATURE

*AGENT (acting for owner) SIGNATURE

* A letter of Authorization from Property Owner is needed.

Contact Information - Review Letters and Correspondence shall be forwarded to the following:

1. Kathy Kaminsky of Brighton Land at (517) 545-0241
Name Business Affiliation Fax No.

REQUIRED SKETCH PLAN CONTENTS

Each sketch plan submitted to the Township Planning Commission shall be in accordance with the provisions of the Zoning Ordinance. No sketch plan shall be considered until reviewed by the Zoning Administrator. The following information shall be included in the sketch plan submittal packet:

<u>SUBMITTED</u>	<u>NOT APPLICABLE</u>	<u>ITEM</u>
<input type="checkbox"/>	<input type="checkbox"/>	Application form and fee: A completed application form and payment of the \$1,200.00 non-refundable application fee.
<input type="checkbox"/>	<input type="checkbox"/>	Scale: The sketch plan should be drawn at an engineers scale
<input type="checkbox"/>	<input type="checkbox"/>	Proof of ownership.
<input type="checkbox"/>	<input type="checkbox"/>	Legal description of the property.
<input type="checkbox"/>	<input type="checkbox"/>	Property lines.
<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed buildings and parking lots with dimensions and setbacks.
<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed parking calculations.
<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed driveways.
<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed signs.
<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed landscaping illustrated on a plan and described in a plant list.
<input type="checkbox"/>	<input type="checkbox"/>	Layout of proposed changes to utilities.
<input type="checkbox"/>	<input type="checkbox"/>	Any proposed changes to grading, lighting, dumpsters, protected or landmark trees.
<input type="checkbox"/>	<input type="checkbox"/>	Architectural perspective or elevations of proposed changes to buildings.
<input type="checkbox"/>	<input type="checkbox"/>	Any other items requested by Township staff or the Planning Commission to assist in the review.



LSL Planning, Inc.

Community Planning Consultants

January 8, 2013

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Champion Buick/GMC building expansion/alteration – Sketch Plan Review #1
Location:	7885 W. Grand River Avenue – north side of Grand River Avenue, just west of Hacker Road
Zoning:	GCD General Commercial District

Dear Commissioners:

As requested, we have reviewed the sketch plan proposing minor modifications to the front of the existing Champion Buick/GMC dealership building. The property is located on the north side of Grand River, just west of Hacker Road, and is zoned GCD General Commercial District.

The proposed project has been reviewed in accordance with the Genoa Township Zoning Ordinance.

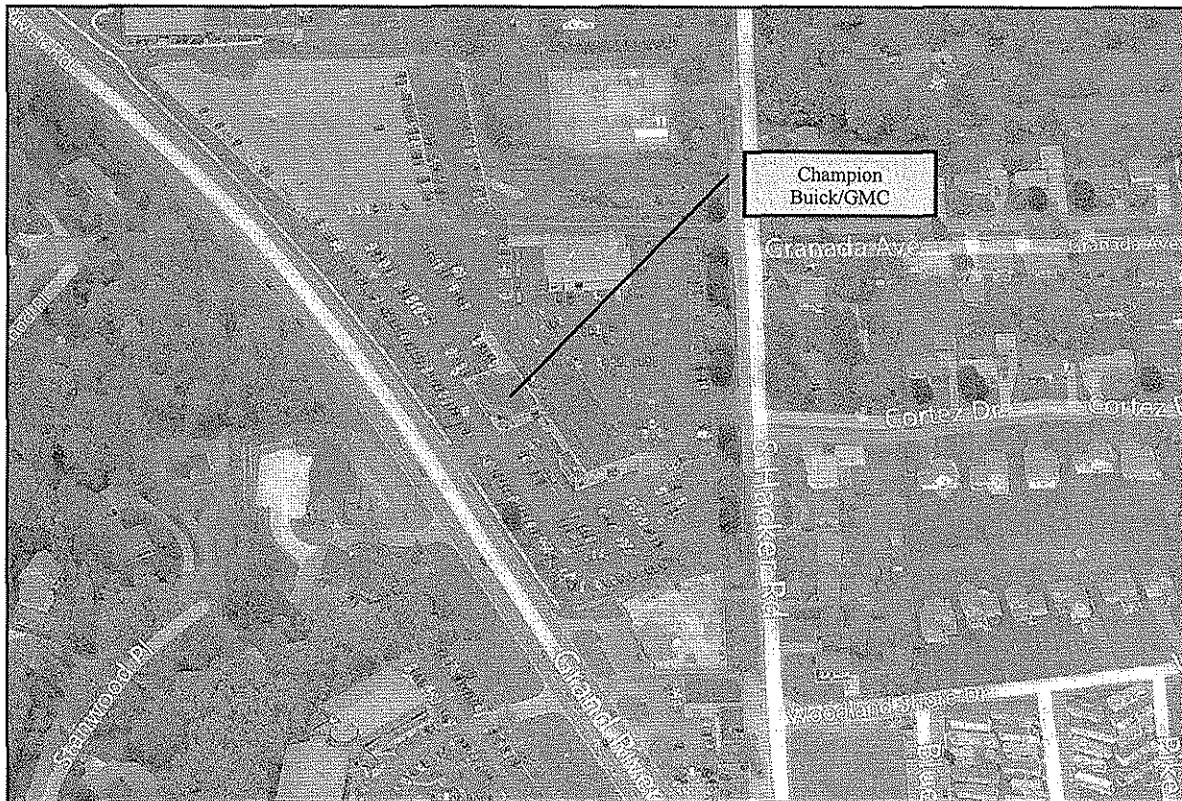
A. Summary

1. The project is eligible for sketch plan review (as opposed to a full site plan) and is considered a minor amendment to an existing special land use; therefore, a new special land use is not required.
2. The applicant has also submitted to ZBA for a setback variance/permission to expand a nonconforming building.
3. Building materials and colors are subject to review and approval by the Township. Samples should be presented at the Planning Commission meeting. The Planning Commission also has discretion to permit materials and colors that match the existing building.
4. We recommend information be added to the site plan identifying vehicle display areas distinct from customer and employee parking spaces.
5. The Township may require details of existing landscaping and/or lighting. If deficiencies are found, the Township may require improvements to bring the site closer to compliance with current standards.
6. The Ordinance permits two wall signs, while the submittal proposes four wall signs along with the existing nonconforming pole sign. The applicant may wish to add signage to their ZBA application.

B. Proposal/Process

The applicant requests sketch plan approval for a relatively minor building expansion, as well as a new entryway and canopy for the existing 24,421 square foot dealership building. The proposed expansion is approximately 440 square feet in area, while the canopy will cover an area of approximately 1,500 square feet. All of the proposed modifications are to the front of the building, facing Grand River Avenue.

Given the scope of the project, it is eligible for sketch plan review (as opposed to full site plan review) in accordance with Article 18 of the Township Zoning Ordinance. Furthermore, although automobile dealerships are special land uses in the GCD, the project qualifies as a minor amendment to an existing special land use. As such, Section 19.06.02 does not require a new review of the special land use.



Aerial view of site and surroundings (looking north)

C. Sketch Plan Review

- 1. Dimensional Requirements.** The existing building provides a front yard setback of 58.9 feet, while the GCD requires a minimum of 70 feet given the presence of parking in the front yard. As such, the existing building is considered nonconforming.

The proposed building addition and canopy match the established nonconforming front yard setback, while the entryway and architectural columns encroach by an additional 2.6 feet. Section 24.04.01 prohibits the expansion of nonconforming buildings unless a variance is obtained from the ZBA. Accordingly, the applicant has submitted an application to ZBA requesting a variance for the proposed expansion.

- 2. Building Materials and Design.** The proposed elevations, including colors and materials, are subject to review and approval by the Planning Commission. The materials proposed are unclear based on the information provided to our office. The applicant should be prepared to present this information to the Planning Commission for their consideration.

The materials and color scheme must match the existing building (or proposed building if additional changes are proposed to the color scheme of the existing building). Even if the proposed materials do not fully comply with current requirements, Section 12.01.08 allows the Planning Commission to permit building expansions where the design and materials match the existing building.

- 3. Parking and Vehicle Display.** Given the size and location of the proposed project in relation to the size of the property, it is not expected to have an impact on parking for the site. The project area is currently used for vehicle display and it appears as though it will remain as such.

With that being said, we recommend the applicant update the site plan to identify areas reserved for vehicle display versus those used as customer and employee parking spaces.

4. **Pedestrian and Vehicular Circulation.** The required public sidewalk is already provided within the Grand River right-of-way and the project includes a new 5-foot sidewalk along the front and side of the proposed building expansion. Given the extent of the project and the location of the expansion, it is not expected to impact or alter established circulation patterns.
5. **Landscaping.** The submittal does not provide any information regarding existing or proposed landscaping. The Township may wish to require details of existing landscaping to determine if there are any deficiencies. If the site is not in compliance with the landscaping requirements of Section 12.02, the Township may wish to require the inclusion of additional plantings to bring the site closer to compliance.
6. **Exterior Lighting.** The site plan identifies existing light poles throughout the site; however, no additional details are provided. The Township may wish to require details of the existing poles and fixtures to determine compliance with current standards (Section 12.03). If current lighting is not in compliance, the Township may wish to require improvements as part of this project.
7. **Signs.** The site plan identifies an existing (nonconforming) pole sign fronting Grand River Avenue, while the elevation drawings show several wall signs, including those for "Champion," "Buick," "GMC," and "Certified Service." The "Champion" and "Certified Service" appear to exist, while the others are proposed as part of the new entryway. Given the site is a through-lot, Table 16.1 permits only two wall signs. As such, the applicant may wish to add this to their pending variance request.

If the proposed signage is ultimately approved, a permit will be required in accordance with Article 16 of the Township Zoning Ordinance.

8. **Impact Assessment.** Impact Assessments are not generally required as part of a sketch plan review; however, the Township may require one if deemed necessary for their review.

Should you have any questions concerning this matter, please do not hesitate to contact our office. I can be reached by phone at (248) 586-0505, or via e-mail at borden@lsiplanning.com.

Sincerely,

LSL PLANNING, INC.



Brian V. Borden, AICP
Senior Planner



TETRA TECH

January 4, 2013

Ms. Kelly Van Marter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

**Re: Champion Buick-GMC Site Improvements
Sketch Plan Review Application**

Dear Ms. Van Marter:

We have reviewed the sketch plan application from Brighton Land, LLC and the site plan documents from Desine, Inc. and General Motors dated December 21, 2012, which were provided to Tetra Tech by the Township December 27, 2012. We offer the following comments for your consideration:

PROPOSED SITE IMPROVEMENTS

The applicant is proposing to modify the entrance to the existing Champion Buick-GMC car dealership located at 7885 W. Grand River Ave., Brighton MI. The proposed changes include construction of a new entrance, including new sidewalk and entry pads at the building entrances, and the construction of a canopy to be attached to the existing building. The new canopy will be covering an existing impervious area and a review of the new sidewalk indicates no changes to the existing site drainage characteristics.

No other work appears to have any impact on the site or public utilities.

Based on the limited improvements, we have no engineering-related issues with the Sketch Plan Application as submitted.

Please call if you have any questions.

Sincerely,

Gary J. Markstrom, P.E.
Unit Vice President

Joseph C. Siwek, P.E.
Project Engineer

copy: Kathy Kaminsky, Brighton Land, LLC.



Brighton Area Fire Department

615 W. Grand River

Brighton, Michigan 48116

810-229-6640 Fax: 810-229-1619

January 10, 2013

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Champion (addition)
7885 W. Grand River
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on January 7, 2013 and the drawings are not dated. The project is based on the renovation of an existing 24,120 square foot one story automotive building. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition. Previous comments appear to be addressed by the applicant in the revised submittal.

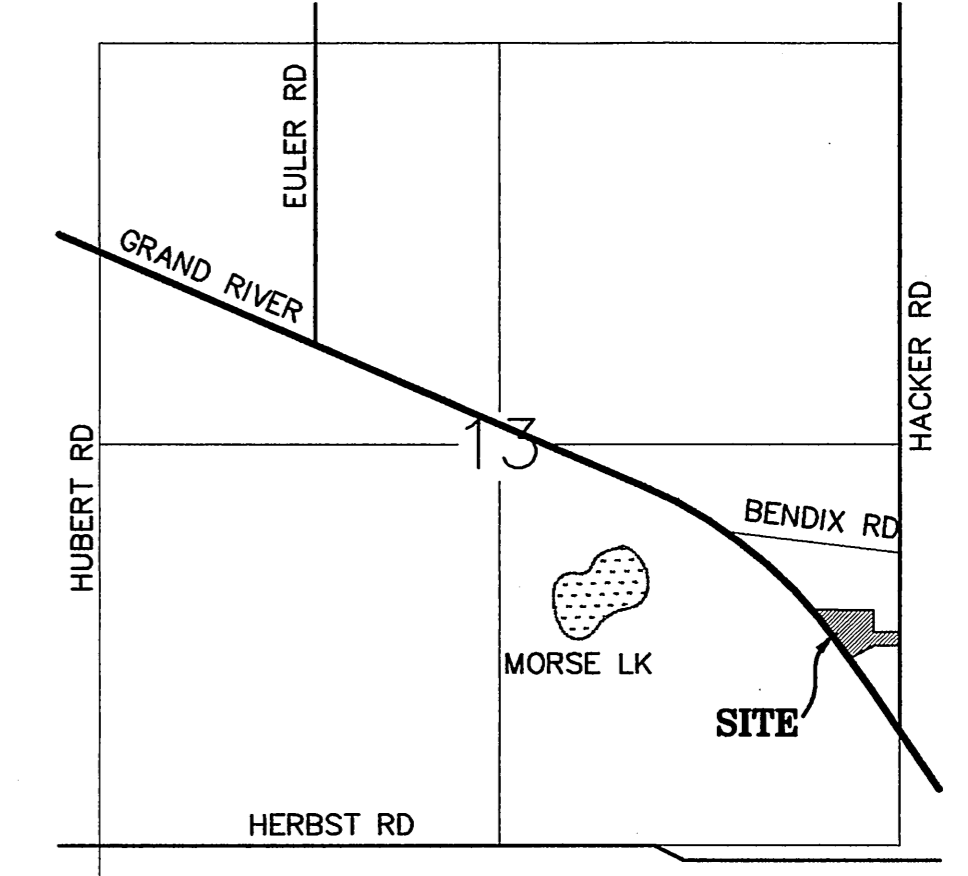
1. Future project submittals shall include the address and street name of the project in the title block.
IFC 105.4.2
2. The building shall include the building address on the building. The address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.
IFC 505.1
3. Access around building shall provide emergency vehicles with a turning radius up to 55' wall to wall and a minimum vertical clearance of 13 ½ feet.
4. The location of a key box (Knox Box) shall be indicated on future submittals. The Knox box will be located adjacent to the front door of the structure.
IFC 506.1

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

A handwritten signature in black ink, appearing to read "M. O'Brian". The signature is stylized and cursive.

Michael D. O'Brian
Fire Chief



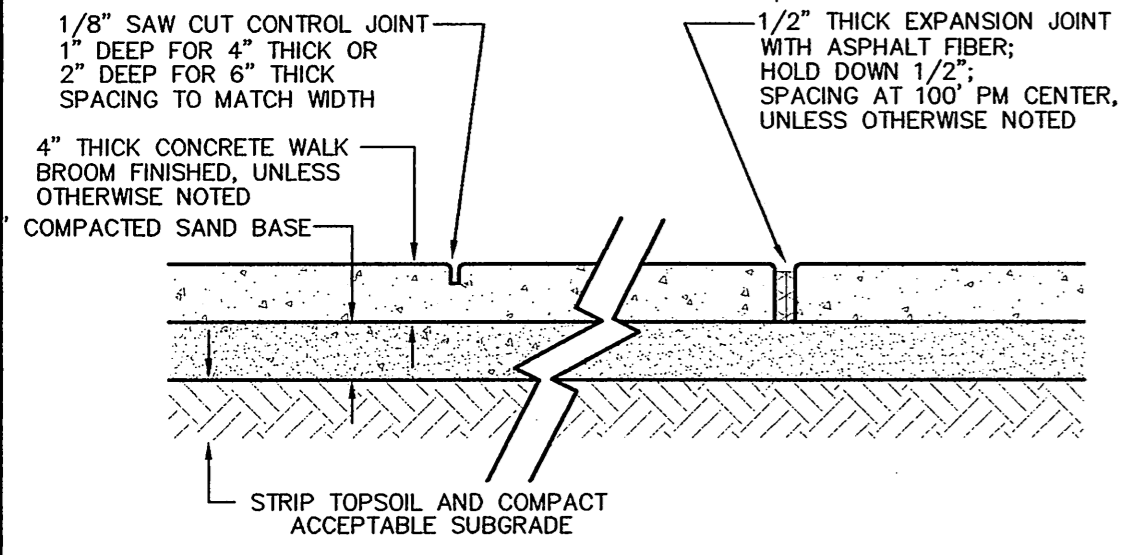
LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTIONS

Commencing at the East 1/4 Corner of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan; thence S 01°59'15" E 1052.50 feet along the East line of said section and the centerline of Hacker Road for a PLACE OF BEGINNING; thence continuing along said section line and said centerline S 01°59'15" E 721.54 feet; thence S 68°53'20" W 319.35 feet; thence N 25°38'30" W 354.38 feet along the centerline of Grand River Avenue; thence continuing along said centerline 791.28 feet along the arc of 3403.83 foot radius curve to the left, having a central angle of 13°19'10" and a long chord which bears N 32°18'04" W 789.50 feet; thence non-tangentially N 88°00'46" E 512.40 feet; thence S 01°59'14" E 180.00 feet; thence S 88°00'46" W 330.00 feet to the PLACE OF BEGINNING. Being a part of the Southeast 1/4 of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Containing 10.84 acres of land, more or less. Subject to the rights of the public over the Westerly 50.00 feet thereof as occupied by Grand River Avenue, also subject to the rights of the public over the Easterly 33.00 feet thereof as occupied by Hacker Road, also subject to easements and restrictions of record, if any.

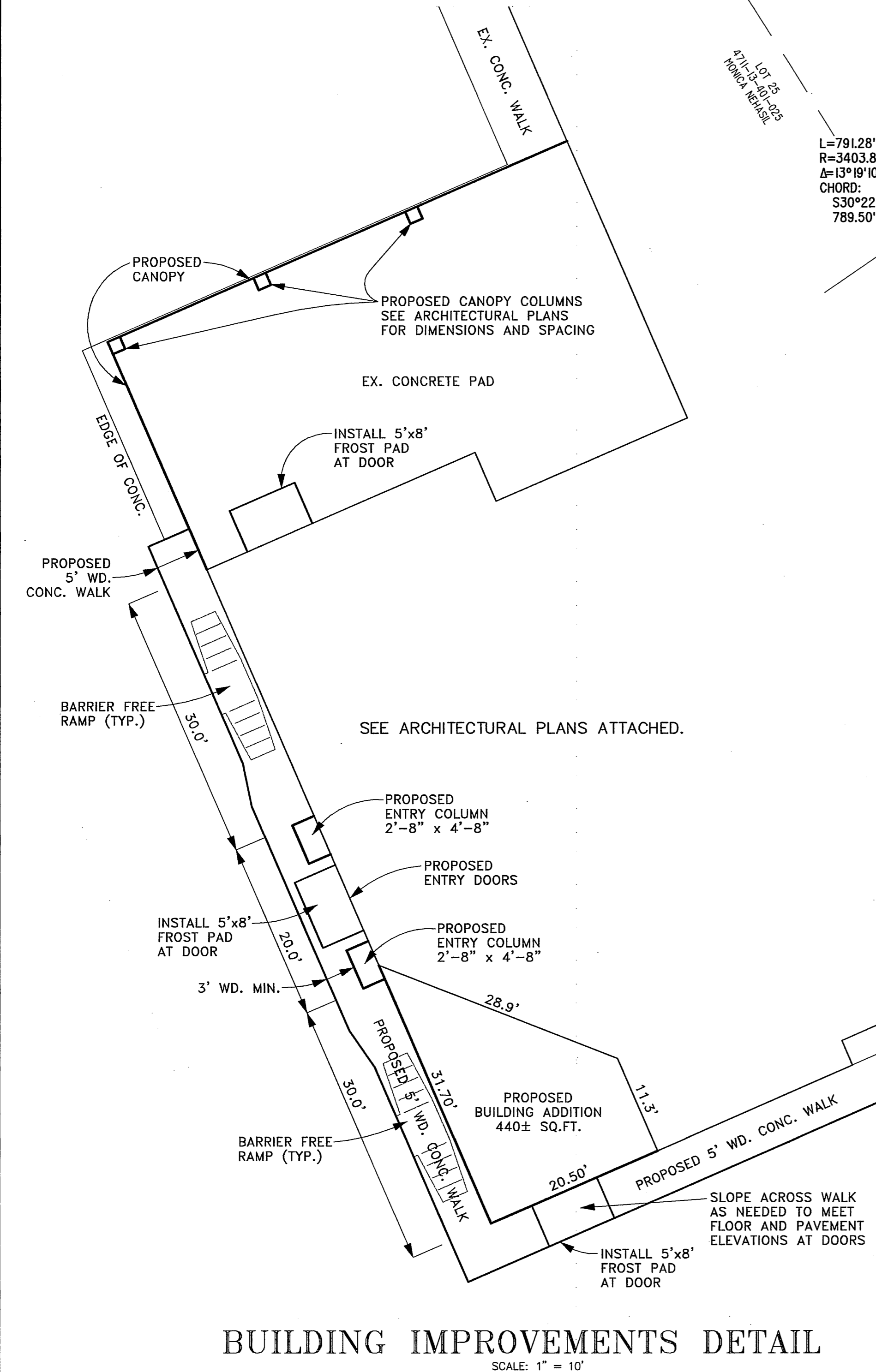
LEGEND

- = MISC. STRUCTURE (AS LABELED)
- = SURVEYOR'S MONUMENTATION (AS LABELED)
- = WELL
- = BOLLARD
- = SIGN
- = FLAG POLE
- = LIGHT
- = TELEPHONE BOX
- = UTILITY POLE W/GUY WIRE
- = OVERHEAD UTILITY LINES (ELECTRIC/PHONE/CABLE)
- = U/G LINES (ELECTRIC/PHONE/CABLE)
- = 6" HGT CHAIN LINK FENCE (UNLESS OTHERWISE STATED)
- = EDGE OF GRAVEL
- = CONCRETE CURB (UNLESS OTHERWISE STATED)
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER PIPE
- = CLEAN OUT
- = STORM WATER MANHOLE
- = CATCH BASIN
- = CATCH BASIN W/8"x8" CONCRETE PAD
- = STORM WATER CONTROL STRUCTURE
- = FLARED END SECTION
- = STORM WATER DRAINAGE PIPE
- = HYDRANT
- = WATER SHUT OFF
- = WATER VALVE
- = CONTROL STRUCTURE
- = WATER MAIN
- = GAS SHUT OFF
- = U/G GAS



SIDEWALK CROSS SECTION
NOT TO SCALE

- NOTES:
- SEE PLAN FOR WIDTH OF SIDEWALK.
 - PROVIDE CONCRETE TYPE PER LOCAL CODE. (3500 PSI AIR ENTRAINED)



BUILDING IMPROVEMENTS DETAIL
SCALE: 1" = 10'

DESIGN: JMB	DATE	REVISION-DESCRIPTION	DATE	REVISION-DESCRIPTION
DRAFT: LF/JHG				
CHECK: JMB				

CHAMPION
BUICK-GMC

PROPOSED
SITE IMPROVEMENTS
ENTRANCE - SHOWROOM

CLIENT:
SCHAFER CONSTRUCTION INC.
150 N. FIRST ST.
BRIGHTON, MICHIGAN 48116
(810) 220-0296

SCALE: 1in. = 50ft.
PROJECT No.: 122033
DWG NAME: 2033-ALX
PRINT:

(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114



- DEALERSHIP ZONES**
- SHOWROOM AND SALES
ALL SPACES ACCESSIBLE OR VISIBLE TO CUSTOMERS MUST BE IMAGE COMPLIANT
 - NEW CAR DELIVERY
 - SERVICE WRITE-UP
 - CUSTOMER AMENITIES
 - SERVICE DEPARTMENT
ALL SPACES ACCESSIBLE OR VISIBLE TO CUSTOMERS MUST BE IMAGE COMPLIANT
 - PARTS DEPARTMENT
ALL SPACES ACCESSIBLE OR VISIBLE TO CUSTOMERS MUST BE IMAGE COMPLIANT
 - NON-CUSTOMER TOUCH POINT
ALL SPACES ACCESSIBLE OR VISIBLE TO CUSTOMERS MUST BE IMAGE COMPLIANT
 - AREA NOT IN CONTRACT

ALL SPACES ACCESSIBLE OR VISIBLE TO CUSTOMERS MUST BE IMAGE COMPLIANT

DEALER FACILITY SIZE STANDARDS FOR GM DEALERS

EXPECTED SALES	GROSS OVERALL SPACE			
	Medium Small	Required	Actual	Delta
601-800				
INTERIOR				
Showroom/New Car Delivery (sq ft)	3,624	4,289	665	-3
Number of Display Vehicles	4	1		
Parts Department (sq ft)	4,222*	1,959	-2,263	
Service Department (sq ft)	8,541	16,240	7,699	
Number of Stalls	15	15	0	
Service Reception (sq ft)	1,593	2,512	919	
Number of Lanes	3	2	-1	
General Office (sq ft)	2,389	1,083	-1,306	
Customer Convenience (sq ft)	931	1,438	507	
Total Building (sq ft)	21,301	27,521	6,220	
EXTERIOR				
Total Number of Parking Spaces	264	236	-28	

* Parts Department Standards reflects 100% of required parts space: 60% on ground floor, 40% on second floor.
 ** If Expected Sales is above 2500, Dealer and General Motors will develop business case and mutually agree upon facility size.

NOTES:
 1. Total building square footage is at grade without provisions for body shop operations.

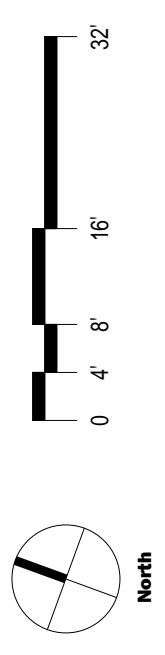
DEALERSHIP OVERVIEW PLAN - LEVEL 01

2727/ACE
CHAMPION BUICK GMC INC.

Facility Proposal
CHAMPION BUICK GMC



GENERAL MOTORS
Facility Image Program
Design Intent



DEALERSHIP OVERVIEW PLAN - LEVEL 01



- ZONE 1 - SHOWROOM AND SALES**
- 1A SALES OFFICES
 - 1B SALES WORKSTATIONS
 - 1C GREETER/RECEPTION
 - 1D GENERAL MANAGER
 - 1E SALES MANAGER
 - 1F DISPLAY VEHICLES
 - 1G LOGO SCREEN
 - 1H PRODUCT INFORMATION CENTER UNIT
 - 1J BUSINESS DEVELOPMENT CENTER
 - 1K INTERNET SALES DEPARTMENT

- ZONE 2 - NEW CAR DELIVERY**
- 2A NEW CAR DELIVERY SPACE
 - 2B CUSTOMER SEATING
 - 2C FINANCE OFFICE
 - 2D FINANCE WAITING AREA

- ZONE 3 - SERVICE WRITE-UP**
- 3A SERVICE LANES
 - 3B QUICK-LUBE SERVICE LANE
 - 3C SERVICE WRITERS (OFFICE/ PODIUM)
 - 3D SERVICE MANAGERS OFFICE
 - 3E WARRANTY CLAIMS OFFICE
 - 3F DISPATCHER OFFICE

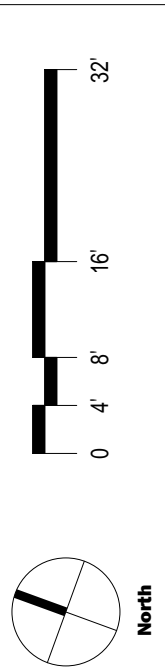
- ZONE 4 - CUSTOMER AMENITIES**
- 4A CUSTOMER BUSINESS CENTER
 - 4B CHILDREN'S PLAY AREA
 - 4C REFRESHMENTS / HOSPITALITY AREA
 - 4D RESTROOMS
 - 4E RETAIL PARTS DISPLAY
 - 4F RETAIL PARTS COUNTER
 - 4G CASHIER
 - 4H CUSTOMER LOUNGE SEATING
 - 4J CUSTOMER RELATIONS MANAGERS OFFICE
 - 4K TV MEDIA WALL

- ZONE 5 - SERVICE DEPARTMENT**
- 5A SERVICE STALLS
 - 5B QUICK-LUBE STALLS
 - 5C ALIGNMENT STALLS
 - 5D DETAIL / WASH STALLS
 - 5E COMPRESSOR ROOM / OIL STORAGE ROOM
 - 5F USED TIRE AND BATTERY STORAGE
 - 5G TECHNICIAN LUNCHROOM / TRAINING ROOM
 - 5H TECHNICIAN LOCKER / RESTROOM
 - 5J TOOL ROOM
 - 5K NEW TIRE STORAGE

- ZONE 6 - PARTS DEPARTMENT**
- 6A TECHNICIANS PARTS COUNTER
 - 6B PARTS MANAGER OFFICE
 - 6C SHIPPING AND RECEIVING DROP-OFF
 - 6D PARTS MEZZANINE
 - 6E SPECIAL TOOLS ROOM
 - 6F PARTS INVENTORY

- ZONE 7 - NON-CUSTOMER TOUCH POINTS**
- 7A CONTROLLERS OFFICE
 - 7B OFFICE MANAGER
 - 7C GENERAL OFFICE
 - 7D FILE STORAGE AREA
 - 7E IT/ PRINT ROOM/ COPY ROOM
 - 7F DEALERS OFFICE
 - 7G CONFERENCE AND TRAINING ROOM
 - 7H LUNCHROOM
 - 7J STORAGE
 - 7K MECHANICAL
 - 7L JANITOR'S CLOSET

NOT IN CONTRACT
 AREA NOT IN CONTRACT
 ALL SPACES ACCESSIBLE OR VISIBLE TO CUSTOMERS MUST BE IMAGE COMPLIANT



Gebstler

DEALERSHIP SPACE PLAN - LEVEL 01
 These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.

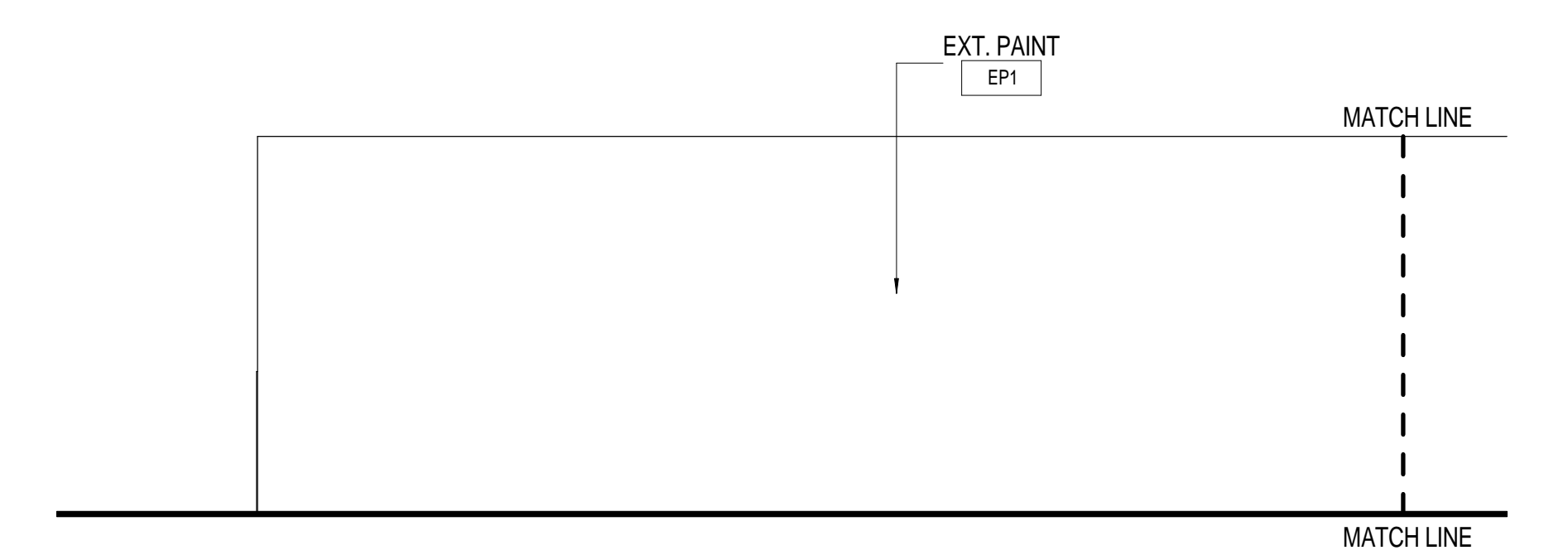
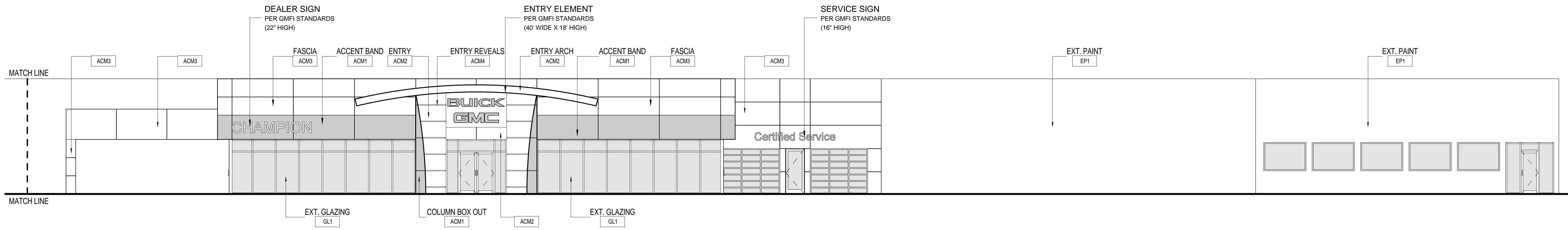
277A100
 CHAMPION BUICK GMC INC.
 BUCKLE UP FOR SAFETY
 Name: 21.9100.079
 Designer: 7.0
 Revision #:

Facility Proposal
 CHAMPION BUICK GMC
 BUCKLE UP FOR SAFETY

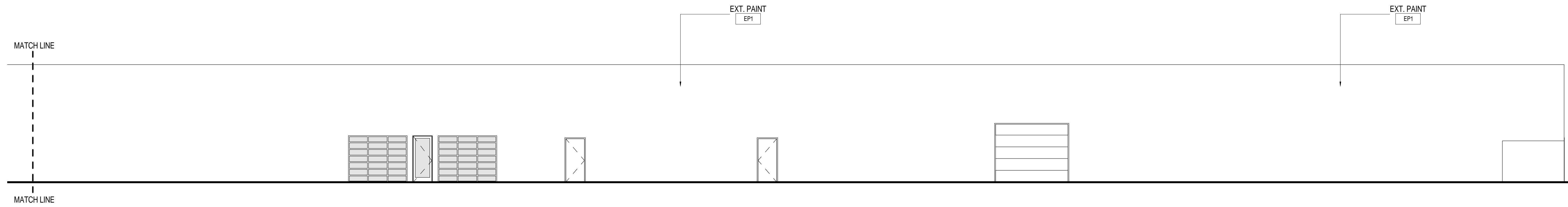


GENERAL MOTORS
 Facility Image Program
 Design Intent

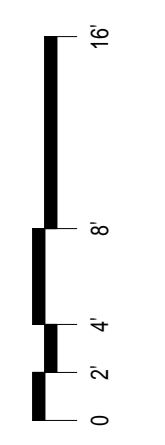
DEALERSHIP SPACE PLAN - LEVEL 01



FRONT ELEVATION



BACK ELEVATION



Getzler

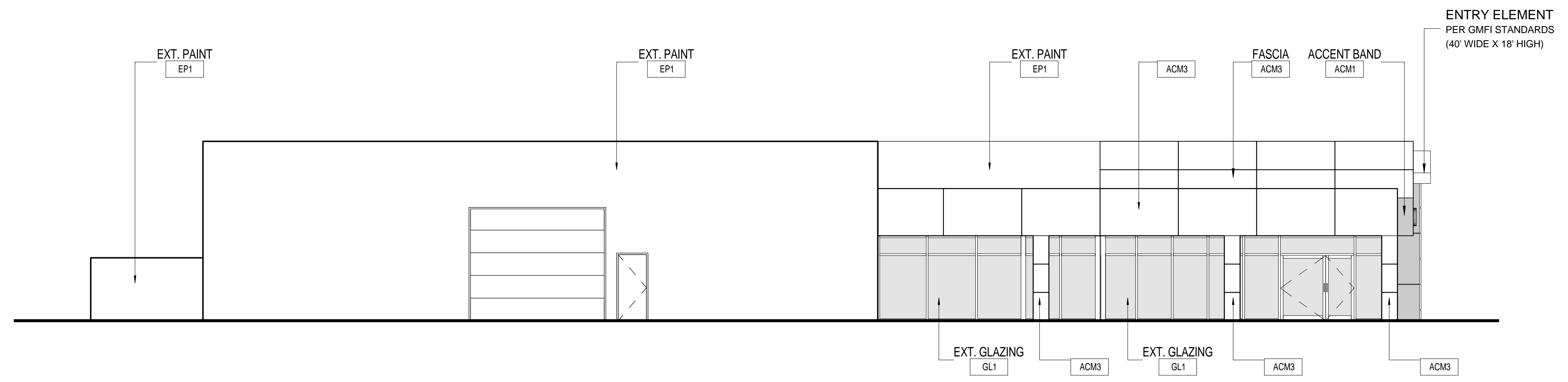
EXTERIOR ELEVATIONS
 These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.

B.C.S. Enterprise Name: 272105 CHAMPION BUICK GMC INC.
 Designer: 21.9100.079
 DID Version: 7.0
 Revision #:

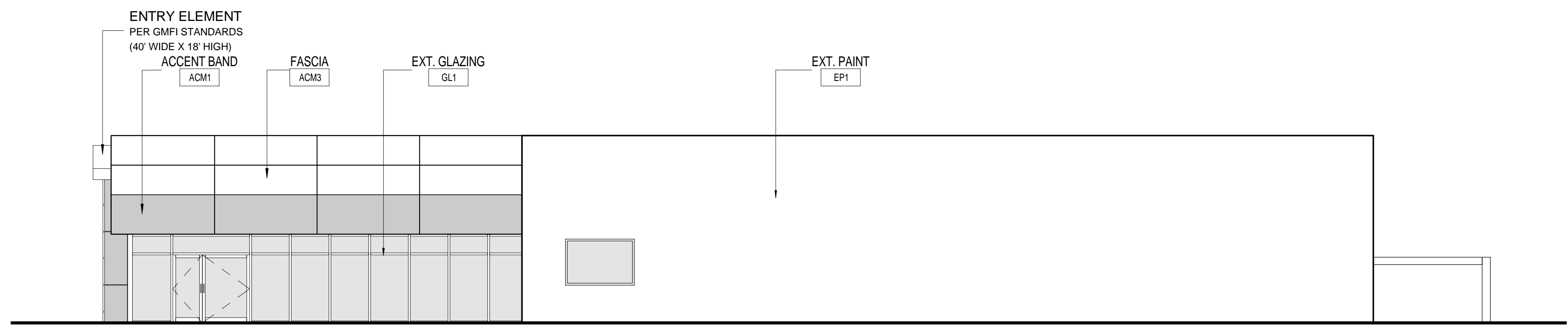
Facility Proposal
 CHAMPION BUICK GMC
 BIRMINGHAM, AL 35238



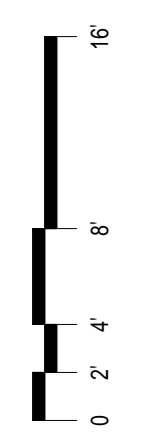
GENERAL MOTORS
 Facility Image Program
 Design Intent



LEFT ELEVATION



RIGHT ELEVATION



Gebster

EXTERIOR ELEVATIONS

These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.

B.C.S. Enterprise Name: 272405 CHAMPION BUICK GMC INC.
 Designer #: 21.9100.079
 DID Version: 7.0
 Revision #:

Facility Proposal
 CHAMPION BUICK GMC
 BIRMINGHAM, AL 35238



GENERAL MOTORS
 Facility Image Program
 Design Intent

Memo

To: Planning Commissioners
From: Kelly VanMarter, Planning Director
Date: 1/11/2013
Re: Aspen Glen Site Plan Approval Extension

Dear Commissioners,

The site plan and impact assessment for the development known as "Aspen Glen" was originally granted approval in 2005. They have been granted 7 subsequent extensions as shown on the attached spreadsheet. As indicated in the attached letter from the petitioner, this project has not proceeded due to economic conditions. There have been no changes to the ordinance or master plan that would impact this project therefore staff recommends approval of the one-year extension.

Sincerely,

Kelly VanMarter
Planning Director

ASPEN GLEN SITE PLAN EXTENSIONS

DATE	TYPES OF APPROVAL
9/26/2005	Original approval by Planning Commission
10/17/2005	Approval of Board of Trustees
10/17/2006	Planning Commission
10/17/2007	Administrative
10/17/2008	Administrative
1/12/2009	Planning Commission
1/12/2010	Plannning Commission
1/12/2011	Administrative
1/14/2012	Administrative

December 17, 2012

GENOA TOWNSHIP

DEC 20 2012

RECEIVED


Genoa Township
Kelly VanMarter, Planning Coordinator
2911 Door Rd.
Brighton, MI. 48116

Dear Mrs. VanMarter,

I am requesting a one year extension on my site plan permit on the property located at the Northeast intersection of Chilson Road and the Chesapeake & Ohio Railroad, Sec 6, known as Aspen Glen. I am making this request due to continued economic conditions.

Please contact me if you have questions or concerns. Thank you for your consideration.

Sincerely,



David Zimmerman, President
Bayfield of Howell Inc.
54255 Foss Rd.
Macomb, MI. 48042
586-506-3622
E-mail address: bayfieldz@comcast.net

vacuum the vehicles, but that would be the extent of it. Shop vacs are utilized for the cleaning.

Dean Tengel indicates he'd like to see the drawings redone to provide for the western access/easement area. He feels with there being no potential use for the asphalted area on the north side of the property, that the asphalt should be removed. Petitioner feels that the cross-access agreement with the neighbor to the west has expired. Dean Tengel would like the petitioner to re-think the parking area to provide for the access, which would eliminate a few parking spaces. The access agreement has not expired according to Kelly VanMarter. The petitioner agrees to do an easement somewhere on the west property line.

Dean Tengel advises petitioner that they should show the sidewalks on their plans so they can place it where they'd like before the adjacent properties do so. James Mortensen indicates that he thinks they should be on the plan, as well. Petitioner agrees to install windows on the façade facing Dorr Road and add them to the concept plan.

The petitioner indicates there are drains in the mechanical room, but the cleaning solutions, oils, etc., will not be stored in that room. The petitioner will state that in the impact statement.

James Mortensen requests language be included in the environmental impact statement that all vehicles used in the business and employee transportation will be properly licensed, registered and in good working order. No other vehicles will be stored on the property.

Planning Commission disposition of petition

- A. Recommendation of Environmental Impact Assessment.
- B. Disposition of Site Plan.

Motion by James Mortensen to table the Site Plan and Environmental Impact Assessment at the request of the petitioner. Support by Dean Tengel. Motion carried unanimously.

OPEN PUBLIC HEARING #2...Request for an extension for site plan and impact assessment approval for a proposed 96-unit condominium development located at the northeast intersection of Chilson Road and the Chesapeake & Ohio Railroad line. Sec. 6, petitioned by Bayfield Homes of Howell, Inc. (Aspen Glen).

Planning Commission disposition of petition.

- A. Disposition of approval extension of the site plan and impact assessment from 1-11-10 thru 1-11-11.

Motion by James Mortensen to approve the extension of the site plan and impact assessment. Support by John McManus. Motion carried unanimously.

Administrative Business:

- *Planners report presented by LSL Planners*

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
DECEMBER 10th, 2012
6:30 P.M.**

AGENDA

CALL TO ORDER : The meeting of the Genoa Charter Township Planning Commission was called to order at 6:30 p.m. Present constituting a quorum were Dean Tenge, Lauren Brookins, Chairman Doug Brown, Diana Lowe, John McManus, James Mortensen and Barbara Figurski. Also present were Assistant Manager, Kelly VanMarter, Gary Markstrom from Tetra Tech, and Brian Borden of LSL.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Upon motion by Barbara Figurski and support by Diana Lowe, the agenda was approved as submitted. **Motion carried unanimously.**

CALL TO THE PUBLIC: *(Note: The Board reserves the right to not begin new business after 10:00 p.m.)*

OPEN PUBLIC HEARING#1... Review of rezoning application, rezoning agreement, impact assessment and site plan for property located on the south side of Grand River Avenue between Hughes Road and Kellogg Road, Brighton, Sec. 14, from Rural Residential/Town Center (RR/TC) to Office Service District (OSD), petitioned by Dakkota Integrated Systems.

Brian McDonnell, Chief Officer of Dakkota Integrated Systems addressed the Planning Commission. Dakkota is interested in setting an office up in Livingston County because the area is convenient for 80% of their employees. They have 12 locates in the US and one in Canada. They are a community involved company.

Brent Lavanway of Boss Engineering addressed the Planning Commission. He laid out the location of the site at issue. He presented a drawing which reflects four possible potential locations for the office building on the site at issue.

Tony Dellicolli of Cityscapes addressed the Planning Commission. The preferred location for the building would allow for a southwest orientation of the building to best utilize the natural sun for solar panel purposes. Additionally, this would disrupt as few trees as possible. A handout was provided to the Planning

Commission that reflected imagery of the proposed materials, which would be consistent with the natural amenities on site.

Brian Borden addressed the Planning Commission and reminded them that this is a request for conditional rezoning. The request does include a zoning agreement. Therefore, the Planning Commission can't make suggested changes or edits to the plans. The Planning Commission is not requested to accept it as submitted either.

Any rezoning needs to maintain consistency with master plan. This application is consistent. A OSD would restrict the uses of the site and the design of the site. Brian Borden is concerned with the building materials referred to in the zoning agreement. The site has many natural features that could be tricky to develop. He believes it would be difficult to apply zoning requirements as required by the current zoning. There may be some justification for re-zoning. Strict compliance with Town Center Overlay standards would be very difficult. This would be a good transitional use to buffer the more intense (Grand River) to the less intense use (residential). The concept plan protects and preserves many natural features. They may attempt to fill in wetlands and create a different development but approval from MDEQ would be difficult to obtain. There are two points of frontage on Grand River. Utilities should not be a problem. The zoning agreement does contain all information required by the ordinance. It is a binding, legal document if approved. Therefore, it should be reviewed by the Township Attorney prior to the Township Board approving it. The agreement applies to the entire property.

Any further building on the site would need site plan approval.

Gary Markstrom of Tetra Tech addressed the Planning Commission. His comments apply more to the site plan. He feels storm water will not be an issue. During the site plan, impervious areas would be limited to make sure no downstream problem is created.

Municipal water is available and the sanitary sewer is available at that location. A pump may be necessary because it is shallow. The uses on the proposal are limited to low flow uses, so Gary Markstrom perceives no stress on the sanitary sewer systems or water systems. He sees no red flags to be raised tonight.

The fire department reported no issues at this time.

No adjacent properties have ingress/egress rights being recorded on this property.

The subdivision control ordinance was addressed. Chairman Brown asked why that language was in subsection (d). Brian Borden indicates that was taken verbatim from the ordinance. Kelly VanMarter confirmed that.

There is no sidewalk reflected on the site plan at this time. That can be addressed at the site plan review.

Barbara Figurski asks how much overflow would go into Lake Chemung. Gary Markstrom indicated all of it, but there are many restrictions that will prevent overflow that would be utilized and addressed in a site plan. Mr. Markstrom indicated there is a lot of room to put in preventative measures.

No one from the public wished to address the Planning Commission regarding this project.

Planning Commission disposition of petition

- A. Recommendation of Rezoning Agreement.
- B. Recommendation of Impact Assessment dated 11-26-12.
- C. Recommendation of Site Plan dated 11-26-12.

Motion by James Mortensen to recommend to the Township Board approval of a conditional rezoning agreement to rezone the property located on the south side of Grand River between Hughes and Kellogg Roads from rural residential town center overlay to office service district as petitioned by the petitioner. This rezoning and acceptance of the conditional rezoning agreement is recommended because the change to an office service district is compatible with surrounding sites and continuation in the town center overlay would be difficult because of the topography and wetlands on this site. This recommendation requires the review of the Township Attorney prior to submission to the Township Board.

Support by Barbara Figurski. **Motion carried unanimously.**

Motion by Barbara Figurski to recommend to the Township Board approval of the impact assessment dated November 26, 2012.

Support by John McManus. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the site plan dated November 26, 2012.

Support by Barbara Figurski. **Motion carried unanimously.**

Administrative Business:

- *Staff report.* Kelly VanMarter gives a staff report to the Planning Commission.
- *Approval of October 9, 2012 Planning Commission meeting minutes.* **Motion** by Barbara Figurski and support by Diana Lowe to approve the minutes of the October 9, 2012 meeting minutes. **Motion carried unanimously.**

- *Member Discussion*

Adjournment

Motion by Barbara Figurski to adjourn the meeting at 7:46 p.m. Support by John McManus. **Motion carried unanimously.**