

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
OCTOBER 14, 2014
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

ELECTION OF VICE CHAIRMAN:

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 sketch plan for a façade upgrade for ChemTrend, located at 3205 E. Grand River Ave., Howell, Parcel # 4711-05-100-006. The request is petitioned by ChemTrend LP.

Planning Commission disposition of petition

A. Disposition of Sketch Plan. (09-22-14)

Administrative Business:

- *Staff report*
- *Approval of September 8, 2014 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*



GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

GENOA TOWNSHIP
SEP 22 2014

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: LINDHOUT ASSOC. 10465 CITATION DR
If applicant is not the owner, a letter of Authorization from Property Owner is needed. BRIGHTON, MI 48116

OWNER'S NAME & ADDRESS: CHEM. TREND L.P.

SITE ADDRESS: 3205 E. GRAND RIVER PARCEL #(s): 1.5 11-05-00-006

APPLICANT PHONE: (810) 227-5668 OWNER PHONE: (517) 546-4520

LOCATION AND BRIEF DESCRIPTION OF SITE: THE SITE IS LOCATED ON
THE NORTH SIDE OF GRAND RIVER, WEST OF LATSON
ROAD. ALL OF THE EXISTING BUILDINGS ARE
PRE-ENGINEERED WITH METAL SIDING
BRIEF STATEMENT OF PROPOSED USE:

THE EXISTING USE IS TO REMAIN UNCHANGED

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: EXTERIOR FACADE
RENOVATION AT SOUTH ELEVATION ADJACENT
TO GRAND RIVER.

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: JOHN ECKSTEIN - LINDHOUT ASSOC.

ADDRESS: 10465 CITATION DR., BRIGHTON MI
48116

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

1. JOHN ECKSTEIN of LINDHOUT at JWE@LINDHOUT.COM
Name Business Affiliation Email Address

FEE EXCEEDANCE AGREEMENT

All sketch plans are allocated one (1) consultant review and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy.

SIGNATURE:

DATE:

PRINT NAME:

PHONE:

[Signature]
JOHN ECKSTEIN

9.19.14

810.227.5668

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Application form and fee: A completed application form and payment of a \$1,200.00 non-refundable application fee.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale: The sketch plan should be drawn at an engineers scale
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proof of ownership.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legal description of the property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed buildings and parking lots with dimensions and setbacks.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing and proposed parking calculations.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed driveways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing and proposed signs.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing and proposed landscaping illustrated on a plan and described in a plant list.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Layout of proposed changes to utilities.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Any proposed changes to grading, lighting, dumpsters, protected or landmark trees.
<input checked="" 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

October 2, 2014

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Chem Trend Façade Update – Sketch Plan Review #1
Location:	3205 E. Grand River Avenue – north side of Grand River, west of Latson Road
Zoning:	IND Industrial District

Dear Commissioners:

As requested, we have reviewed the sketch plan proposing facade improvements for the Chem Trend property (plan dated 9/22/2014). The property is located on the north side of E. Grand River Avenue, west of Latson Road, within the IND Industrial District.

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

A. Summary

1. The proposed façade improvements exceed the maximum amount of metal allowed for industrial buildings.
2. Planning Commission has the authority to modify the building materials standards.
3. We suggest the height of the parapet walls be increased to better screen views of rooftop equipment.

B. Proposal/Process

The applicant requests sketch plan approval for building façade improvements. Such projects may be reviewed administratively when they demonstrate compliance with the standards of Section 12.01. The proposed changes do not fully the material standards; therefore, staff directed the request to the Planning Commission as a sketch plan review.



C. Sketch Plan Review

Building Materials and Design. The proposed elevations, including colors and materials, are subject to review and approval by the Planning Commission. As an existing building, the Commission has the authority to modify the material requirements.

The existing building is predominantly comprised of metal siding (yellow in color), although the small office space in the middle of the front façade utilizes brick (brown).

The materials proposed include corrugated metal siding and prefinished composite metal panels. Section 12.01.03 restricts the use of metal wall covering on industrial buildings to no more than 25%. However, the proposed façade update suggests 100% metal wall covering.

The proposed color scheme includes shades of gray with a length of orange above the office area in the center of the front façade.

It is worth noting that the façade update also includes the replacement of smaller windows at the buildings entrance with larger full height windows. Though doors and windows are not included in façade material calculations, for this project they do represent a large portion of the center of the front façade.

Despite the fact that the proposed improvements do not fully meet current materials standards, Section 12.01.08 gives the Commission the authority to modify these requirements.

Ultimately, we view the proposal as an improvement to the existing building. Our only additional comment is related to the rooftop mechanical equipment, which is quite visible from off-site. It appears the proposal includes a parapet wall to help reduce visibility, but we suggest the height be increased to better screen views from Grand River.

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@lslplanning.com.

Sincerely,

LSL PLANNING, INC.



Brian V. Borden, AICP
Senior Planner



October 2, 2014

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

**Re: Chem-Trend Façade Update
Sketch Plan Review**

Dear Ms. Van Marter:

We have reviewed the sketch plan submittal from Lindhout Associates Architects, AIA, PC, dated September 22, 2014. The petitioner is proposing to demolish and reconstruct the southern, street-side facade of the existing Chem-Trend Building located at 3205 E. Grand River Avenue. The facility operations will not change for this site.

Our review found no engineering related impacts to the existing site from the proposed addition as illustrated on the sketch plan, as existing roof drain discharges are not being altered. Therefore, we have no objections to the proposed renovation.

Please call if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary Markstrom', written over a white background.

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

A handwritten signature in blue ink, appearing to read 'Joseph C. Siwek', written over a white background.

Joseph C. Siwek, P.E.
Project Engineer

copy: Josh Porta – Grace & Porta Benefits

Kathryn Poppy

From: Mike Evans <MEvans@brightonareafire.com>
Sent: Wednesday, October 08, 2014 2:49 PM
To: Kathryn Poppy; borden@lsplanning.com; Gary Markstrom (gary.markstrom@tetrattech.com); Richard Boisvert; Claudette Monroe; Siwek, Joseph (Joseph.Siwek@tetrattech.com)
Cc: Kelly VanMarter
Subject: RE: Sketch Plan Submittal - ChemTrend Facade Update

Kathryn,

I have reviewed the proposed facade update for Chem Trend and find no issues with the adopted fire prevention code.

Michael W. Evans
Brighton Area Fire Authority
810-229-6640

"Smoke alarms save lives, check yours today"

From: Kathryn Poppy [Kathryn@genoa.org]
Sent: Monday, September 22, 2014 11:29 AM
To: borden@lsplanning.com; Gary Markstrom (gary.markstrom@tetrattech.com); Mike Evans; Richard Boisvert; Claudette Monroe; Siwek, Joseph (Joseph.Siwek@tetrattech.com)
Cc: Kelly VanMarter
Subject: Sketch Plan Submittal - ChemTrend Facade Update

Dear Illustrious Reviewers,

We have received a Sketch Plan submittal for the October 14 Planning Commission meeting:

1. **ChemTrend is petitioning for a Façade Update.**
2. Review letter needed, due **Wednesday, October 8.**
3. The package is attached: transmittal, application, and site plan pages.

Fire Dept: Packet ready for pickup.

Gary/Joe: Let me know if you will pick it up; if not, I'll send it to you.

Brian: It's on its way to you. You should see it tomorrow.

Please confirm that this email was received.

And thanks, as always, for your service to our community. 😊

Kathryn

Kathryn Poppy, M.A.
Community Planning



Genoa Charter Township

2911 Dorr Road, Brighton, Michigan 48116

Phone: (810) 227-5225, Fax: (810) 227-3420

E-mail: kathryn@genoa.org, Url: www.genoa.org

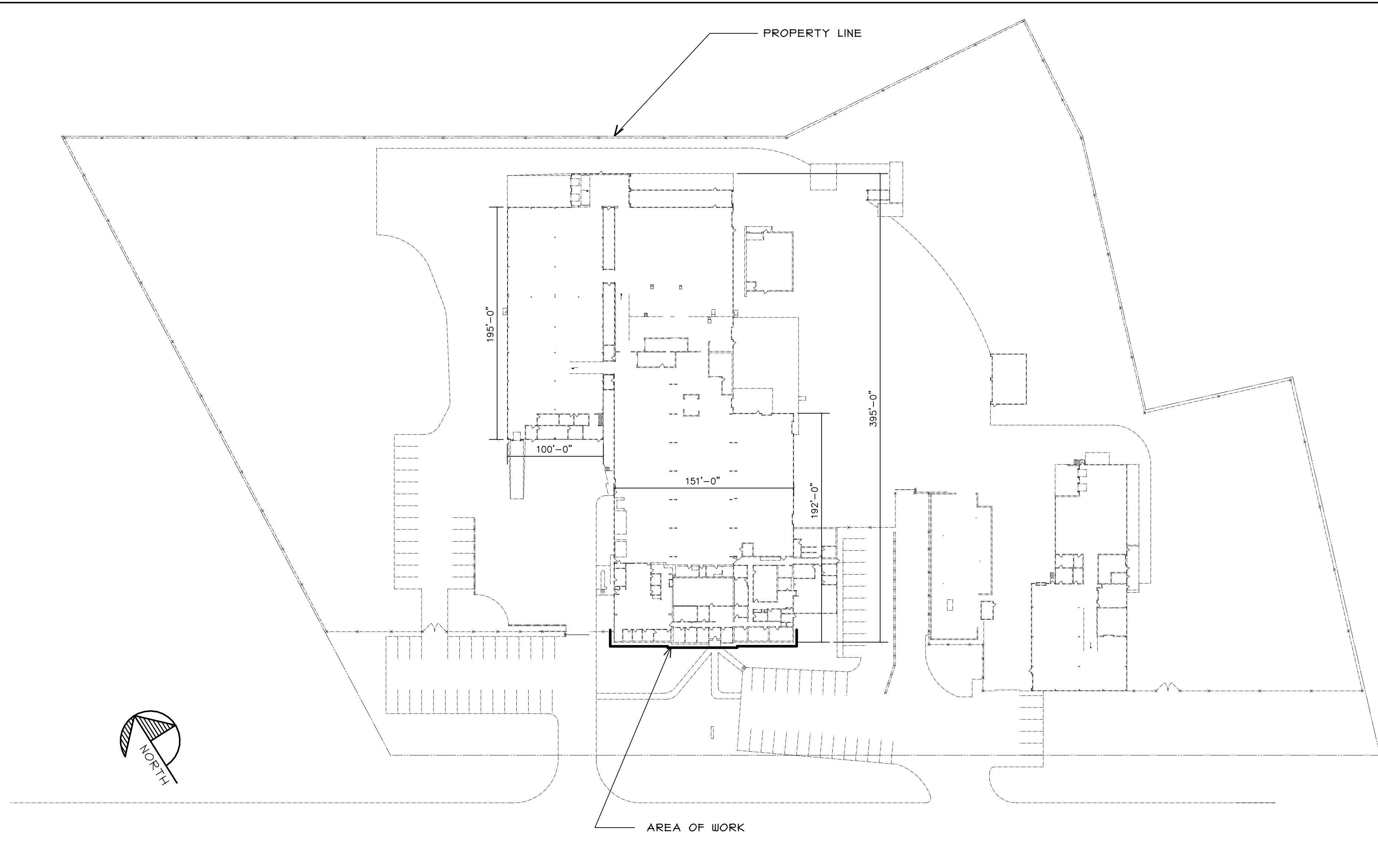








DATE PLOTTED: 11-14-2014 THE PLOTTED: 3:18 PM FILE LOCATION: H:\2129- ChemTrend\cd\facade study COPYRIGHT © 2014 LINDHOUT ASSOCIATES architects and pc THIS DOCUMENT AND THE SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN APPR



CHEM TREND EXTERIOR FACADE RENOVATION

EXTERIOR RENOVATION ONLY
THERE IS NO CHANGE TO THE INTERIOR SPACE
THERE IS NO CHANGE IN USE.
PARKING TO REMAIN UNCHANGED.

APPLICABLE CODES:

2009 MICHIGAN BUILDING CODE

ALLOWABLE HEIGHT & AREA:

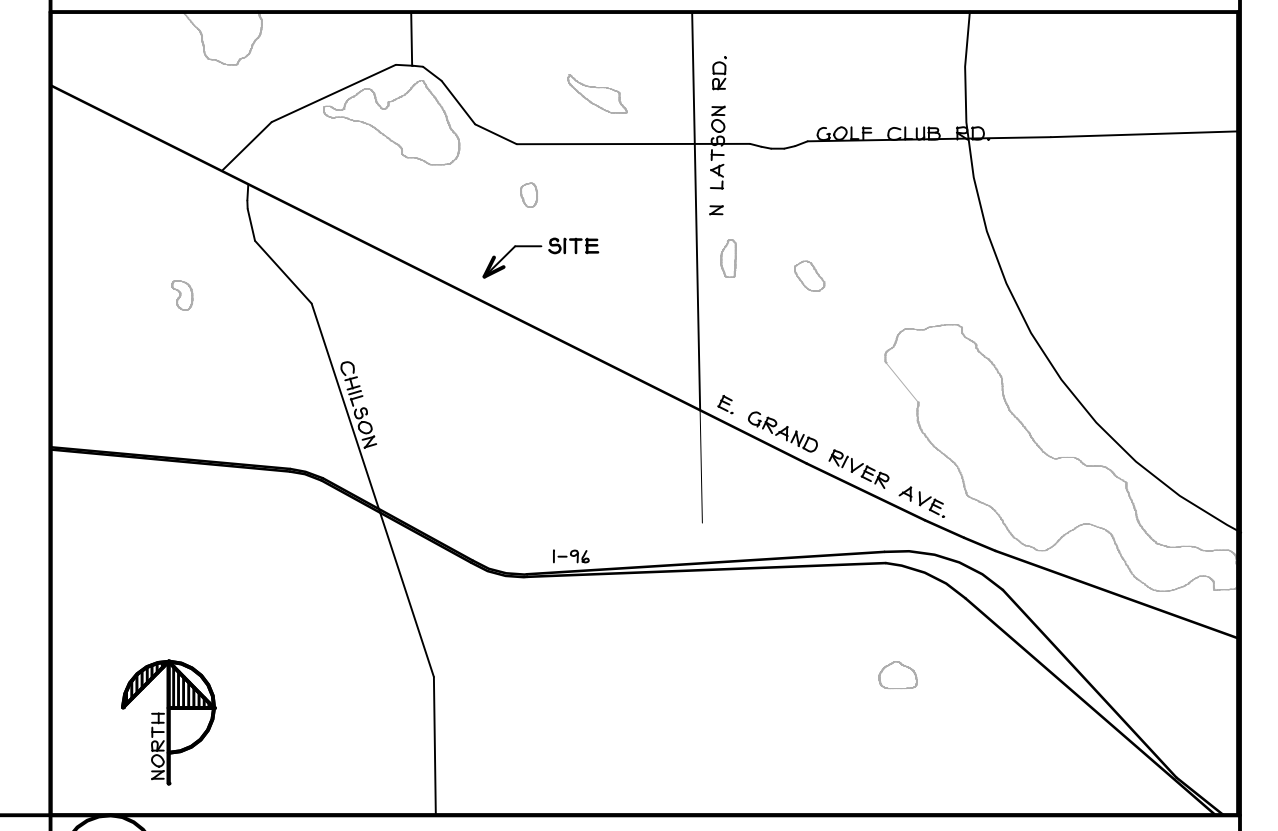
EXISTING & PROPOSED CONST. TYPE: TYPE IIB
EXISTING & PROPOSED USE GROUP: MIXED USE TO REMAIN UNCHANGED
ALLOWABLE HEIGHT: 1 STORY TO REMAIN UNCHANGED

THE EXISTING BUILDING IS 100% FIRE SUPPRESSED

OCCUPANTS LOAD AND EGRESS COMPONENTS SHALL REMAIN UNCHANGED

DRAWING INDEX

A1.00 SITE DATA & DEMO
A1.01 PLAN & ELEVATIONS
A1.02 SECTIONS



KEY PLAN

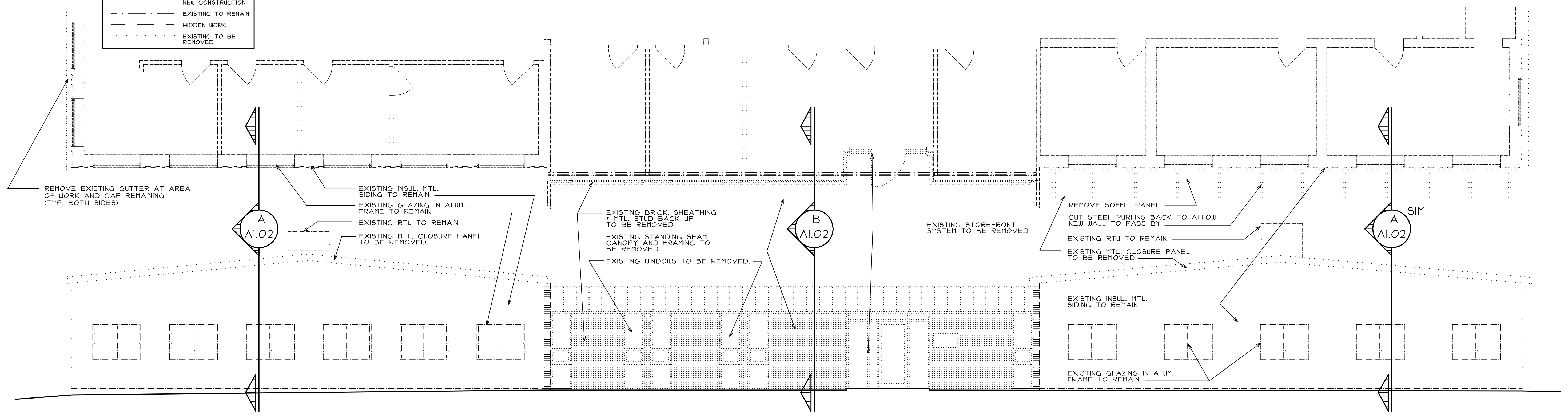
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CODE & SITE DATA

LOCATION MAP

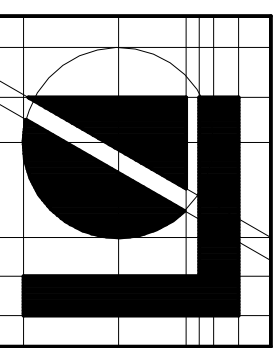
N.T.S.

LINE LEGEND	
	NEW CONSTRUCTION
	EXISTING TO REMAIN
	HIDDEN WORK
	EXISTING TO BE REMOVED



DEMOLITION PLAN & ELEVATION

SCALE: 3/16" = 1'-0"



Lindhout Associates
architects aia pc
10465 cotation drive, brighton, michigan 48116-9510
www.lindhout.com (810)227-5668 fax: (810)227-5855

consultant

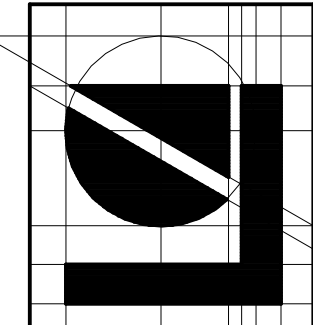
SKETCH PLAN REVIEW
PRICING issued for

9-22-14
9-11-14
date
dr: jme
ck'd: pal
app'd: jme

FACADE RENOVATION for:
Chem Trend
GENOA TWP., MICHIGAN
SITE DATA & DEMO

A1.00
1269

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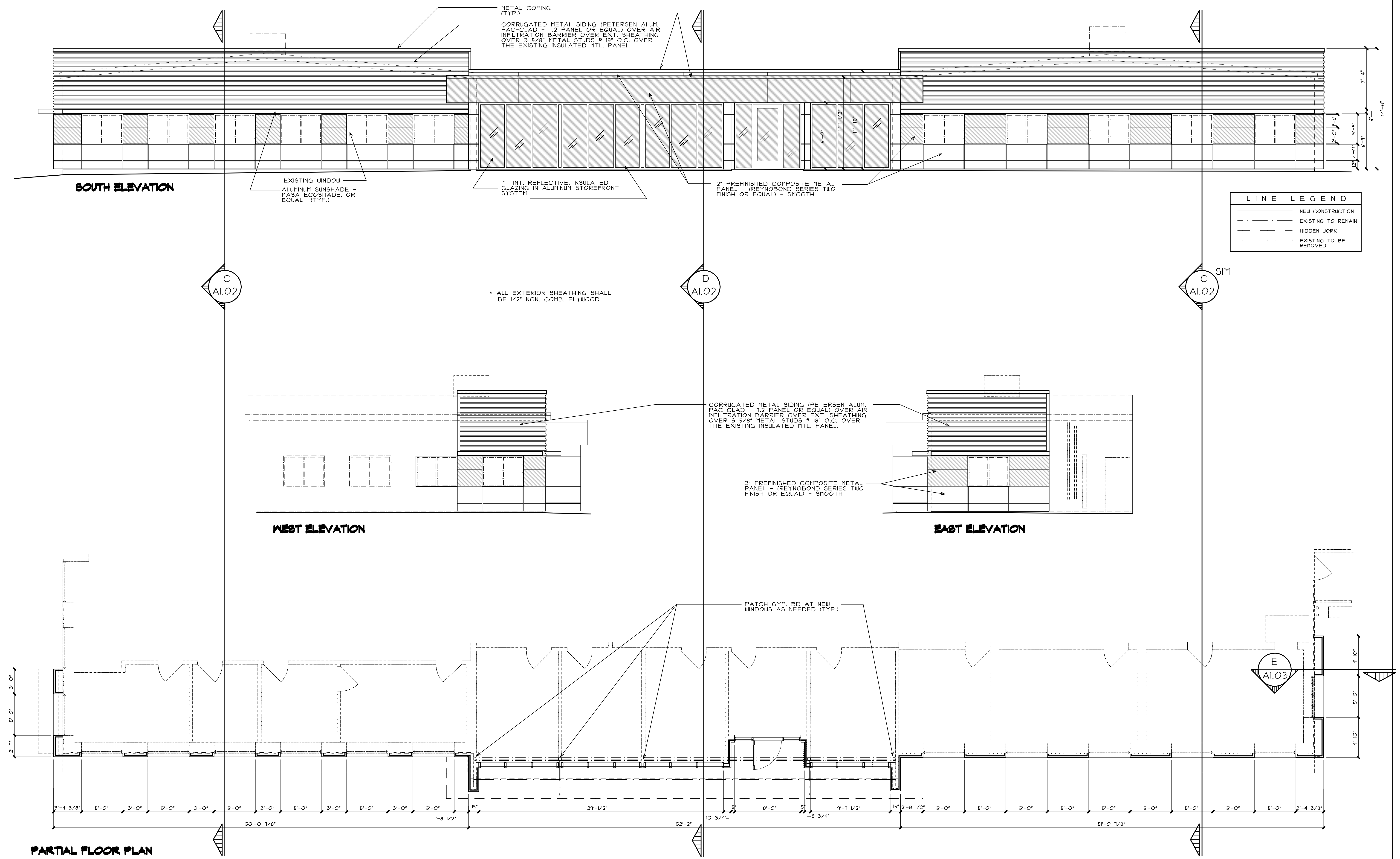
consultant

SKETCH PLAN REVIEW
PRICING
OWNER REVIEW
issued for

dr: jae
ck'd: pal
app'd: jae
9-22-14
9-24-14
8-01-14
4-11-14
date

FACADE RENOVATION FOR:
Chem Trend
GENOA TWP., MICHIGAN
PLAN & ELEVATIONS

A1.01
1269



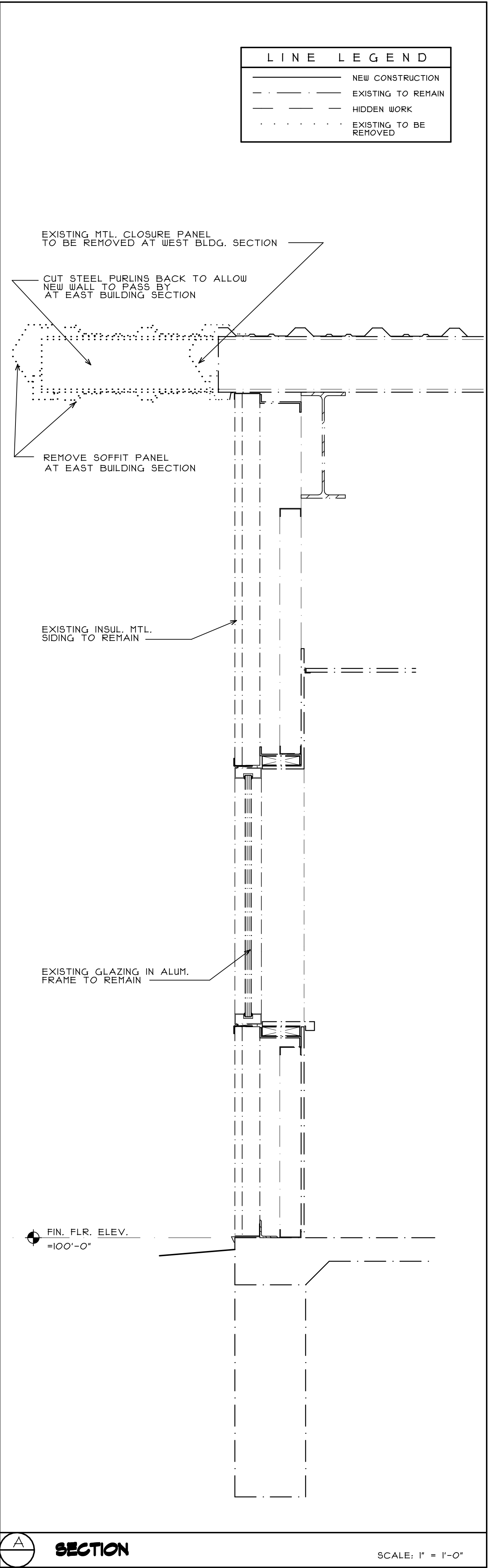
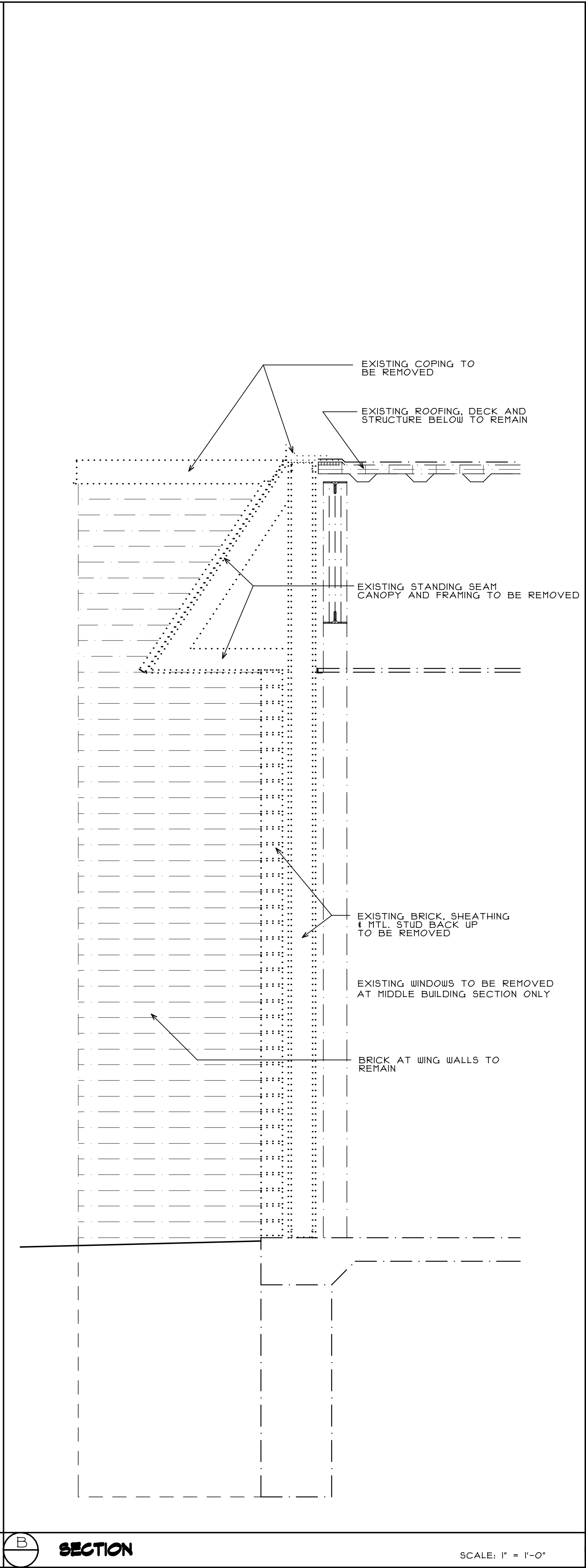
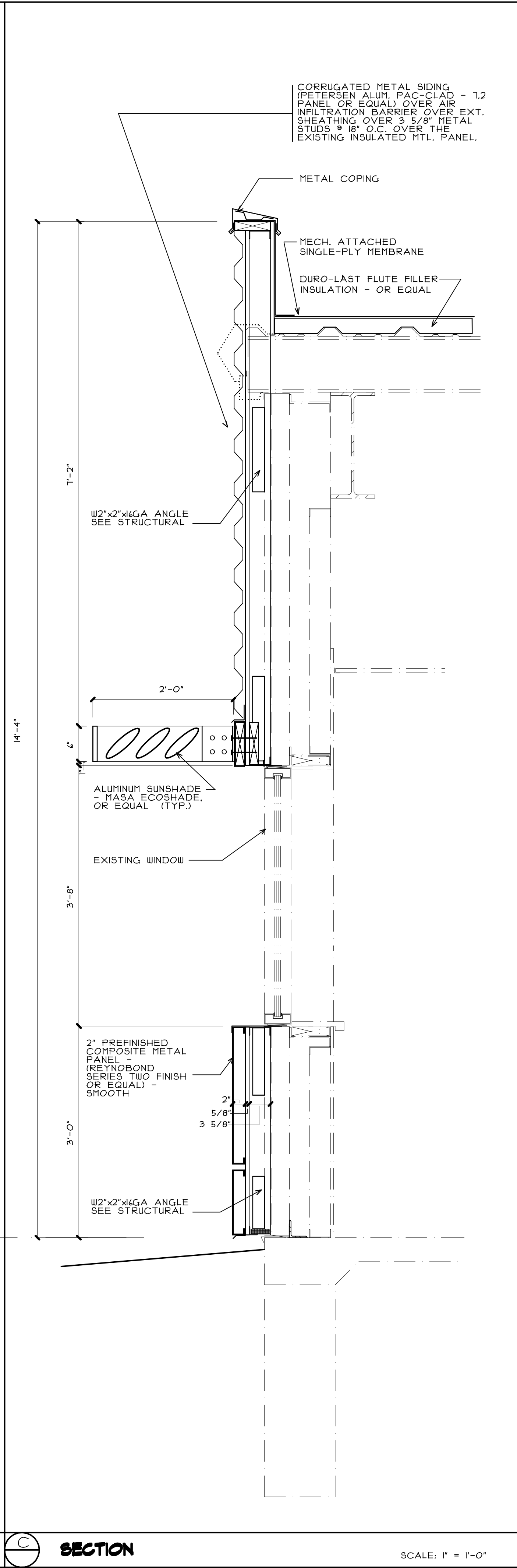
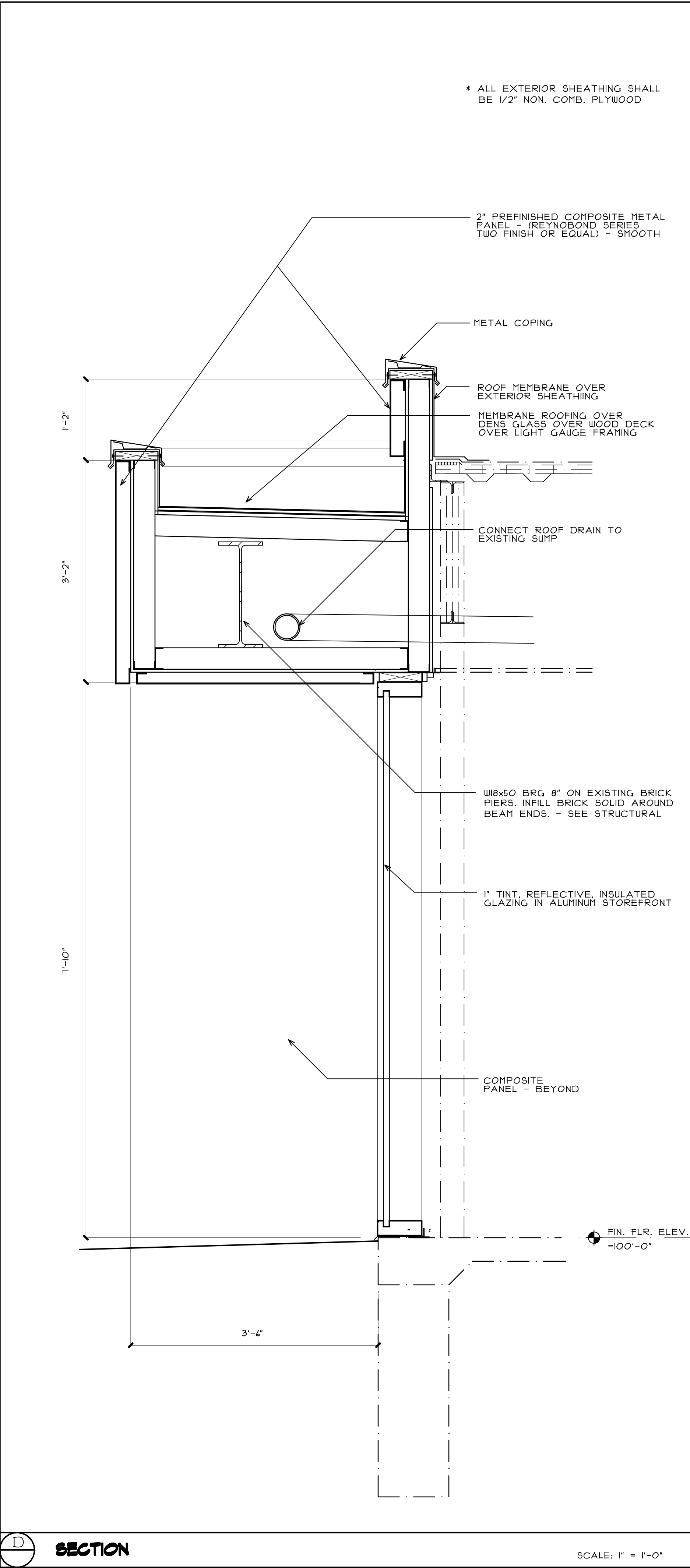
LINE LEGEND

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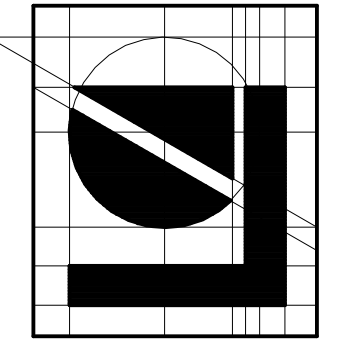
PLAN & ELEVATIONS

SCALE: 3/16" = 1'-0"

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LINE LEGEND	
—	NEW CONSTRUCTION
- - -	EXISTING TO REMAIN
---	HIDDEN WORK
.....	EXISTING TO BE REMOVED



Lindhout Associates
architects aia pc

10465 citation drive, brighton, michigan 48116-9510
www.lindhout.com (810)227-5668 fax: (810)227-5855

consultant

SKETCH PLAN REVIEW
PRICING
OWNER REVIEW
issued for

9-22-14
8-01-14
4-11-14
date

dr: jae
ck'd: pal
app'd: jae

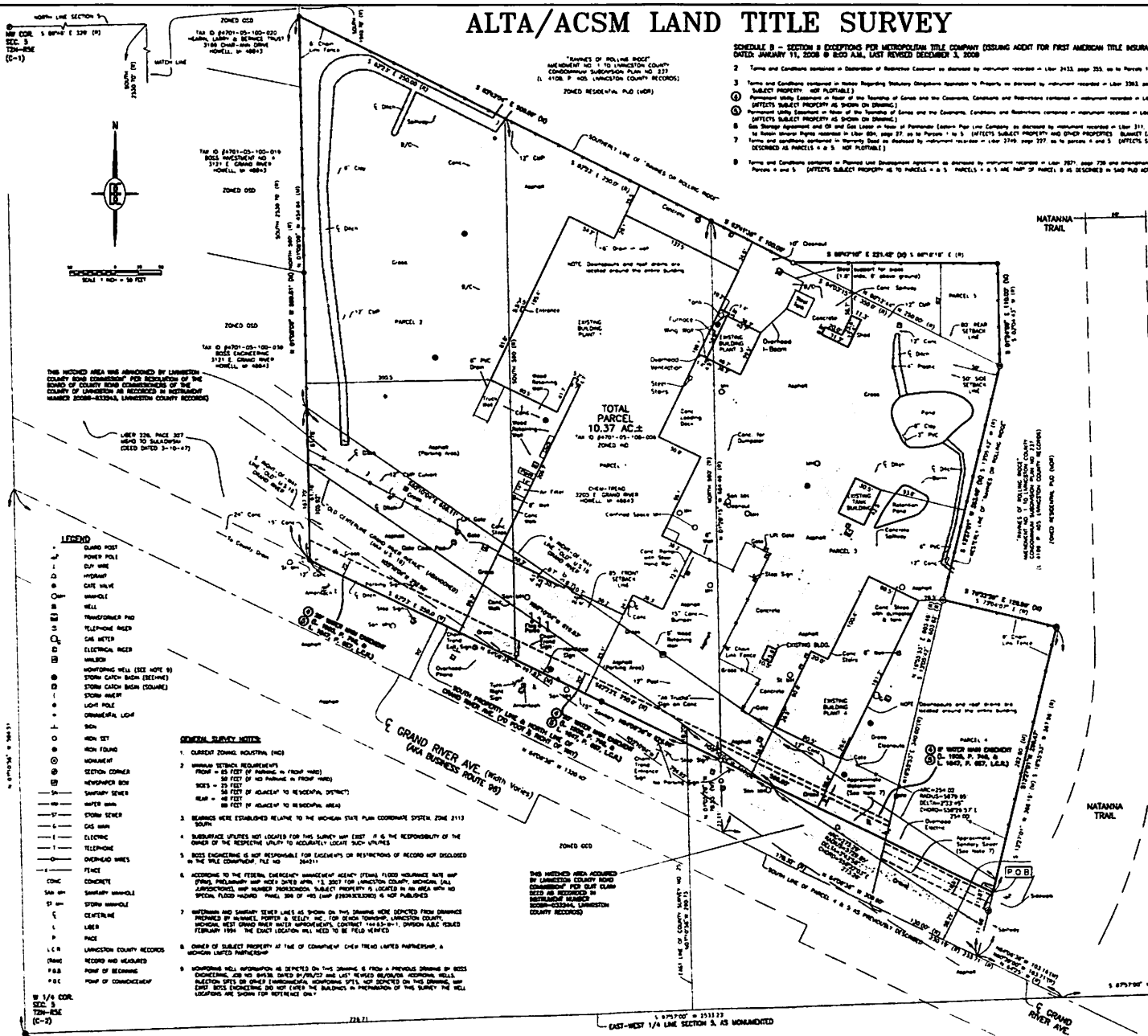
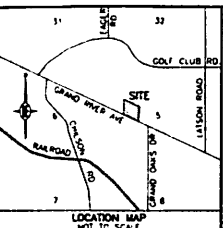
FACADE RENOVATION for:
Chem Trend
GENOA TWP., MICHIGAN
SECTIONS

A1.02
1269

ALTA/ACSM LAND TITLE SURVEY

SCHEDULE B - SECTION B EXCEPTIONS PER METROPOLITAN TITLE COMPANY (ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY), POLICY NO. 294211
 DATED JANUARY 11, 2008 @ 8:00 A.M. LAST REVISED DECEMBER 3, 2008

1. Terms and Conditions contained in Declaration of Intention of Survey as amended by instrument recorded in Liber 2413, page 253, as to Parcels 1 to 3.
2. Terms and Conditions contained in Declaration of Intention of Survey as amended by instrument recorded in Liber 2383, page 624, as to Parcels 1 to 3.
3. Terms and Conditions contained in Declaration of Intention of Survey as amended by instrument recorded in Liber 2383, page 624, as to Parcels 1 to 3.
4. Agreement relating to the Survey of Lines and the Contours, Conditions and Restrictions contained in instrument recorded in Liber 1805, Page 824, as to Parcels 1 to 3.
5. Agreement relating to the Survey of Lines and the Contours, Conditions and Restrictions contained in instrument recorded in Liber 1847, page 837, as to Parcels 1 to 3.
6. Gas Storage Agreement and Oil and Gas Lease in favor of Petroleum (Lester) Pipe Line Company, as amended by instrument recorded in Liber 311, page 130 and Affidavit of Interest in Gas Storage Rights contained in Liber 308, page 27, as to Parcels 1 to 3.
7. Terms and Conditions contained in Declaration of Intention of Survey as amended by instrument recorded in Liber 2346, page 277, as to Parcels 1 to 3.
8. Terms and Conditions contained in Revised Land Development Agreement as amended by instrument recorded in Liber 2827, page 726 and instrument recorded in Liber 3038, page 936, as to Parcels 1 to 3.



LEGAL DESCRIPTION PER METROPOLITAN TITLE COMPANY (ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY), POLICY NO. 294211 DATED JANUARY 11, 2008 @ 8:00 A.M. LAST REVISED DECEMBER 3, 2008

Land situated in the Township of Green, County of Longue Pointe, Province of Quebec, described as follows:

PARCEL 1
 Part of the Northwest 1/4 of Section 5, Twp 2 North, Range 5 East (hereinafter described as follows) comprising the Northwest 1/4 of Section 5, Twp 2 North, Range 5 East (hereinafter described as follows) containing 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road, 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road, 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road, 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road.

PARCEL 2
 Part of the Northwest 1/4 of Section 5, Twp 2 North, Range 5 East (hereinafter described as follows) comprising the Northwest 1/4 of Section 5, Twp 2 North, Range 5 East (hereinafter described as follows) containing 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road, 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road, 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road, 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road.

PARCEL 3
 Part of the Northwest 1/4 of Section 5, Twp 2 North, Range 5 East (hereinafter described as follows) comprising the Northwest 1/4 of Section 5, Twp 2 North, Range 5 East (hereinafter described as follows) containing 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road, 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road, 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road, 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road.

EXCEPTING FROM PARCELS 1, 2, 3 AND 4

Part of the Northwest 1/4 of Section 5, Twp 2 North, Range 5 East (hereinafter described as follows) comprising the Northwest 1/4 of Section 5, Twp 2 North, Range 5 East (hereinafter described as follows) containing 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road, 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road, 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road, 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road.

HOW DESCRIBED AS:

Part of the Northwest 1/4 of Section 5, Twp 2 North, Range 5 East (hereinafter described as follows) comprising the Northwest 1/4 of Section 5, Twp 2 North, Range 5 East (hereinafter described as follows) containing 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road, 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road, 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road, 120 acres 22 minutes East 726 feet along the northern right of way line of the Eastern Main Road.

CERTIFICATION:
 To: Dean Fred Limited Partnership,
 First American Title Insurance Company.

This is to certify that the map as filed and shown on sheet 1 of a total of 2 sheets was prepared and drawn by the Surveyor and that the Surveyor is a duly qualified and licensed Surveyor in the Province of Quebec and that the Surveyor is a duly qualified and licensed Surveyor in the Province of Quebec and that the Surveyor is a duly qualified and licensed Surveyor in the Province of Quebec.

Date: October 20, 2007
 Distribution: 5 Copies P. 1/1000

DESIGNED BY	12/17/07	12/17/07	12/17/07	12/17/07
DRAWN BY	J.P. / A.E.			
CHECKED BY				
SCALE	1" = 50'			
JOB NO.	07393			
DATE	10/31/07			
SHEET NO.	1 OF 1			

BOSS ENGINEERING
 ENGINEERS SURVEYORS & PLANNERS
 1145 W. UNIVERSITY AVENUE
 SUITE 100
 WINDYBROOK, ONTARIO L4R 1A4
 TEL: (905) 709-1100
 FAX: (905) 709-1101
 WWW.BOSS-ENG.COM

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 WINDYBROOK, ONTARIO L4R 1A4
 TEL: (905) 709-1100
 FAX: (905) 709-1101
 WWW.BOSS-ENG.COM

3205 E. GRAND RIVER AVE.
ALTA/ACSM LAND TITLE SURVEY
 PROJECT: 3205 E. GRAND RIVER AVE.
 PREPARED FOR: CREAM TRADING
 1045 W. UNIVERSITY AVENUE
 WINDYBROOK, ONTARIO L4R 1A4
 TEL: (905) 709-1100
 DATE: 12/17/07
 SHEET NO. 1 OF 1

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
SEPTEMBER 8, 2014
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Township Planning Commission was called to order at 6:34 p.m. Present were Chairman Doug Brown, Eric Rauch, Barbara Figurski, James Mortensen, Diana Lowe, Chris Grajek. Also present were Kelly VanMarter, Township Planner, and Brian Borden of LSL Planning. Township Attorney, Frank Mancuso, Jr., was also present.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Diana Lowe moved to approve the agenda as amended to include addressing the replacement of Dean Tengel as vice chairman. The motion was supported by Barbara Figurski. **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 a proposed amendment to the Timbergreen planned unit development (PUD) site condominium and agreement for the property located at 3800 Chilson Road, Howell, Michigan 48443, petitioned by Chestnut Development.

Attorney Rogers Myers addressed the Planning Commission on behalf of the petitioner. He advised that the development is Timber Green (two words). Attorney Frank Mancuso updated the Planning Commission regarding the proposed amendment. The petitioner has agreed to combine parcels C, D, and E and simply refer to that as C. The petitioner asked if access should be limited to the pole barn or whether it should also provide access to parcel C, which would be the house. The petitioner is in agreement with the rest of the language. A typo on the first page of the PUD agreement was discussed and the petitioner will correct that.

James Mortensen asked if lots 11 and 12 are being removed. The petitioner indicated that they are being removed and lots 13 and 14 will be renumbered to 11 and 12. The updated plan was mailed last Friday to the Township. The only changes were the renumbering of the lots.

Eric Rauch asked if the petitioner could have the engineer run a turning radius calculation for emergency vehicles to navigate the cul-de-sac. The revised plan will be submitted to the Fire Department and if approved, the plan may be approved as it relates to access to the barn.

A call to the public was made with no response.

Planning Commission disposition of petition

- A. Recommendation of PUD Agreement Amendment.
- B. Recommendation of revised PUD Site Plan. (08-15-14)

Motion by James Mortensen to recommend to the Township Board approval of the revised PUD agreement subject to the following:

- 1. Approval by the Township Attorney regarding the language as to this proposed second amendment and Master Deed;
- 2. The language regarding access to the cul-de-sac from the barn will be revised to include the provision that the house on lot C will also have access to the cul-de-sac;
- 3. The original land preservation as depicted in the original approved Timber Green site plan will be preserved on this site.

Support by Diana Lowe. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the site plan dated August 15, 2014 subject to the following:

- 1. Lots 13 and 14 as depicted on the site plan will become lots 11 and 12 and those lots already numbered 11 and 12 will be deleted;
- 2. The requirements of the Township Engineer addressed in their letter of August 8, 2014 shall be complied with;
- 3. The requirements of the Brighton Area Fire Authority addressed in their letter of August 6, 2014 shall be complied with. In particular, reference to the requirement of the turning radius on the cul-de-sac must be resolved prior to issuance of a land use permit for the pole barn;
- 4. Lots C, D, E and 17 shall be combined and named lot C.

Support by Diana Lowe. **Motion carried unanimously.**

OPEN PUBLIC HEARING #2... Review of sketch plan and impact assessment for a 1,400 square foot backstage addition for Northridge Church, located at 7555 Brighton Rd, Brighton, Parcel # 4711-25-300-037. The request is petitioned by Jim King on behalf of Northridge Church.

Jonathan Pearn from Hobbs and Black addressed the Planning Commission. He described the purpose of the addition and that is to house props, etc., for their productions.

Mr. Borden addressed the Planning Commission. This is a sketch plan review due to the size of the proposed expansion. He indicated that there should be a review of the impervious surfaces. Mr. Borden advised the petitioner how impervious surfaces are calculated. They were previously at 8.7% and are currently at 13%. The petitioner confirmed that the materials will match those used in the previous construction. They

are the same. The Fire Department's concerns regarding the width of the road were discussed. The petitioner will be changing that from 10' to 20' in the areas of concern. Any lights that are added will be pursuant to the ordinance. They will be for security, not for use in accessing the backstage at night and will be motion sensor lights.

Mr. Borden indicated that there are several items that were addressed in this plan during the last sketch plan. He would like to see this cleaned up. The petitioner will clean that up tonight for publication tomorrow.

Chairman Brown asked how participants will be prevented from parking on the grass or the access area at the backstage. The petitioner did not know. Mr. Borden indicated that the parking provided on site is in excess of the minimum requirements. Therefore, this should not be an issue. Eric Rauch suggested "No Parking, Fire Lane" signs. The petitioner agreed to post those.

The Township Engineer's letter was discussed. James Mortensen asked about the road width. Originally, the road was 10'. Another 10' is being added up to 150 feet of the building as required by the Fire Department.

Chairman Brown asked about the ramp. The petitioner indicated it is required per law. It is keyed. It is located inside an existing corridor, not in the audience.

A call to the public was made with no response.

Planning Commission disposition of petition

A. Disposition of Sketch Plan. (08-11-14)

Motion by James Mortensen to approve the sketch plan subject to the following:

1. The Planning Commission agrees that this particular change is minor enough to qualify for a sketch plan review. Further revisions to this site may require a full site plan review;
2. The petitioner will supply the Planning Consultant with the lot coverage calculations;
3. Building materials will match the existing building;
4. The access driveway will be widened from 10' to 20' within 150' feet of the building;
5. Any new overhead lighting will comply with the Township ordinance. The staff will review it for compliance;
6. The petitioner will correct several notes on the plan to bring them up to date and revise them with the Planning Consultant;
7. "No Parking, Fire Lane" signs will be added in the grass area near the access drive to inhibit parking in that area;
8. The requirements of the Township Engineer as outlined in his August 22, 2014 letter and the Brighton Area Fire Authority letter of August 27, 2014 will be complied with.

Support by Eric Rauch. **Motion carried unanimously.**

Administrative Business:

- *Staff report. Chairman Brown addressed the election of officers. This will be addressed next month when John McManus is present.*
- *Approval of August 11, 2014 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes as amended. Support by Diana Lowe. **Motion carried unanimously.***
- *Member discussion*
- *Adjournment. **Motion** by Diana Lowe to adjourn at 7:53 p.m. Support by Barbara Figurski. **Motion carried unanimously.***