

***** OCTOBER MEETING RE-SCHEDULED *****

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MONDAY, OCTOBER 26, 2015
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

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... Review of a sketch plan application to construct four outside pavilions, located at 7000 McClements, Brighton, Michigan, 48114, parcel # 4711-12-100-002. The request is petitioned by St. Thomas Chaldean Catholic Diocese USA.

Planning Commission disposition of petition

A. Disposition of Sketch Plan (09-18-15)

Administrative Business:

- *Staff report*
- *Approval of September 14, 2015 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*

\$ 200.00



GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

GENOA TOWNSHIP
AUG 26 2015

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: Sami Herfy 7000 McClements Brighton
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: ST Thomas Chaldean Catholic Diocese USA

SITE ADDRESS: 7000 McClements PARCEL #(s): 11-12-100-002

APPLICANT PHONE: (248) 376-1819 OWNER PHONE: ()

LOCATION AND BRIEF DESCRIPTION OF SITE: CAMP ~~and~~ and Church

BRIEF STATEMENT OF PROPOSED USE: shelter from elements

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: Build Four pavilion

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: Sami Herfy

ADDRESS: 7000 McClements Brighton MI 48114

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

1) Sami Herfy of Camp Chaldean at Samerfy @the.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: Sami Herfy DATE: 8-26-15
PRINT NAME: Sami Herfy PHONE: 248 376-1819



October 7, 2015

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Camp Chaldean – Sketch Plan Review #2
Location:	391 Kellogg Road – south side of McClements Road, between Kellogg and Euler Roads
Zoning:	PRF Public and Recreational Facilities District

Dear Commissioners:

As requested, we have reviewed the revised sketch plan (dated 9/18/15) proposing 4 new pavilions for the existing Camp Chaldean located around Euler Lake, between Kellogg and Euler Roads.

We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance and provide the following comments for your consideration.

A. Summary

1. Each of the 4 pavilions complies with setback requirements from property lines.
2. Each of the 4 pavilions complies with setback requirements from the shoreline of Euler Lake.
3. Pavilions 1, 2 and 3 do not comply with setback requirements from the edge of a wetland. Additional information is needed to determine whether pavilion 4 is compliant.
4. The height of the pavilions complies with standards for accessory structures.
5. In our opinion, the Ordinance does not restrict the size or number of accessory structures allowed in PRF.
6. There is a discrepancy in the reference to the pavilion on the south side of the lake on Sheets A1.0 and C2.0 that needs to be corrected (if sketch plan approval is granted).
7. If lighting is proposed, details must be provided.
8. The applicant may wish to include trash cans within or near each pavilion.
9. It is unclear how pedestrians will access pavilion 4. It appears there will be difficult terrain to navigate in the absence of a dedicated path.

B. Proposal/Process

The applicant requests sketch plan review/approval for the construction of 4 new covered, but unenclosed, pavilions around the property – 3 on the north side of Euler Lake and the other on the south. The pavilions are each 34' x 52.67' (1,791square feet) in area with a height of approximately 13 feet to the midpoint of a pitched roof.

Given the limited 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.



Aerial view of site and surroundings (looking north)

C. Sketch Plan Review

As was discussed at the previous Planning Commission meeting, there are only a few applicable Ordinance requirements given the nature of the request.

Specifically, Section 6.02.02(1) provides regulations for accessory structures within a campground, while Section 11.04 provides additional provisions for accessory structures; however, the latter is primarily intended for residential uses/districts.

Section 6.02.02(1) provides the following requirements with respect to setbacks from property lines and shorelines:

- 125' from any property line – the proposed structures are internal to the site with ample setbacks – pavilions 1, 2 and 3 are more than 600' from the McClements Road front lot line, while pavilion 4 is more than 600' from the Kellogg Road front lot line.
- 125' from any shoreline – the 125' shoreline buffer is shown on Sheet C1.0 for pavilions 1, 2 and 3, while Sheet C2.0 provides this information for pavilion 1. Each of the proposed pavilions is more than 125' from the shoreline of Euler Lake.
- 125' from any wetland – Sheet C1.0 shows a wetland buffer line; however, it does not appear that the pavilions on the north side of the lake (1, 2 and 3) comply with this standard. Sheet C2.0 does not provide a wetland buffer line, so we are unable to determine whether pavilion 1 is compliant.

As referenced above, Section 11.04 also regulates accessory structures; however, these provisions are generally noted as being for residential districts. Nonetheless, we have applied the following provisions, as they are generally applicable:

- 14' maximum height – while this requirement is noted for accessory buildings (as opposed to structures), it is the closest fit to a height restriction for the proposed pavilions, which are approximately 13' to the midpoint of a pitched roof.

- Maximum size and number – there are restrictions on the total square footage and number of accessory structures allowed in a residential district; however, there is an exemption for lots within the AG and CE Districts. Since there is no regulation specific to this request, we have interpreted this exemption to apply to PRF, as well, given the nature and intent of the district.

Additional considerations are as follows:

- There is a discrepancy in the reference to the pavilion on the south side of the lake. Specifically, Sheet A1.0 identifies it as “location 4,” while Sheet C2.0 notes it as “pavilion no. 2.” If sketch plan approval is granted, this minor discrepancy should be corrected so the Township has an accurate set of drawings.
- We request that the applicant provide an indication of whether the proposed structures will include lighting. If lighting is proposed, details will need to be provided.
- The applicant may wish to include trash cans within or near each structure to ensure containment of any refuse generated by use of the structures.
- There appears to be some existing paths that will provide pedestrian access to the pavilions on the north side of the lake; however, access to pavilion 4 may be difficult given the natural condition of the property.

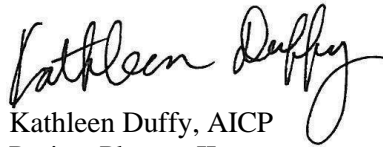
Should you have any questions concerning this matter, please do not hesitate to contact our office. We can be reached by phone at (248) 586-0505, or via e-mail at borden@lsplanning.com and duffy@lsplanning.com.

Sincerely,

LSL PLANNING, INC.



Brian V. Borden, AICP
Principal Planner



Kathleen Duffy, AICP
Project Planner II



September 3, 2015

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

**Re: Cam Chaldean Pavilions
Sketch Plan Review**

Dear Ms. VanMarter:


We have reviewed the sketch plan submittal from Lindhout Associates Architects, dated August 25, 2015. The petitioner is proposing to construct 4 approximately 34' x 54' pavilions consisting of concrete slabs with rook shelters on the north and south sides of Euler Lake spanning two individual lots owned by the Chaldean Catholic Church. The pavilions are to provide shelter from the elements for campers.


The proposed pavilions, as illustrated on the sketch plan, will not be provided with water or sanitary sewer service. There will be a minor increase in site impervious area due to the construction of the pavilions in currently undeveloped areas, however, given the small size of the structures and the locations in relationship to the on-site lakes the storm water impact will be minimal and contained on the petitioner's property. Therefore, we do not believe additional stormwater calculations are required. There are no proposed gutters and downspouts on the structures, so the runoff will shed off the eaves. It is recommended the petitioner account for this increase in flow with grading adjacent to the structures, utilizing BMPs to address runoff volume and quality and reduce the potential for erosion.

With minimal site impacts, and no proposed water or sewer utilities, we have no objections to the proposed addition.

Please call if you have any questions.

Sincerely,


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


Joseph C. Siwek, P.E.
Project Engineer

copy: Lindhout Associates Architects



BRIGHTON AREA FIRE AUTHORITY

615 W. Grand River Ave.
Brighton, MI 48116
o: 810-229-6640 f: 810-229-1619

September 4, 2015

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Camp Chaldean
7000 McClements Rd.
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on August 27, 2015 and the drawings are dated August 25, 2015. The project is based on building three (3) 1,500 square foot Pavilion Shelters at three locations on the property around Euler Lake. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition.

The proposed site plan appears to be in general conformity with the site plan requirements of the adopted fire prevention code.

If you have any questions about the comments on this plan review please contact me at 810-229-6640.

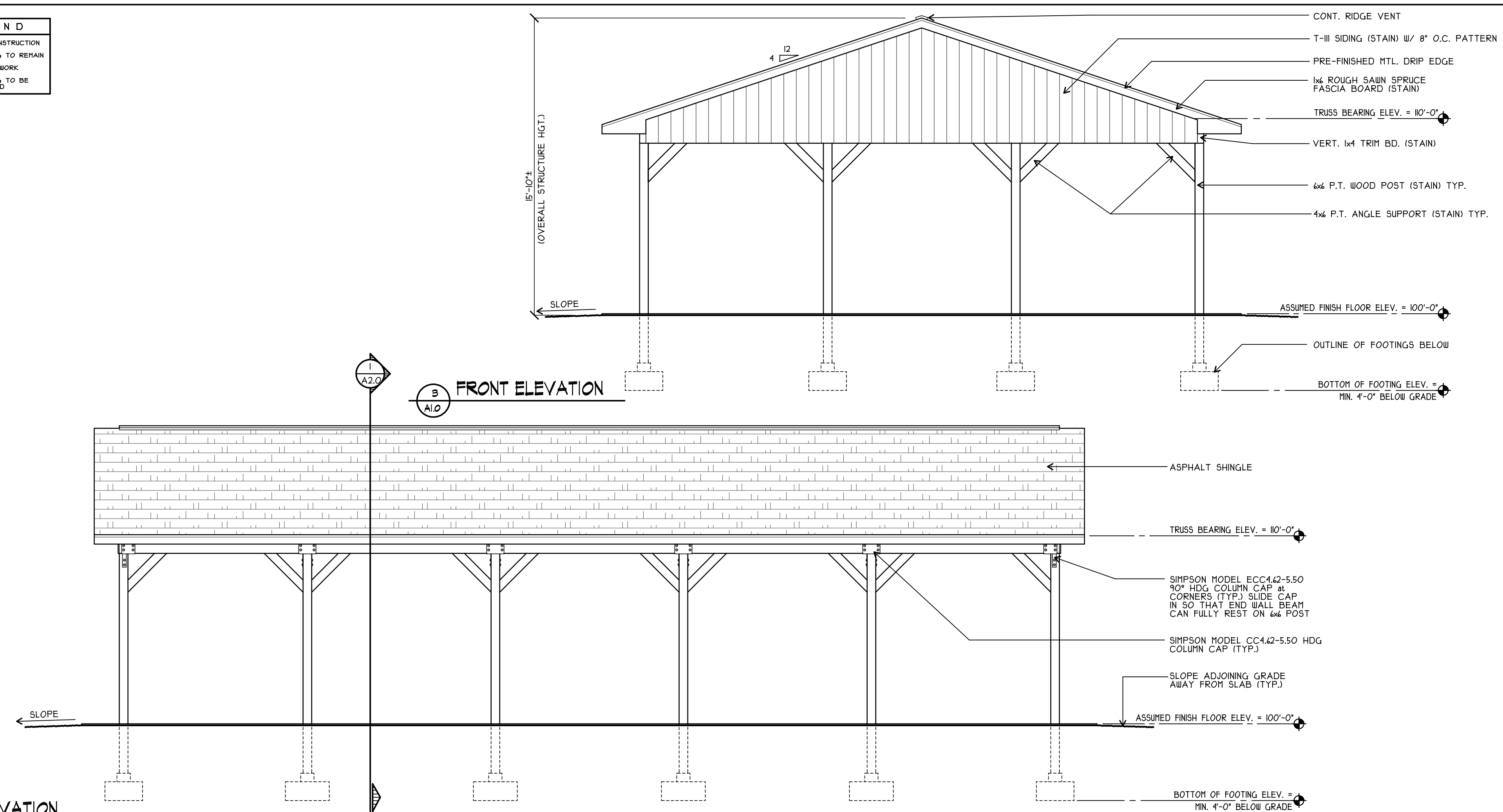
Cordially,

A handwritten signature in black ink, appearing to read "Michael Evans".

Michael Evans
Deputy Fire Chief

THIS DOCUMENT AND THE SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN APPROVAL.

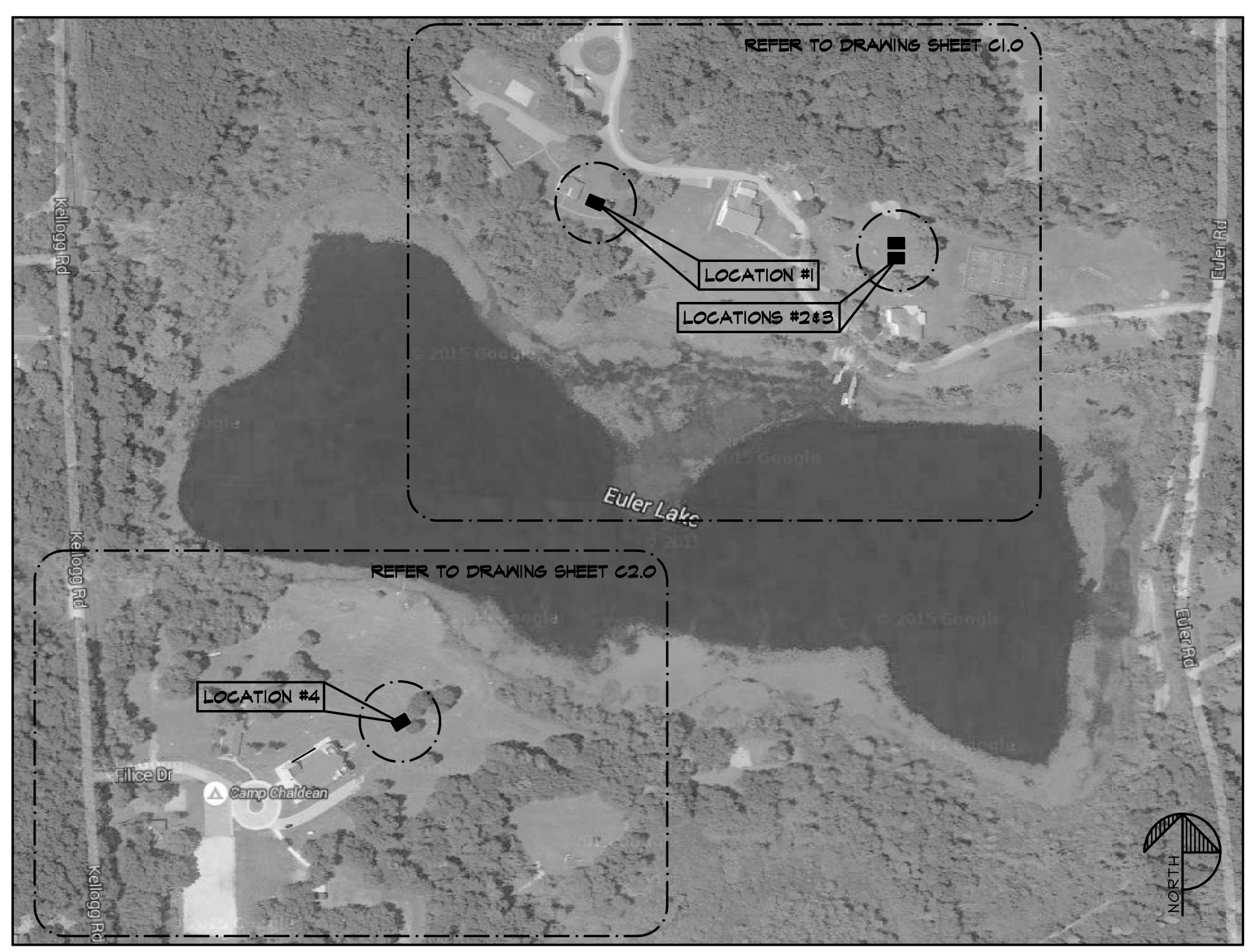
LINE LEGEND	
	NEW CONSTRUCTION
	EXISTING TO REMAIN
	HIDDEN WORK
	EXISTING TO BE REMOVED



EXTERIOR ELEVATIONS



CODE ANALYSIS	
CAMP CHALDEAN 1391 KELLOGG RD., BRIGHTON, MI 48114 CONTACT: ELIAS KASSAB PHONE: (248) 318-5811	DESIGN LOADS SEISMIC: CATEGORY "A" WIND LOADS: BASIC WIND SPEED 40 MPH IMPORTANCE FACTOR = 1.0 WIND EXPOSURE = "B" ROOF LOADS: 40 PSF (25 SNOW, 15 DEAD) MINIMUM FOOTING DEPTH: 48" BELOW GRADE
GENOA TOWNSHIP ZONING DISTRICT: PRF (PUBLIC and RECREATIONAL FACILITIES DISTRICT) FLOOR AREA: (3) at 1500 sq.ft. EACH BUILDING HEIGHT: 15'-10"	NOTE: FOUNDATIONS DESIGNED FOR MINIMUM SOIL BEARING PRESSURE OF: 2000 P.S.F.



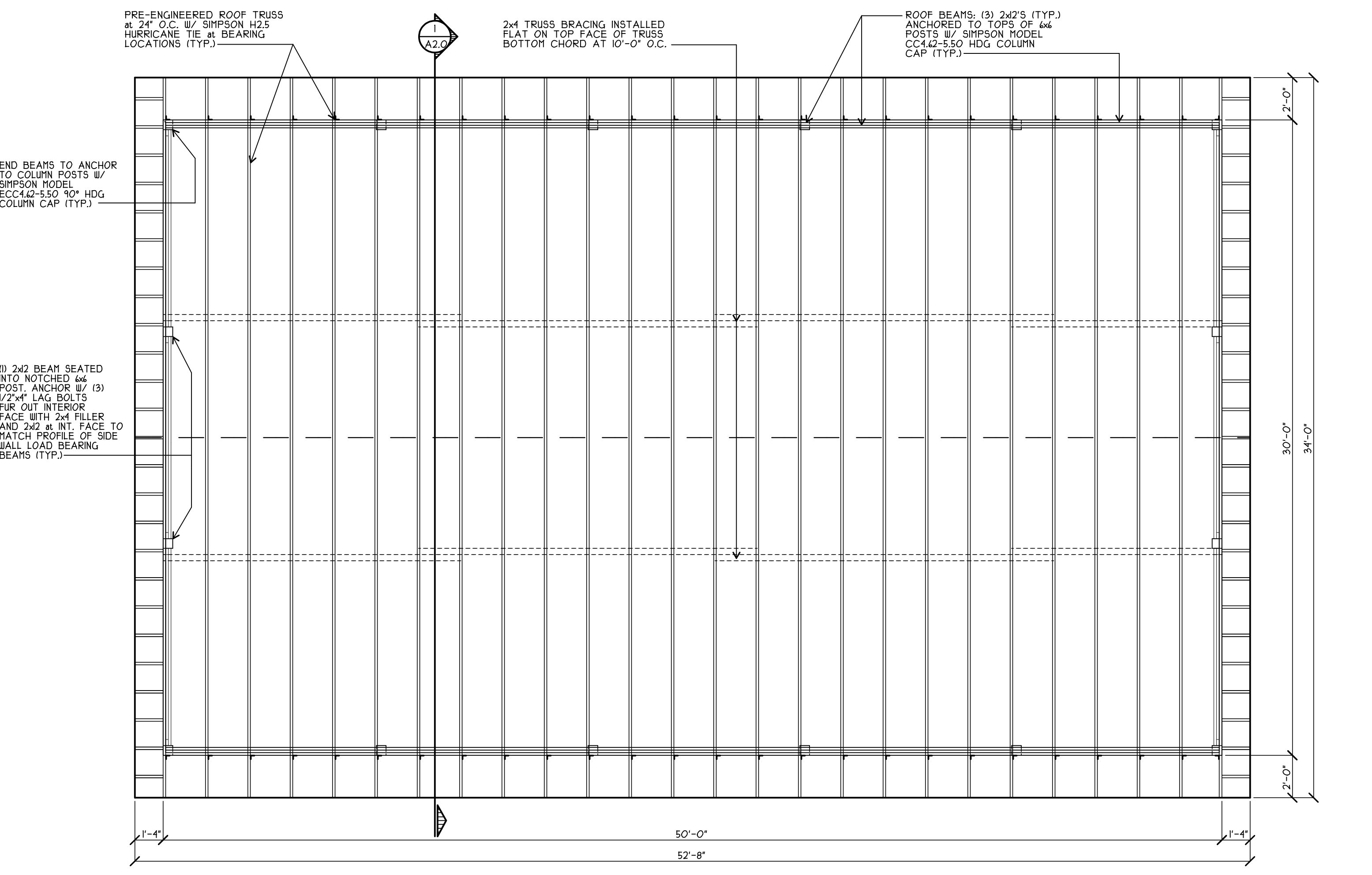
SCHEMATIC SITE PLAN

FRONT ELEVATION

SIDE ELEVATION

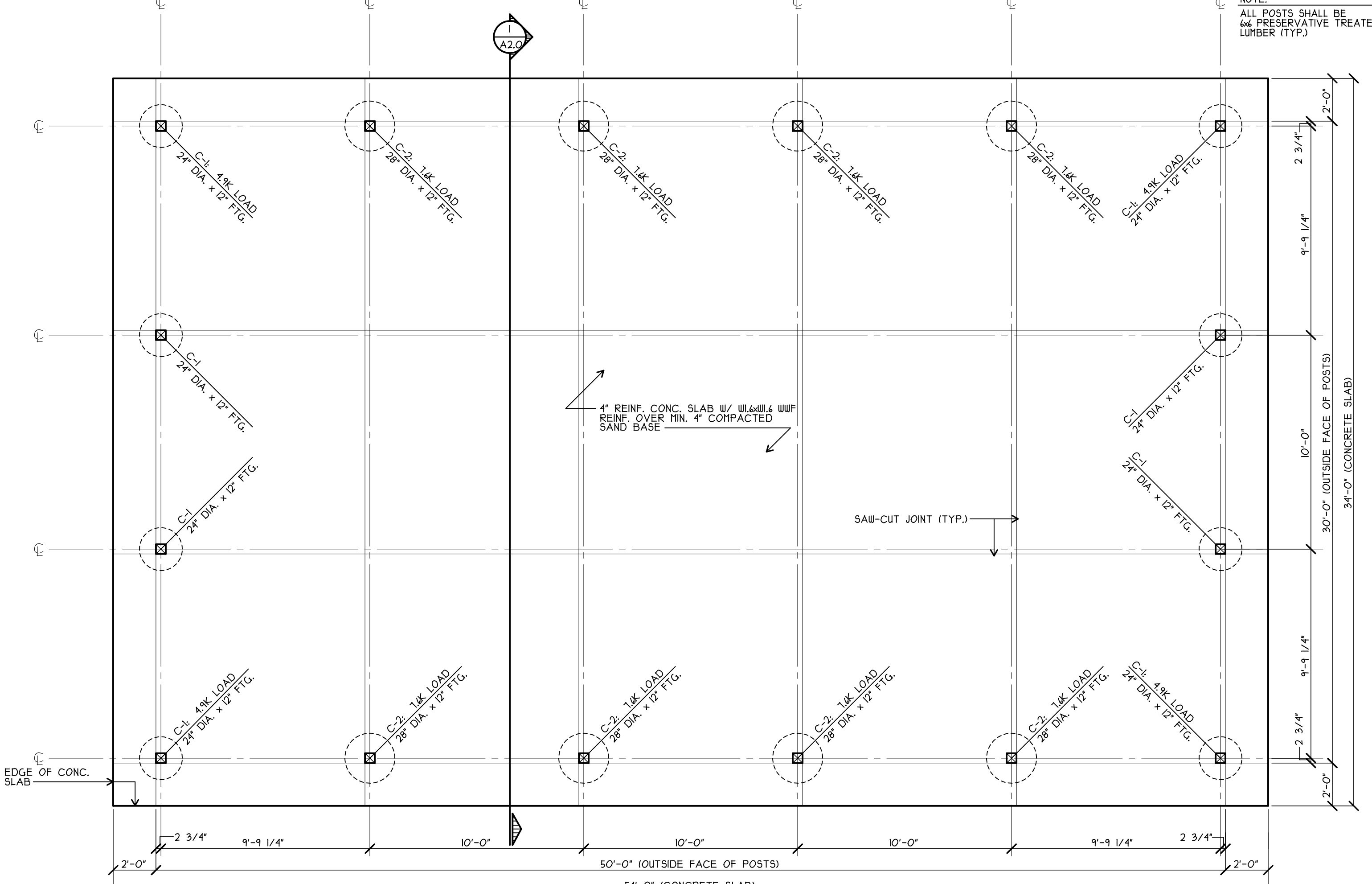
SCALE: 1/4" = 1'-0"

NOT TO SCALE



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

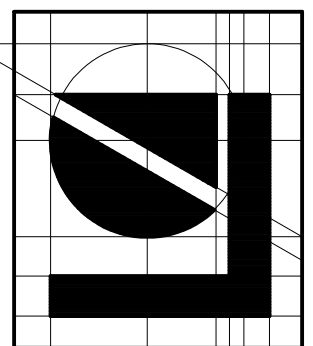


FLOOR PLAN / FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

FILE LOCATION: H:\N518 - Camp Chaldeaan Pavilion\dwg\CAN518-A11.dwg DATE PLOTTED: 9/18/2015 PLOTTED BY: bna

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

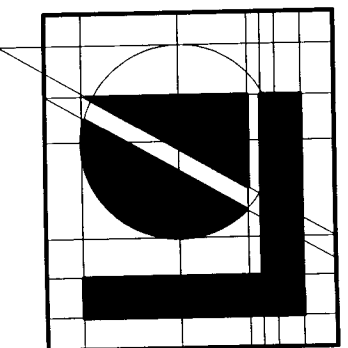
consultant

TOWNSHIP REVIEW DRAWINGS
ISSUED FOR
09-18-2015
08-28-2015
date
dr: bna
ck'd: bna
app'd:

NEW PICNIC PAVILION FOR:
CAMP CHALDEAN
1391 KELLOGG RD., BRIGHTON, MI 48114
EXTERIOR ELEVATIONS

A1.0
1578

FILE LOCATION: H:\1519 - Camp Chaldea Pavilion.dwg \cd\5659-A11.pln 1.dwg
 DATE PLOTTED: 6/25/2015
 LINDHOUT ASSOCIATES architects aa pc
 LINDHOUT ASSOCIATES architects aa pc
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Lindhout Associates
 architects aia pc
 10465 citation drive, brighton, michigan 48116-9510
 www.lindhout.com (810)227-5668 fax: (810)227-5855

consultant

BIDDING / PERMIT DRAWINGS
 issued for

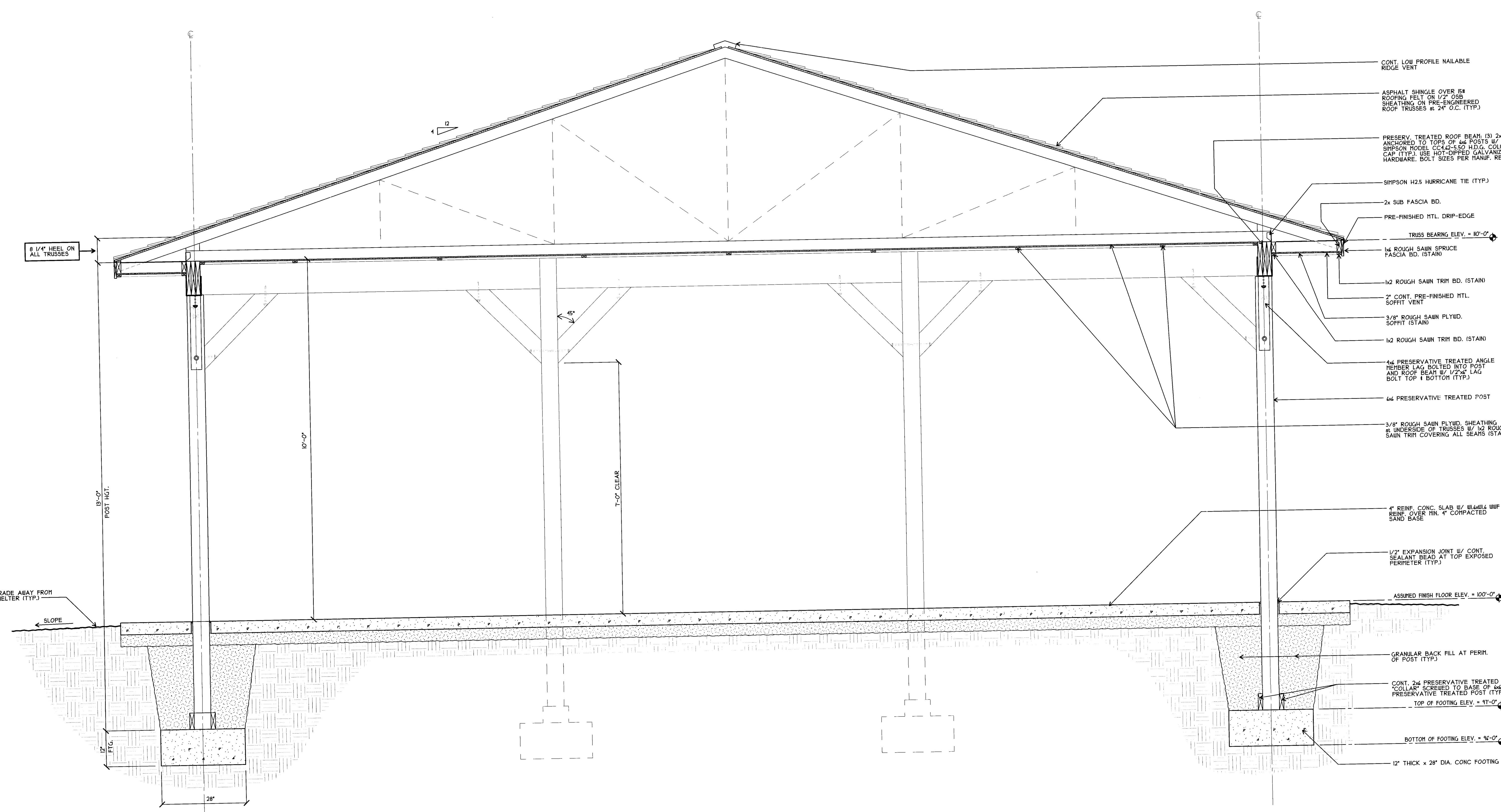
dra: lba
 ck: lba
 08-25-2015
 date

NEW PICNIC PAVILION FOR:
CAMP CHALDEAN
 1391 KELLOGG RD., BRIGHTON, MI 48114
BUILDING SECTION

A2.0
1578

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

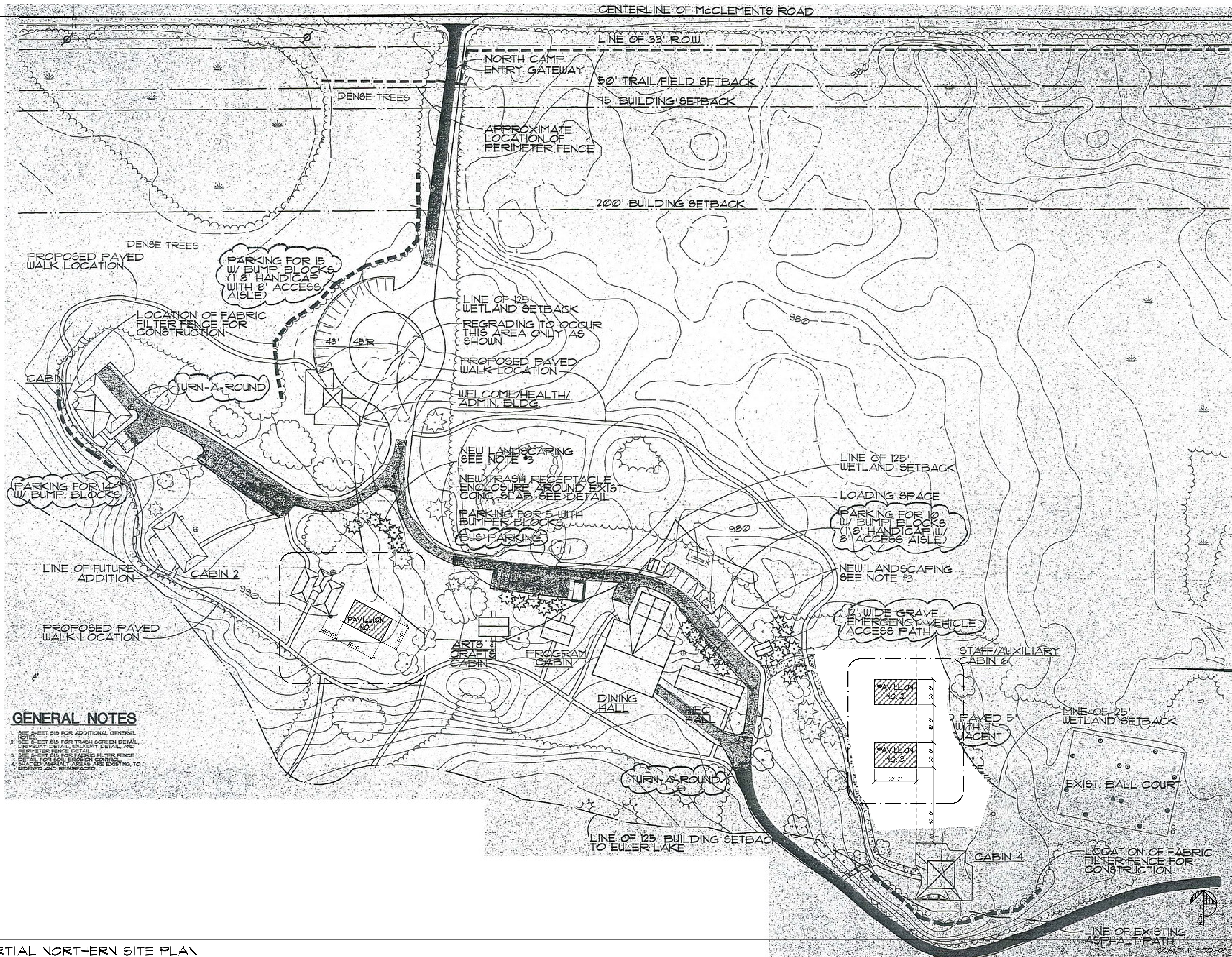
NOTES:
 - ALL FRAMING LUMBER SHALL BE PRESERVATIVE TREATED MATERIAL.
 - ALL HARDWARE IN CONTACT WITH PRESERVATIVE TREATED WOOD, SHALL BE HOT-DIPPED GALVANIZED.



BUILDING SECTION

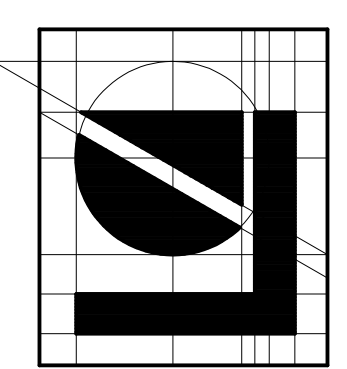
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FILE LOCATION: H:\1578 - Camp Chaldeaan Pavilion.dwg\cd\1578 - site plans
 DATE PLOTTED: 9/18/2015 PLOTTED BY: bna
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GENERAL NOTES

1. SEE SHEET S15 FOR ADDITIONAL GENERAL NOTES.
2. SEE SHEET S15 FOR TRASH SCREEN DETAIL, DRIVEWAY DETAIL, BULKHEAD DETAIL, AND PERIMETER FENCE DETAIL.
3. SEE SHEET S15 FOR FABRIC FILTER FENCE DETAIL.
4. EXISTING ASPHALT, GRASS ARE EXISTING TO BE REPAIRED AND RESURFACED.



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 10465 citation drive, brighton, michigan 48116-9510
 www.lindhout.com (810)227-5668 fax: (810)227-5655

consultant

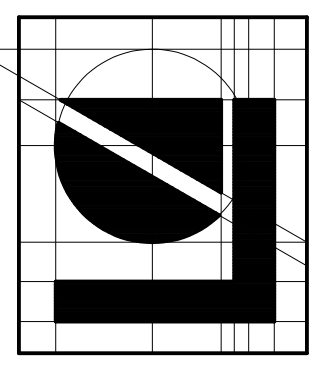
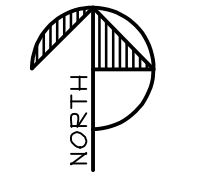
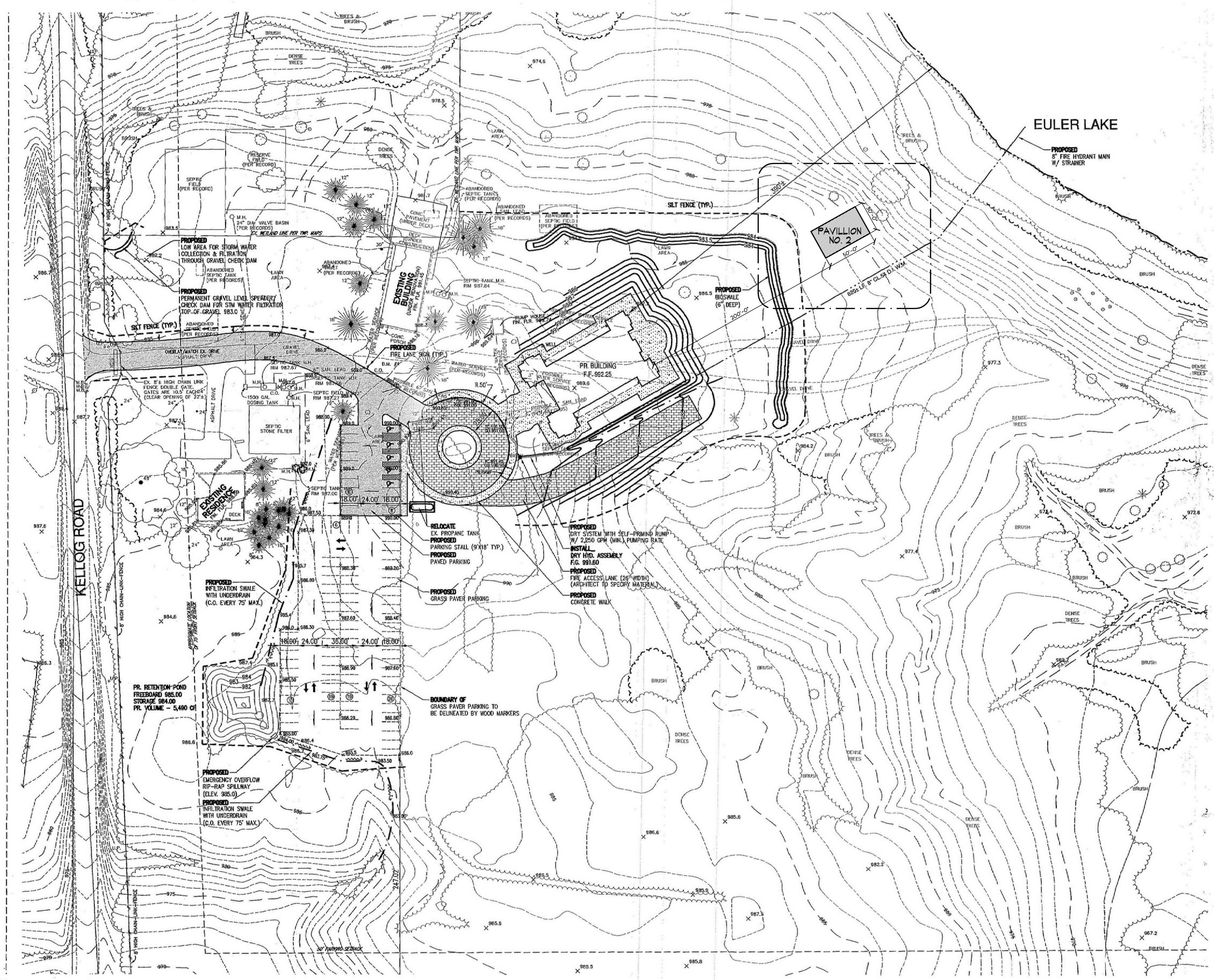
township REVIEW issued for
 04-18-2015 date
 bna
 ck d:
 app d:

NEW PICNIC PAVILION FOR:
CAMP CHALDEAN
 1391 KELLOGG RD., BRIGHTON, MI 48114
 SCHEMATIC PARTIAL NORTHERN SITE PLAN

C1.0
 1578

SCALE: 1" = 50'-0"

FILE LOCATION: H:\N518 - Camp Chaldea Pavilion\dwg\cd\N518-site plans
DATE PLOTTED: 9/18/2015 PLOTTED BY: bna
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consultant

TOWNSHIP REVIEW
issued for

dr: bna
ek: dt
app: d
09-18-2015
date

NEW PICNIC PAVILION for:
CAMP CHALDEAN
1391 KELLOGG RD., BRIGHTON, MI 48114
SCHEMATIC PARTIAL SOUTHERN SITE PLAN

C2.0
1578

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
SEPTEMBER 14, 2015
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:31 p.m. Present were Vice Chair Diana Lowe, James Mortensen, Barbara Figurski, John McManus, Chris Grajek, and Eric Rauch. Also present were Kelly VanMarter, Community Development Director/Assistant Township Manager and Brian Borden of LSL. Absent was Chair Doug Brown.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Upon motion by Barbara Figurski and support by John McManus, the agenda was approved as corrected. There are two #1 agenda items. Change the second #1 to #2. **Motion carried unanimously.**

CALL TO THE PUBLIC: A call was made to the public with no response.

OPEN PUBLIC HEARING #1... Review of a special use, environmental impact assessment, and sketch plan application for a proposed market and storage facility with outdoor sales and display for a property located at 7300 Grand River Ave., Brighton, Michigan 48114, parcel # 4711-13-300-021. The request is petitioned by Simply Rock Properties, LLC.

John Eckstein of Lindhout and Associates, Tony Gilardi and Terry Simpson of Simply Fresh Market addressed the Planning Commission. Mr. Eckstein explained the proposed plans. The building will be brought into conformance with the ordinance. The existing paving will remain and will be re-stripped. Some pavement will be added at the new dumpster location. The building will be clad with treated wood and painted red.

The proposed signage is in conformance with the ordinances. The existing businesses in back will be gone. The proposed signage is unique as applied to the ordinance. It is proposed as a tower above the trellis. While it complies with the ordinance, Mr. Borden believes this style may need to be addressed in future ordinance language. The petitioner views it as a wall sign since it is applied to existing surface. It's taller than the front of the structure, but not the back of the structure. The intent is to advertise on the front, but not the sides. Kelly VanMarter has no issue with this. The tower has a solid roof on it.

Brian Borden addressed the Planning Commission regarding the items outlined in his letter of September 9, 2015. This use must meet the general land use standards and a host of special land use standards. Some simply are not met. Some require confirmation from the petitioner. Some may be viewed as existing non-conformities.

The site is short of the one acre requirement. This may be viewed as an existing non-conformity. The site is .83 acres.

The trellis encroaches onto the side setback on the west side by 15'. The trellis structure itself is actually an allowable encroachment. The outdoor storage component beneath it is not meeting the side setback. The screening being provided is to protect a parking lot from viewing the produce stand. Mr. Mortensen agreed it doesn't make sense to screen the vegetables and flowers. Mr. Grajek agreed.

The rendering appears to show the produce stands closer to the plot line. There is a potential those actual stands may encroach. The petitioner indicated this is a matter of the artist's rendering, not a reality.

The adjacent properties east and west do not have sidewalks. The petitioner requests a performance bond rather than installing the sidewalks at that time. The reason for this is the petitioner does not own the entire patch of ground before the building. Therefore, any sidewalk could crumble at the edge.

Brian Borden indicated there are 22 parking spaces. The petitioner corrected him. There are 24. The parking lot will continue as exists. No additional landscaping was added for that reason. The pavement will be re-striped. The petitioner agrees to add directional arrow markings on the pavement.

Lighting issues were addressed.

The waste receptacle complies with requirements, but needs approval for placement and the proposed wooden enclosure. The petitioner agrees to use cedar slats rather than the chain link with wood. If the material is altered to match the building more closely, the Planning Commission would be very pleased.

The ordinance requires that the items for display/sale must be behind the 35' setback line and not necessarily under the trellis.

The petitioner will add directional signs on the pavement to outline the flow of traffic.

Brian VanHall, 3557 Brighton Road addressed the Planning Commission. He is a patron of the market and supports this petition.

Lou Bruno, 7900 Herbst Road addressed the Planning Commission. He is a patron of the market and supports this petition.

Mary Vance, the current property owner of 7300 Grand River addressed the Planning Commission. She obviously supports this petition.

Ivonka Valley, director of Bountiful Harvest addressed the Planning Commission. It's a food pantry, soup kitchen. The petitioner donates foods to Bountiful Harvest. She supports this petition.

Planning Commission recommendation of petition

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (08-26-15)

C. Recommendation of Sketch Plan (08-25-15)

Motion by James Mortensen to recommend to the Township Board approval of the special land use permit, subject to:

1. Conformance with the sketch plan that is to be recommended for approval tonight and further subject to approval of the sketch plan by the Township Board;
2. Approval by the Township Board of the environmental impact assessment;
3. This recommendation is made because the Planning Commission finds that the requirements of 7.02 of the ordinance are generally met.

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

Motion by Barbara Figurski to approve the environmental impact assessment dated 8/26/15, subject to the approval of the special use permit and sketch plan. Support by Chris Grajek. **Motion carried unanimously.**

Motion by James Mortensen to recommend approval of the sketch plan dated 8/25/15, subject to:

1. Approval of the special use permit and environmental impact assessment;
2. The sketch plan is recommended for approval because although several setback issues exist, the Planning Commission finds them to be a result of an existing non-conforming situation and therefore recommends approval;
3. The petitioner will provide a performance bond satisfactory to Township Staff for a 5' sidewalk along Grand River;
4. The greenbelt trees may be spaced further apart subject to the approval of Township Staff;
5. The petitioner will provide Township Staff with details assuring that the existing lighting complies with the ordinance;
6. The waste receptacle location is acceptable, but the chain link fence will be replaced with treated lumber, preferably matching the building;
7. The sketch plan and renderings provided this evening will become Township property;
8. The sign as depicted in the site plan is acceptable because it is part of the tower with a roof on it. Therefore, the Planning Commission concludes it does not exceed the roof line of the building;
9. The parking lot will be double stripes and directional arrows added to improve the traffic flow;
10. The site plan and renderings shall be revised as it relates to the outdoor display area to comply with the setback requirements prior to the submission to the Township Board and will be so noted on the sketch plan.

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

OPEN PUBLIC HEARING #2... Review of a sketch plan application to construct four outside pavilions, located at 7000 McClements, Brighton, Michigan, 48114, parcel # 4711-12-100-002. The request is petitioned by St. Thomas Chaldean Catholic Diocese USA.

Sam Herfy addressed the Planning Commission on behalf of the petitioner.

Brian Borden addressed the setbacks from the road and the water line. They are met.

The plans were submitted over aerial photos. The accuracy is not guaranteed. A more accurate plan should be used for the issuance of a permit. For instance, an engineer could draw on the site plan, to scale, the location of the proposed buildings.

Planning Commission disposition of petition

A. Disposition of Sketch Plan (08-25-15)

Motion by Barbara Figurski to table this item for the petitioner to obtain more accurate measurements of the locations of the buildings. Support by Chris Grajek. **Motion carried unanimously.**

OPEN PUBLIC HEARING #3... Review of the draft Master Plan amendment affecting future land use and growth boundaries in sections 33 and 34 along Chilson Road south of Brighton Road for submittal to the Township Board for distribution and public review pursuant to the Michigan Planning Enabling Act.

Kelly VanMarter gave a history of this item. She will seek the attorney's opinion while in the 42-day review period.

Planning Commission disposition of petition

A. Authorize submittal of the draft master plan amendment to the Township Board.

Motion by John McManus to authorize submittal of the draft master plan amendment to the Township Board and that the same be submitted for a legal opinion.

Administrative Business:

- *Staff report*
- *Approval of August 10, 2015 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes of the August 10, 2015 meeting as amended. Support by James Mortensen. **Motion carried unanimously.***
- *Member discussion*
- *Adjournment. **Motion** by John McManus to adjourn the meeting at 8:27 a.m. Support by James Mortensen. **Motion carried unanimously.***

Respectfully submitted,

Kristi Cox
Recording Secretary