

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING
MONDAY, SEPTEMBER 12, 2016
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 environmental impact assessment and site plan for proposed site grading on the balance of the land located south of the Providence Medical Center Project at the southeast corner of the Latson Road and Grand Oaks Drive intersection. The request is petitioned by Ascension Health for the purpose of raising grade to provide gravity fed sanitary sewer for future development.

Planning Commission disposition of petition:

- A. Recommendation of Impact Assessment (8-23-16)
- B. Disposition of Site Plan (8-24-16)

ADMINISTRATIVE BUSINESS:

- *Staff Report*
- *Approval of August 8, 2016 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Gary J. Tressel, 555 Hulet Drive, Bloomfield Hills, MI 48302
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Ascension Health

SITE ADDRESS: 1205 Latson Road PARCEL #(s): 4711-09-100-036

APPLICANT PHONE: (248) 454-6373 OWNER PHONE: (248) 849-5773

OWNER EMAIL: Mark.Yagerleander@Ascensionhealth.org

LOCATION AND BRIEF DESCRIPTION OF SITE: _____

Site is located at 1205 South Latson Road between I-96 Freeway
and Grand River Avenue, in the N/E Quadrant of the Interchange

BRIEF STATEMENT OF PROPOSED USE: Medical Office Building with
Mixed Use Retail

THE FOLLOWING BUILDINGS ARE PROPOSED: No buildings proposed with
this application. Owner is seeking approval to place fill on
southern portion of site to prepare it for development with
gravity sanitary sewer service to Latson Road

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: _____

ADDRESS: 555 Hulet Drive, P.O. Box 824, Bloomfield Hills, MI 48303-0824

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

1.) Gary J. Tressel of Hubbell, Roth & Clark, Inc. at gtressel@hrc-engr.com
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews 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 to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.

SIGNATURE:  DATE: August 19, 2016
PRINT NAME: Gary J. Tressel PHONE: (248) 454-6373
ADDRESS: 555 Hulet Drive, Bloomfield Hills, MI 48302



September 6, 2016

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Genoa Medical Complex – Site Plan Review #1
Location:	1201 Latson Road – east side of Latson, north of I-96
Zoning:	NR-PUD – Non-Residential Planned Unit Development

Dear Commissioners:

At the Township's request, we have reviewed the site plan (dated 8/23/16) proposing grading and utility improvements to the former Latson Elementary School PUD site.

The Township previously approved a medical facility (2015) and bank with drive-through lanes (2016) for this PUD.

At this time, the proposed site plan is limited to grading and utilities, which are engineering matters. As such, we do not have any comments to provide, but defer to the Township Engineer for any review comments they may have.

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.

Respectfully,
LSL PLANNING, A SAFE BUILT COMPANY

Brian V. Borden, AICP
Planning Manager



August 29, 2016

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

Re: St. John Providence Site Mass Grading Review

Dear Ms. Van Marter:

We have reviewed the site plan application for the remaining land grading to occur on the property owned by Ascension Health that will contain outlots to the south of the St. John Providence medical office building, dated August 24, 2016, from HRC, Inc. The site is located on the east side of Latson Road, just north of the I-96 off ramps on the previous Latson Elementary School site. The petitioner is proposing mass site grading of the southern half of this site so that additional outlot properties can utilize gravity sewer services. Tetra Tech reviewed the documents and offers the following additional comments.

SUMMARY

1. Check grading over unbuilt proposed water main for changes.
2. Verify all lots proposed for gravity sewer service.

SITE PLAN

1. Grading plan should be reviewed against proposed water main that has not been constructed yet as part of the medical facility construction and incorporated prior to installation to avoid potential areas of too little or too much cover above the proposed water main.
2. The site plan shows the proposed grading for the Flagstar Bank lot, as well as for Units 2, 3 and 4. Each outlot is shown to have a highest proposed contour of 1016. A gravity sanitary sewer was projected from the proposed on-site sewers to confirm the ability to service these properties by gravity. Each of the referenced lots appears to be suitable for maintaining a minimum of 4' of cover above the proposed sanitary sewer pipe. However, there is an unlabeled area with a proposed contour of 1016 in the SE corner of the property near the stormwater ponds that appears to represent a future outlot parcel, that may not be able to be served by a gravity sewer as the cover above the pipe would be less than 4 feet at and approaching the site. The lands above the potential

Tetra Tech

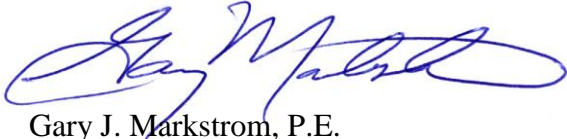
401 South Washington Square, Suite 100, Lansing, MI 48933
Tel 517.316.3930 Fax 517.484.8140 www.tetrattech.com

Ms. Kelly Van Marter
Re: St. John Providence Mass Grading Site Plan Review
August 29, 2016
Page 2

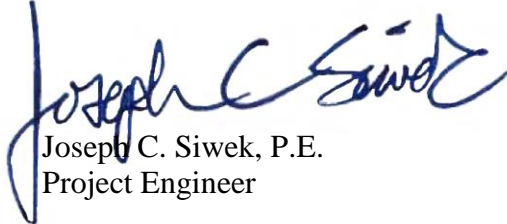
sewer pipe extending to this portion of the site would need to be raised to a minimum contour of 1017 in order to provide gravity sewer service to this area if it is intended as a development parcel.

The petitioner should revise and resubmit the site plan to address the above comments prior to approval.

Sincerely,



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



Joseph C. Siwek, P.E.
Project Engineer

copy: Gary Tressel P.E., Hubble, Roth & Clark, Inc.



BRIGHTON AREA FIRE AUTHORITY

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

September 1, 2016

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Providence Mass Grading (Ascension Health)
1205 S. Latson
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on August 25, 2016 and the drawings are dated August 23, 2016. The plan submittal is for the mass grading of the site of underground utilities. The site plan was previously approved and this submittal has no effect on that approval. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition.

The only concern regarding the submitted plan is that access to construction equipment staging and on-site facilities be maintained for emergency vehicles at all times.

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department. 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 "R. Boisvert".

Capt. Rick Boisvert, CFPS
Fire Inspector

IMPACT ASSESSMENT
ASCENSION HEALTH – PARCEL 11-09-100-039
SITWORK/LAND BALANCING
GENOA TOWNSHIP, LIVINGSTON COUNTY, MI
AUGUST 23, 2016
HRC NO. 20160030

The following assessment follows the requirements of Section 18.07 "Written Impact Assessment Requirements" of the Genoa Township Zoning Ordinance

A. Prepared for

Ascension Health
18000 West Nine Mile Road
Suite 1200
Southfield, Michigan 48034

Prepared by:
Hubbell, Roth & Clark Inc., Consulting Engineers
555 Hulet Drive, P.O. Box 824
Bloomfield Hills, Michigan 48303-0824

B. Description of the site including improvements, natural feature, and location.

The 14.57 acre former Latson Elementary School site (1201 S. Latson Road) is located northeast of the new I-96 interchange at Latson Road. The previous buildings have been removed from the site with the exception of minor sanitary structure and related pipe which will be removed as part of the development of the first phase Ambulatory Care Facility on the site. There are two (2) existing commercial drives located on the west side of the site at the Grand Oaks intersection and at the northwest corner of the site. The concrete drives have been constructed for three lanes each.

The site is relatively flat and gently slopes from the Northwest to the Southeast eventually surface draining into the MOOT R.O.W. for I-96 and the west bound Latson Road off ramp. The elevations range from 1017 at the Grand Oaks drive entry to 994 at the southeast corner of the parcel.

Existing on-site utilities include an 8" sanitary sewer along Latson Road. An 8" public water main is located approximately 15 feet south of the north property line. There are existing stormwater catch basins that previously conveyed runoff to the southern portion of the property.

Adjacent properties include:

North - Genoa Place Apartments - Zoned - HDR

East - Genoa Place Apartments - Zoned - HDR

South - MOOT - I-96

West - Lowes Home Centers - Zoned – NRPUD

C. Impact on Natural Features:

The site is relatively flat gently sloping from the NW to the SE. USDA Soil conservation Service "Soil Survey of Livingston county, Michigan", indicates native soils consist of:

1. MoB - Miami loam, 2-6 percent slopes. Surface runoff is slow, permeability is moderate and erosion hazard is slight.

Vegetative cover for the includes low grasses and beginning succession growth. There are no canopy trees present on the parcel.

The national wetland inventory indicates no regulated wetland areas exist on the site.

D. Impact on stormwater management and description of soil erosion control measures during construction.

Surface runoff during construction will utilize BMPs and methods set forth by The Livingston County Drain Commissioner. These methods will include temporary and permanent seeding, mulching/blanketing, silt fence, silt sacks.

Construction may include periods of dust, vibration noise and smoke but will be controlled to the extent possible. Dust will be controlled using appropriate dust suppression measures.

The proposed sitework/land balancing will include the placement of approximately 60,000 cubic yards of offsite fill to prepare the site for future building. The Stormwater detention basin has been sized for the entire build out and will include a slow release into the MDOT R.O.W. This has been designed to current Stormwater management requirements (100-year event). Runoff will be collected in a site-wide-piped system and delivered to the basin where the first flush will be treated in a forebay before entering the storage facility.

E. Impact on surrounding land use: Description of proposed usage and other man made facilities: how it conforms to existing and potential development patterns. Effects of added lighting, noise or air pollution which would negatively impact adjacent properties.

This parcel is identified as Regional Commercial in Master Plan and be developed as a Nonresidential Planned Unit Development. The first phase is planned s a 3 story, 60,000 SF medical office building located on the northern portion of the site is under construction. This building will house physician offices and medical support services related to medical practice. The offices are compatible with normal business hours associated with retail or other allowable uses within the NRPUS classification. The second (approximately - 10,000 SF) and third phases (approximately - 40,000 SF) are planned to be medical related facilities and may include additional medical office floor space as well as an outpatient surgical center. All of these services are consistent with similar and allowable uses within the NRPUD designation. The configuration of the medical portion of the development shields the main parking area from the adjacent residential uses. The site plan includes generous buffers between the adjacent uses to provide adequate separation from adjoining properties.

The south portion of the site will be developed to include allowable uses such as retail, restaurants or financial services. These uses generally operate within normal business hours between 8 AM and 10 PM. The locations of these facilities places later hour businesses further from the adjacent residential development. In addition, the location of these services is well suited to the I-96 access thus reducing additional traffic impacts further north on Latson Road. The second building will be the Flagstar Bank, which has received site plan approval and is seeking Engineering approval. The sitework/land balancing that the application is requesting will prepare the site for future uses and also allow gravity sanitary sewer service to the Southern portion of the site.

F. Impact on public facilities and services.

The future outlot uses within the development will support its share of the service cost through appropriate taxing methods.

G. Impact on public utilities.

The future outlot development will be served by public water and sewer systems currently located on the site. Per the South Latson Utility Study Prepared by Tetra Tech, the existing systems have sufficient capacity to serve the anticipated development.

H. Storage or handling of hazardous materials.

All hazardous wastes related to medical services will comply with current health requirements and include required emergency planning procedures and protocols. No other hazardous waste related uses are planned for the site

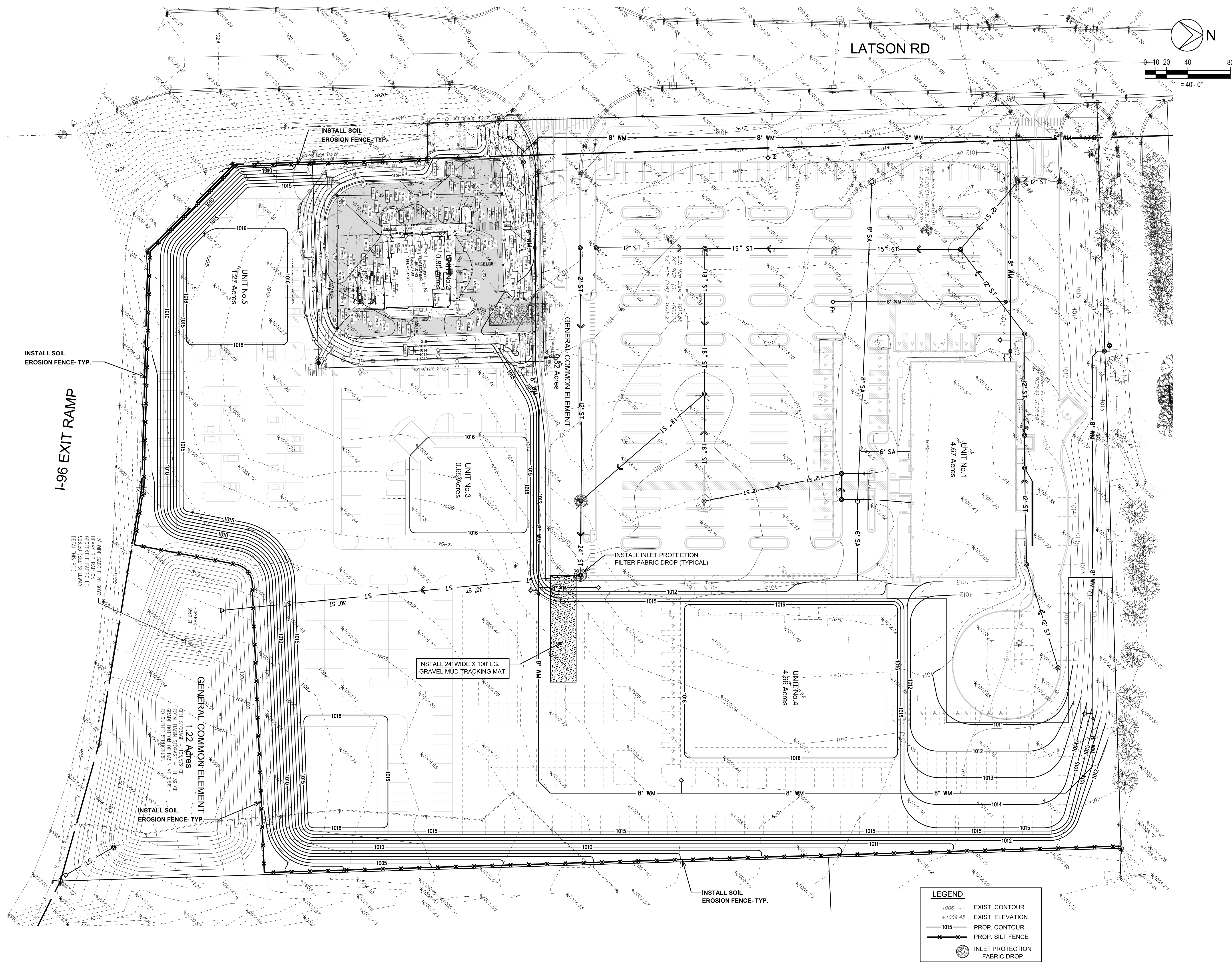
I. Traffic Impact Study.

The traffic report will be furnished as a part of future site plans for the outlots as they request approval for their specific uses.

J. Historical and Cultural Resources.

There are no historical or culturally significant features related to this site.

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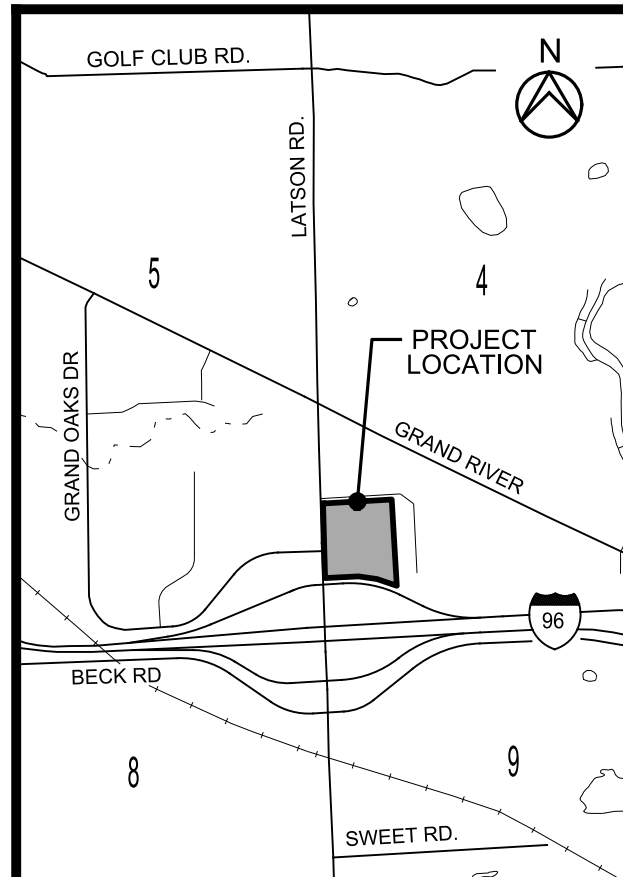
LEGEND	
	EXIST. CONTOUR
	EXIST. ELEVATION
	PROP. CONTOUR
	PROP. SILT FENCE
	INLET PROTECTION FABRIC DROP



HRC
HUBBELL, ROTH & CLARK, INC
 CONSULTING ENGINEERS SINCE 1915
 555 HULET DRIVE P.O. BOX 824
 BLOOMFIELD HILLS, MICH. 48303-0824
 PHONE: (248) 454-6300
 FAX (1st Floor): (248) 454-6312
 FAX (2nd Floor): (248) 338-2592
 WEB SITE: <http://www.hrc-engr.com>

DATE	ADDITIONS AND/OR REVISIONS
08-23-16	PLANNING COMMISSION APPROVAL

DESIGNED	GJT
DRAWN	RCH/GJM
CHECKED	GJT
APPROVED	TEB



St. John Providence
 Health System
**GENOA TOWNSHIP
 MEDICAL COMPLEX**
 1201 LATSON ROAD
 HOWELL, MI 48843
 GENOA TOWNSHIP, LIVINGSTON COUNTY MICHIGAN

SOIL EROSION AND SEDIMENTATION CONTROL PLAN	
HRC JOB NO. 20160030	SCALE 1" = 40'
DATE AUGUST 2016	SHEET NO. SE-1

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TIME = 23-AUG-2016 16:04

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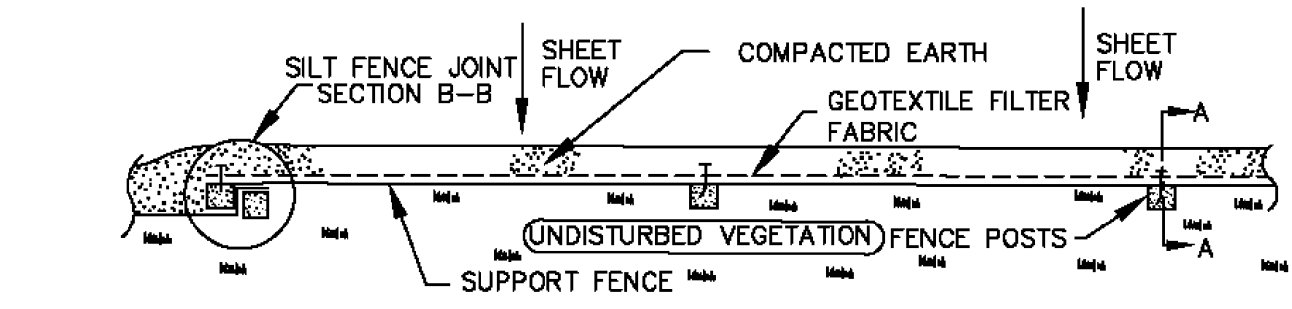
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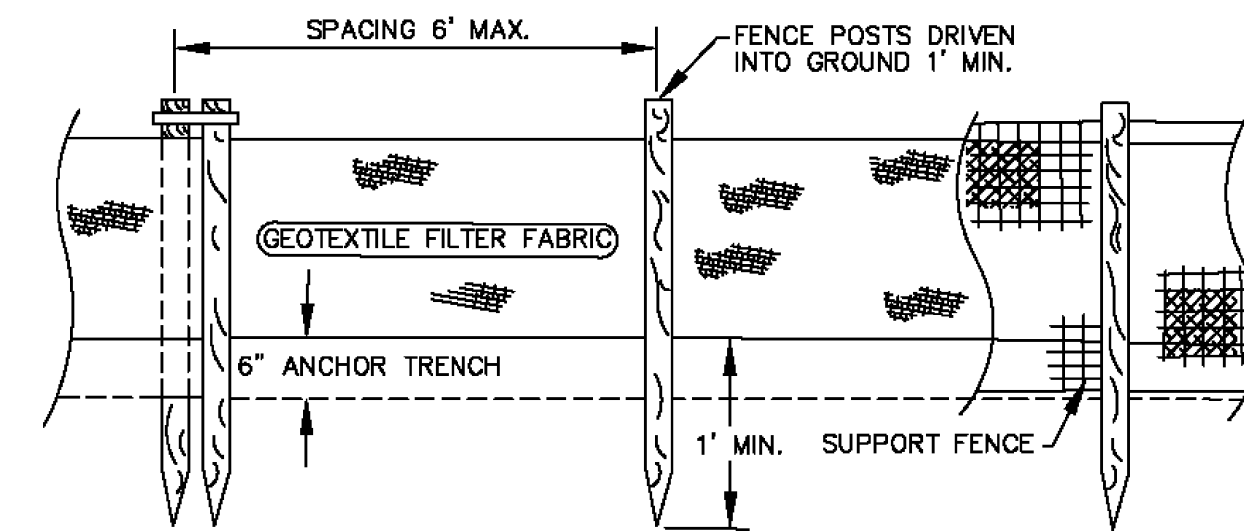
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SEQUENCE OF CONSTRUCTION

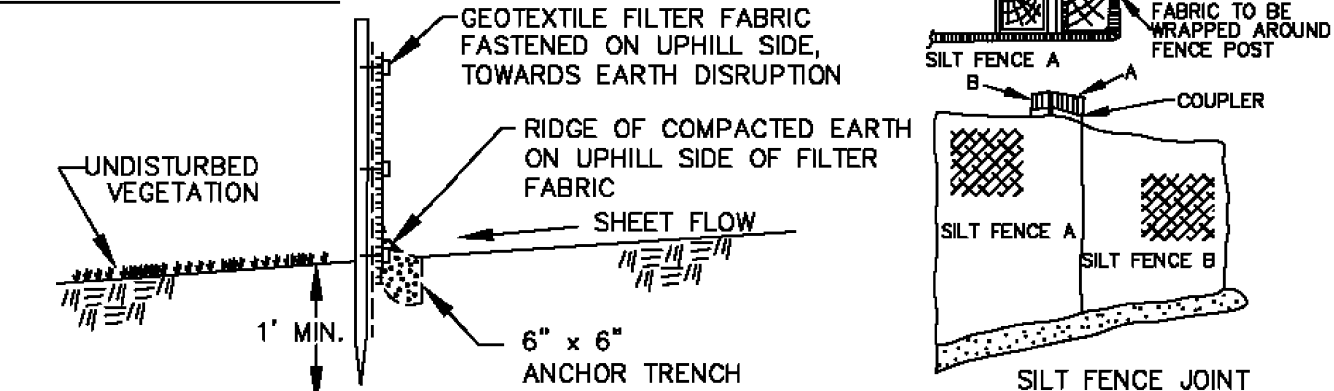
1. Establish Approved Soil Erosion Control Measures and Mud Tracking Mat. All Soil Erosion Measures must be Maintained throughout Construction.
2. Strip Vegetation and Topsoil from Construction area. (Topsoil Stockpiled On-Site to be ringed with additional Fabric Silt Fence).
3. Rough Grade Proposed Site.
4. Remove All Temporary Soil Erosion Control Measures once the Site is stabilized.



PLAN VIEW



FRONT VIEW

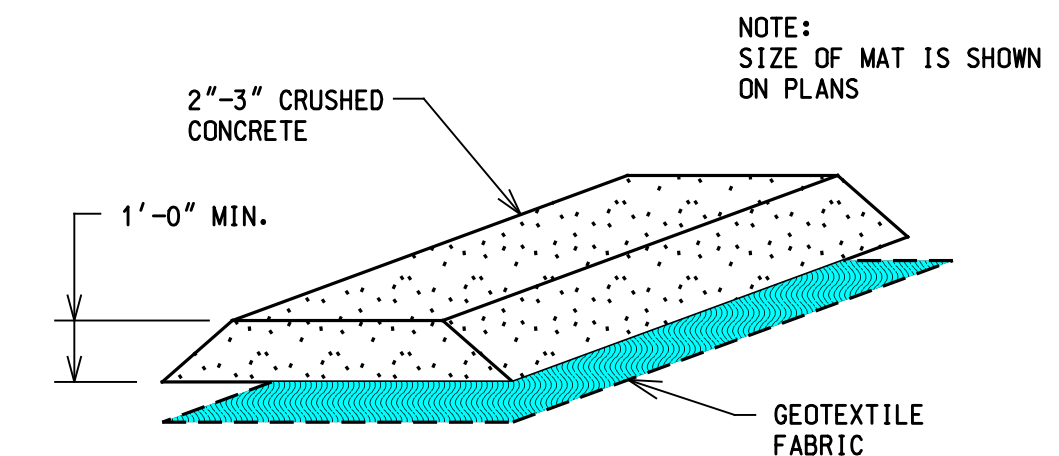


SECTION A-A

SECTION B-B

SILT FENCE DETAIL

NO SCALE



GRAVEL MUD TRACKING MAT DETAIL

NO SCALE



HRC
HUBBELL, ROTH & CLARK, INC
 CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE P.O. BOX 824
 BLOOMFIELD HILLS, MICH. 48303-0824

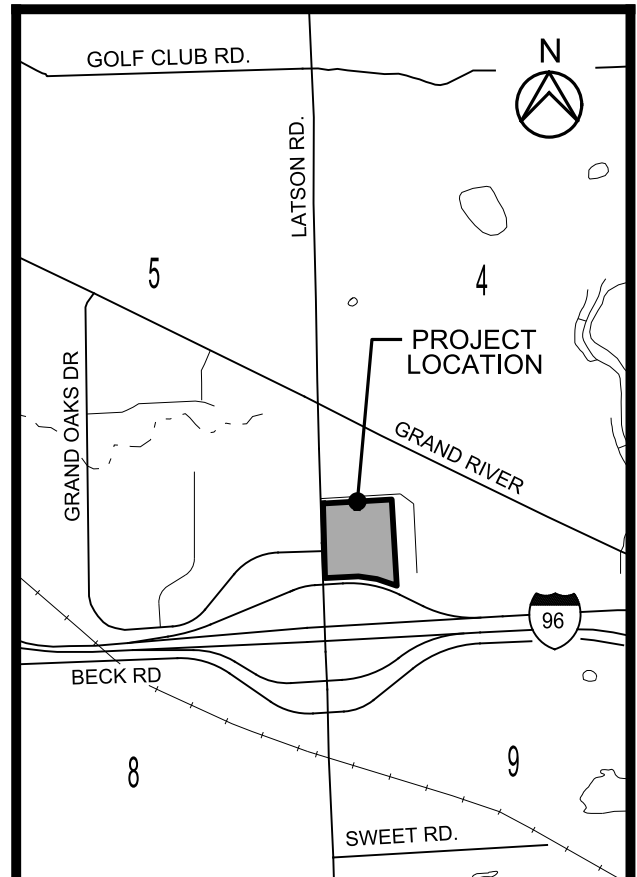
PHONE: (248) 454-6300
 FAX (1st Floor): (248) 454-6312
 FAX (2nd Floor): (248) 338-2592

WEB SITE: [http:// www.hrc-enr.com](http://www.hrc-enr.com)

08-23-16	PLANNING COMMISSION APPROVAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	HRC
DRAWN	HRC
CHECKED	GJT
APPROVED	TEB

NOTE: SIZE OF MAT IS SHOWN ON PLANS

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St. John Providence Health System

GENOA TOWNSHIP MEDICAL COMPLEX

1201 LATSON ROAD
 HOWELL, MI 48843

GENOA TOWNSHIP, LIVINGSTON COUNTY MICHIGAN

SOIL EROSION CONTROL DETAILS AND NOTES

HRC JOB NO. 20160030	SCALE NO SCALE
DATE AUGUST, 2016	SHEET NO. SD-1 OF

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
AUGUST 8, 2016
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:32 p.m. Present were Chairman Doug Brown, Barbara Figurski, James Mortensen, Chris Grajek, and Diana Lowe. Absent were Eric Rauch and John McManus. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Brian Borden of LSL Planning, Gary Markstrom of Tetra Tech, and an audience of 1.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA: **Moved** by Commissioner Figurski, seconded by Commissioner Lowe, to approve the agenda as presented. **The motion carried unanimously.**

CALL TO THE PUBLIC: The call to the public was made at 6:33 pm with no response.

OLD BUSINESS:

OPEN PUBLIC HEARING #1...Review of Planned Unit Development (PUD) agreement, environmental impact assessment, and a conceptual PUD plan for the proposed amendments to the Genoa 24 Grand, LLC Development Agreement located on the south side of Grand River Avenue, west of I-96 exit 141, in Howell. The request is petitioned by Genoa Outlots, LLC.

Planning Commission Disposition of Petition:

- A. Recommendation Amendments to the PUD Agreement (7-22-16)
- B. Recommendation of Impact Assessment (6-29-16)
- C. Recommendation of Conceptual PUD Plan (6-29-16)

Mr. Steve Samona, a representative from Genoa Outlots, LLC, and Harvey Weiss, the property owner, were present.

Mr. Samona gave a history of the property and the uses that were allowed when the PUD was originally approved. Since that time, the Latson Road & I-96 Interchange was developed and the traffic patterns have changed in the Township. The traffic in front of their development has decreased and in order to help move in more tenants and make this a viable and successful development, they would like to change the allowable uses.

Mr. Borden reviewed his letter of August 1, 2016. The major items he feels that should be addressed are the requested permitted uses, the allowance of additional uses having a drive thru, and the mini and/or self-storage units. He suggested the Township allow for the newly suggested uses to be allowed only by special use and not by right, to limit the number of uses with a drive thru to three, with any additional ones requiring special land use approval, and he suggested the self-storage use be restricted to the northerly portion of the property and the terminology changed to mini-storage / indoor and climate-controlled.

Also, the proposed amendments are asking to allow a second sign on the outlet parcels facing Lawson Road (the ring road) by right. Ms. VanMarter stated that interior tenants are currently not allowed a second sign; however, the tenants who are on the corner of a public road corner are allowed a second sign.

Commissioner Mortensen asked if these requests are allowed in other PUD's in the Township. Ms. VanMarter stated the proposed changes to this PUD are very similar to amendments made to other PUDs in the Township. She added that other PUDs that have uses with a drive thru have been granted them during site plan approval; however, there are no more allowed than what is already there.

Mr. Samona showed photographs of the storage facilities they are proposing. They would be indoor, climate controlled units without overhead garage doors.

Mr. Markstrom stated that if the impervious surfaces do not change from what was originally proposed, there are no issues.

The Brighton Area Fire Authority's letter noted that they are the fire department who would be providing fire protection; not Howell as is stated on the plans.

Commissioner Mortensen stated he would like to allow one drive through user per out lot and if any more are wanted, they would require special land use approval.

The call to the public was made at 7:25 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Figurski, to recommend to the Township Board approval of the Amendment to the PUD Agreement dated 7-22-26 by Genoa Outlots, LLC with the following conditions:

- The proposed addition of a self-storage facility will be limited to internal self-storage units that are climate controlled with limited overhead doors and will require special land use approval.
- Two signs will be allowed by right on the out lot parcels; one facing Grand River and one facing the ring road.
- By right, uses with a drive thru of any kind are allowed on Lots 2, 3, and 4 and the uses with a drive thru requested on the northeasterly out lot building will require special land use approval.
- This recommendation is subject to review and approval by the Township Attorney.

The motion carried unanimously.

Moved by Commissioner Figurski, seconded by Commissioner Lowe, to recommend to the Township Board approval of the Impact Assessment dated 6-29-16 by Genoa Outlots, LLC with the changes noted in sections C, F, and I. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Lowe, to recommend to the Township Board approval of the Conceptual PUD Plan dated 6-29-16 by Genoa Outlots, LLC conditioned upon the requirement of the Brighton Area Fire Authority stated in their letter of July 6, 2016 be met. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2... Review of Planned Unit Development (PUD) Agreement, environmental impact assessment, and a conceptual PUD plan for the proposed amendments to the Development Agreement located on the northeast corner of Grand River and Lawson intersection in Howell. The request is petitioned by Grand River/Lawson Associates, LLC.

Planning Commission Disposition of Petition:

- A. Recommendation of Amendment to the PUD Agreement (7-22-16)
- B. Recommendation of Impact Assessment (6-29-16)
- C. Recommendation of Conceptual PUD Plan (6-29-16)

Mr. Steve Samona, a representative from Genoa Outlots, LLC, and Harvey Weiss, the property owner, were present.

Mr. Samona gave a history of the property and the uses that were allowed when the PUD was originally approved. As is the case with the first item on the agenda, since that time, the Latson Road & I-96 Interchange was developed and the traffic patterns have changed in the Township. The traffic in front of their development has decreased and in order to help move in more tenants and make this a viable and successful development, they would like to change the allowable uses.

Mr. Borden reviewed his letter of August 1, 2016. His items of concern are the same as Agenda Item #1. He suggested the Township allow for the newly suggested uses to be allowed only by special use and not by right, to limit the number of uses with a drive thru to three, with any additional ones requiring special land use approval, and he suggested the self-storage use to be restricted to the northerly portion of the property and the terminology changed to min-storage / indoor and climate-controlled.

Chairman Brown would like dealerships to require a special land use permit.

Commissioner Mortensen has concerns about gas stations being allowed by right.

Commissioner Figurski agrees with both Chairman Brown and Commissioner Mortensen.

Mr. Weiss stated that this location is perfect for a gas station. The gas stations that are being designed and built now are very nice. They are not like the old types of gas stations. Mr. Samona agreed. He stated they are large convenience stores that have gas pumps.

Commissioner Grajek stated that if the Township allowed one of the new-style gas stations, it may force the other ones in the area to upgrade their buildings and sites.

Mr. Markstrom reviewed his letter of August 3, 2016. He is recommending that the driveway provision in the PUD agreement require a traffic study as well as approval by MDOT.

The Brighton Area Fire Authority's letter noted that they are the fire department who would be providing fire protection; not Howell as is noted on the plans.

The call to the public was made at 8:33 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Amendment to the PUD Agreement dated 7-22-16 by Grand River/Lawson Associates, LLC with the following conditions:

- New car dealerships will be permitted by special land use permit.
- A high-quality gas station combined with a customary convenience store and other services, such as a small restaurant, etc. will be considered under a special land use permit.
- Two uses with a drive thru of any type, whether a bank or restaurant, etc. will be permitted by right. Any additional uses with a drive thru will require a special land use permit.
- An indoor storage unit will require a special land use permit and will be limited to indoor, climate controlled with limited overhead doors. The location of such unit will be limited to the northwest corner of the site.
- This recommendation is subject to review and approval by the Township Attorney.

The motion carried (Brown – yes; Figurski – no; Mortensen – yes; Lowe – yes; Grajek – yes).

Moved by Commissioner Figurski, seconded by Commissioner Lowe, to recommend to the Township Board approval of the Impact Assessment dated 6-29-16 by Grand River/Lawson Associates, LLC with the changes made to Item F as noted and the addition of "residential zoning to the east side of the property". **The motion carried unanimously.**

Moved by Mortensen, seconded by Grajek, to recommend to the Township Board approval of the Amendment to the PUD Agreement dated 7-22-16 by Grand River/Lawson Associates, LLC with the following conditions:

- The reconfiguration of the driveway facing Grand River will require a traffic study and approval by MDOT.
- The requirement of the Brighton Area Fire Authority stated in their letter of July 6, 2016 be met.

The motion carried (Brown – yes; Figurski – no; Mortensen – yes; Lowe – yes; Grajek – yes).

Administrative Business:

- Staff Report

Ms. VanMarter gave an update on the Lake Shore Phase 3 Update. One of the items in the approval was a central dumpster station; however, MSHDA denied funding that portion of the project. She administratively approved six locations for dumpsters throughout the site. The enclosures will be masonry with brick to match the clubhouse. All commissioners agree with Ms. VanMarter's approval of this change.

She has been working with Mr. Borden on a complete overhaul of the zoning ordinance and they hope to be able to present it to the Planning Commission in September. She may be setting a special meeting for Monday, September 26th.

- Approval of the July 11, 2016 Planning Commission meeting minutes

Moved by Commissioner Lowe, seconded by Commissioner Grajek, to approve the minutes of the July 11, 2016 Planning Commission Meeting as presented. **The motion carried unanimously.**

- Member Discussion

Commissioner Figurski gave an update of the July ZBA meeting.

- Adjournment

Moved by Commissioner Grajek, seconded by Commissioner Figurski, to adjourn the meeting at 8:51 pm. **The motion carried unanimously.**