

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING
MAY 8, 2017
MONDAY
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 for an additional wall sign for Jeff's Fireworks located at 1512 Lawson Road, Howell. The property is located within the Genoa 24 Grand PUD. The request is petitioned by Phillips Sign and Lighting.

Planning Commission disposition of petition:

A. Disposition of sketch plan. (4-5-17)

ADMINISTRATIVE BUSINESS:

- *Staff Report*
- *Approval of April 10, 2017 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*



GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

Kathleen -
submitted to
4/13/17

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: Phillips Sign & Lighting 40920 Executive Dr Harrison Twp MI 48045
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Jeff Cunmulaj 1512 Lawson Blvd Genoa Twp

SITE ADDRESS: 1512 Lawson Blvd PARCEL #(s): _____

APPLICANT PHONE: () _____ OWNER PHONE: () _____

LOCATION AND BRIEF DESCRIPTION OF SITE: Genoa Square on Lawson Rd

BRIEF STATEMENT OF PROPOSED USE: Requesting an additional channel
letter wall sign

THE FOLLOWING IMPROVEMENTS 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: 

ADDRESS: 40920 Executive Dr Harrison Twp

Contact Information - Review Letters and Correspondence shall be forwarded to the following:
1.) Rebecca Godin of Phillips Sign & Lighting at Rebecca@phillipssign.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: 4/13/17
PRINT NAME: Ed Phillips PHONE: 586-468-7110



April 25, 2017

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Jeff's Fireworks – Sketch Plan Review #1
Location:	1512 Lawson – southeast corner of Lawson and Grand River
Zoning:	NR-PUD Non-Residential Planned Unit Development District

Dear Commissioners:

At the Township's request, we have reviewed the sketch plan submittal (dated 4/13/17) proposing a second wall sign for Jeff's Fireworks, which is located at 1512 Lawson. The site is within the Genoa Square PUD and is zoned NR-PUD.

We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance.

A. Summary

1. Planning Commission has the discretion to allow a second wall sign under certain circumstances where additional visibility is warranted.
2. We request the applicant explain why use of the existing monument sign would not be reasonable in lieu of a second wall sign.
3. The proposed signage complies with the dimensional standards of the Zoning Ordinance.
4. If approved, a sign permit is required prior to installation.

B. Proposal/Process

The applicant requests approval of a second wall sign for a tenant in the building at the southeast corner of Lawson and Grand River (Genoa Square development).

While signs are typically reviewed administratively, Footnote 2 of Table 16.1 states that the Planning Commission may grant a second wall sign "for businesses located on an interior lot (non-corner lot) which under certain circumstances, such as obstructed views and building orientation, require additional visibility."

C. Sketch Plan Review

The multi-tenant building is parallel to Grand River Avenue. The design and orientation could be seen as causing reduced visibility, particularly for west-bound traffic. The proposed sign on the side elevation would provide signage that could easily viewed by such traffic.

Alternatively, this development has a monument sign with space for individual tenants. We request the applicant explain to the Commission why advertising on the monument sign would not provide sufficient visibility in lieu of the second wall sign.

Each sign contains 49.9 square feet of sign area, which complies with the Ordinance limitation of no more than 100 square feet for two signs should the Commission allow the second wall sign.



Street view of site (looking south)

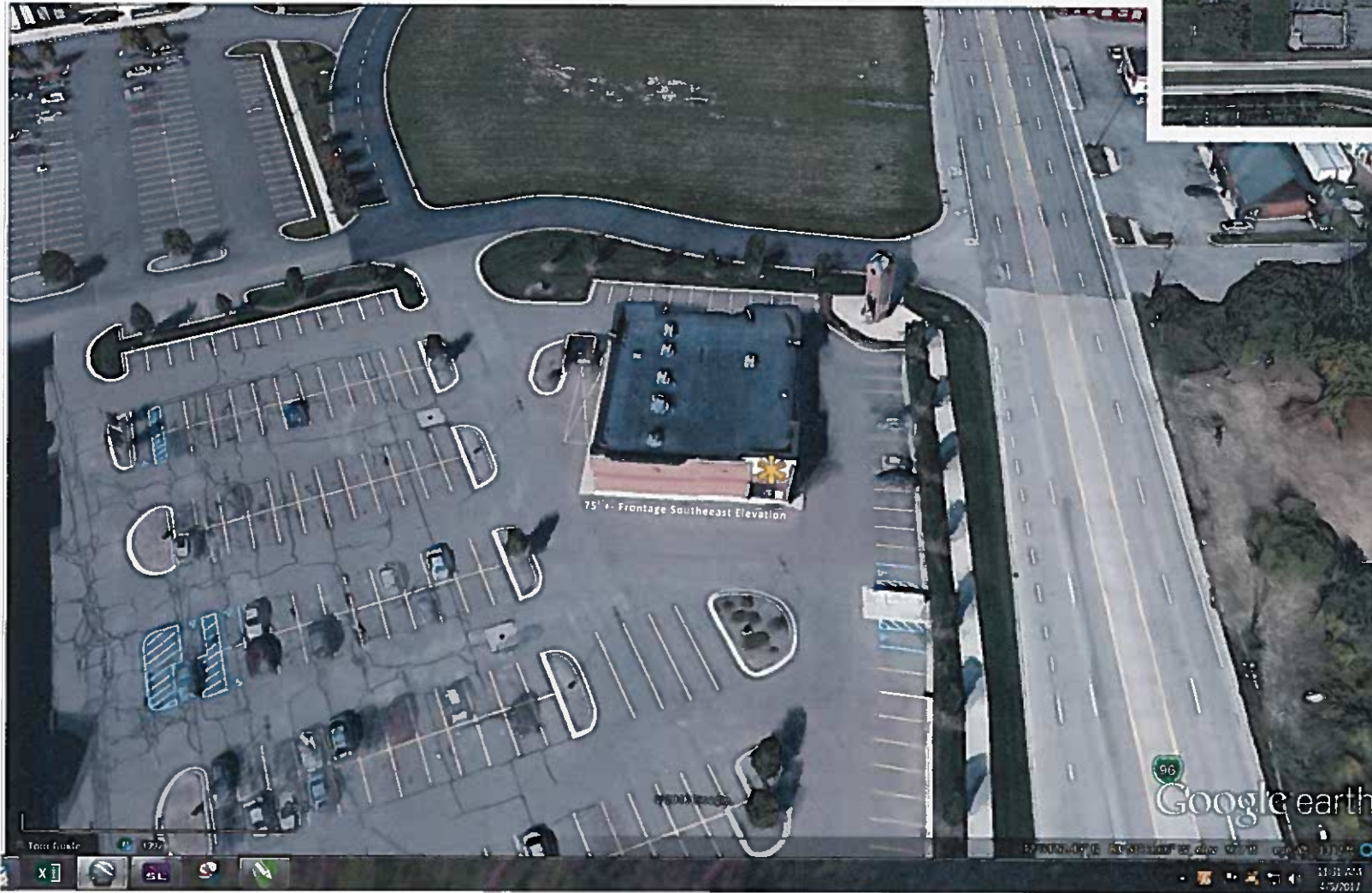
Should you have any questions concerning this matter, please do not hesitate to contact our office. I can be reached by phone at (248) 586-0505, or via e-mail at borden@lsplanning.com.

Respectfully,
LSL PLANNING, A SAFE BUILT COMPANY

A handwritten signature in black ink that reads "B. V. Borden".

Brian V. Borden, AICP
Planning Manager

Site Plan 1512 Lawson - Southeast Elevation



 - Proposed Install location on Southeast Elevation

Client Approval: _____ Date: _____ Ph: 586.468.7110 Fx: 586.468.7441

phillips SIGN & LIGHTING inc.

40920 Executive Drive
Harrison Twp., MI
48045-1363

JOB NO: 31834

Designs, details and plans represented herein are the sole property of Phillips Sign & Lighting, Inc. All or any part of these designs (except registered trademarks) are protected. Attempts to duplicate designs without written consent may result in Legal Repercussions.

PROJECT: Jeff's Fireworks-Geona Township

FILE: Jeff's Fireworks Channel Letter Permit Drawings

SITE ADDRESS: 1512 Lawson Blvd., Genoa Twp., Mi. 48843

ARTIST: sg

DATE: 4.5.17

REV: _____

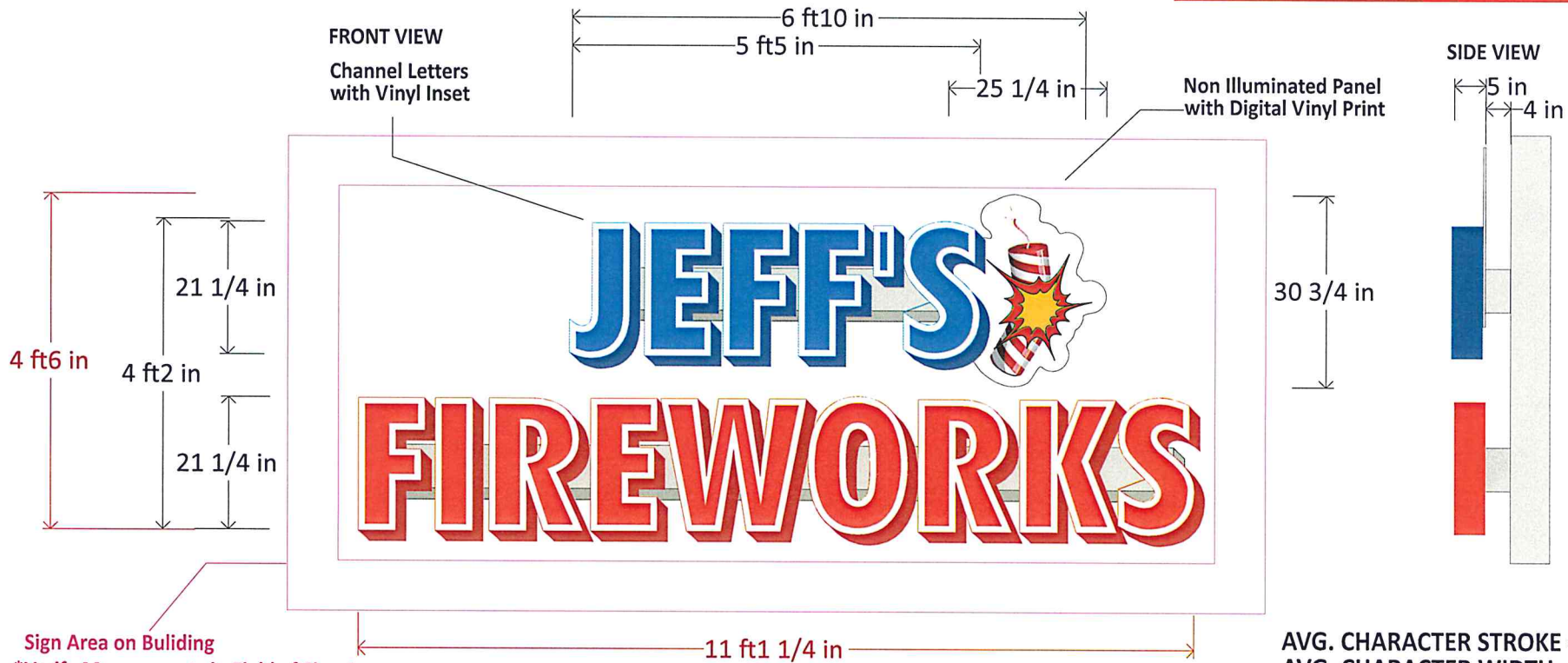


www.phillipssign.com

Item #1&2: ILLUMINATED CHANNEL LETTERS ON RACEWAY WITH ALUPANEL SIGN

Front & Side Elevation - Qty. (2)

TOTAL SIGN AREA: 49.9 Sq. Ft. Each Sign

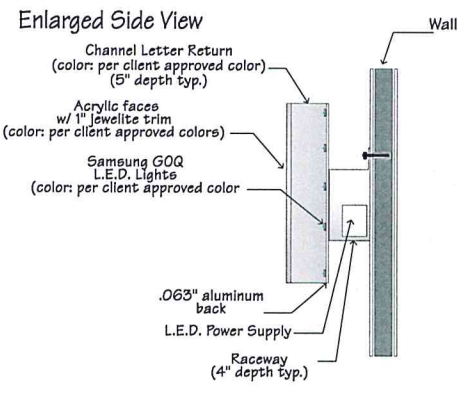


Sign Area on Bulding
*Verify Measurments in Field of Sign Area

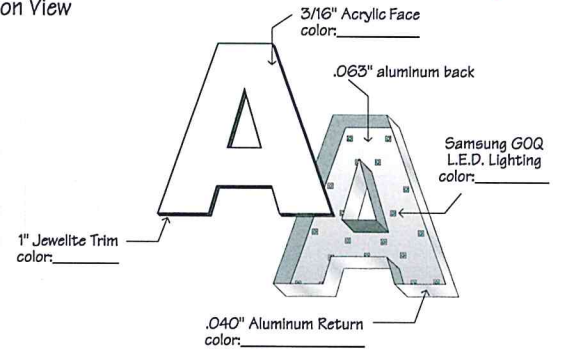
AVG. CHARACTER STROKE = 6"
AVG. CHARACTER WIDTH = 10.75"
AVG. CHARACTER HEIGHT = 21.81"

*Verify All Measurments in Field

RACEWAY MOUNTED



Construction View



Client Approval: _____ Date: _____ Ph: 586.468.7110 Fx: 586.468.7441

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PROJECT: Jeff's Fireworks-Geona Township
FILE: Jeff's Fireworks-Geona Township REV 4-5-17
SITE ADDRESS: 1512 Lawson Blvd., Genoa Twp., Mi. 48843
ARTIST: CG DATE: 3-22-17 REV: CG 4-5-17



Item #2: ILLUMINATED CHANNEL LETTERS ON RACEWAY WITH ALUPANEL SIGN
Side Elevation

TOTAL SIGN AREA: 49.9 Sq. Ft. Each Sign



75' +/- Frontage Southeast Elevation

Client Approval: _____ Date: _____ Ph: 586.468.7110 Fx: 586.468.7441

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JOB NO: _____

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PROJECT: Jeff's Fireworks-Geona Township

FILE: Jeff's Fireworks-Geona Township REV 4-5-17

SITE ADDRESS: 1512 Lawson Blvd., Genoa Twp., Mi. 48843

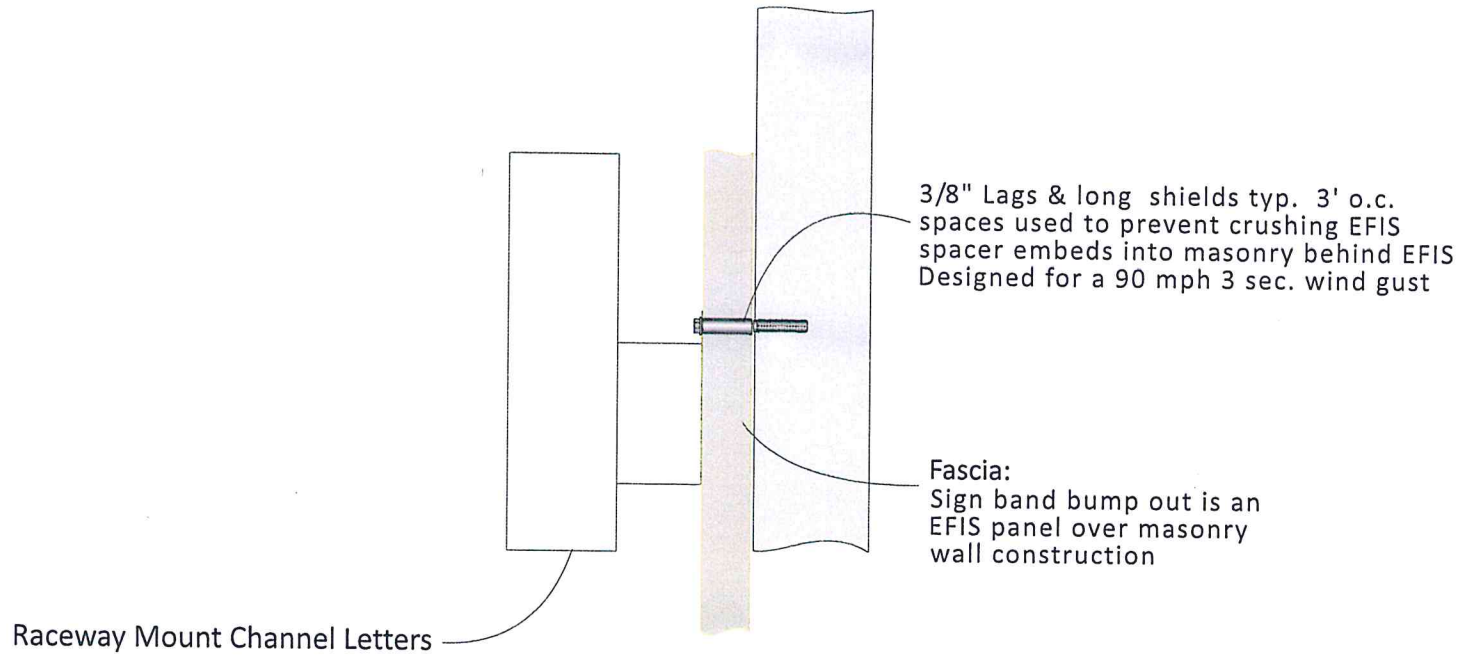
ARTIST: CG DATE: 3-22-17 REV: CG 4-5-17

PS&L

www.phillipssign.com

Item #1 & 2: ILLUMINATED CHANNEL LETTERS ON RACEWAY WITH ALUPANEL SIGN
Front & Side Elevation - Qty. (1) ea Elevation

Channel Letter Mounting Detail



Client Approval: _____

Date: _____

Ph: 586.468.7110 Fx: 586.468.7441

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48045-1363

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PROJECT: Jeff's Fireworks-Geona Township

FILE: Jeff's Fireworks Channel Letter Permit Drawings

SITE ADDRESS: 1512 Lawson Blvd., Genoa Twp., Mi. 48843

ARTIST: sg

DATE: 4.5.17

REV: _____

PS&L
www.phillipssign.com

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
APRIL 10, 2017
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:30 p.m. Present were Chairman Doug Brown, James Mortensen, Chris Grajek, John McManus, Eric Rach, Jill Rickard and Barbara Figurski. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Joe Siwek of Tetra Tech, and an audience of 10.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

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

CALL TO THE PUBLIC: The call to the public was made at 6:31 pm with no response.

OPEN PUBLIC HEARING #1...Review of a sketch plan for a proposed 2,000 sq. ft. storage building for Chem-Trend located at 3205 E. Grand River, Howell. The request is petitioned by Lindhout Associates.

Planning Commission disposition of petition:

A. Disposition of sketch plan. (2-27-17)

Mr. John Eckstein of Lindhout Associates, the architect, and Mr. Reid Sparks of Chem-Trend were present. Mr. Eckstein stated they would like to remove the three existing structures at the rear of the site and replace them with a new building for material storage. It will be painted to match the building. It will be dark gray with a darker trim.

They will be able to drain the storm water to the existing detention basin.

He has spoken to the Fire Department and the Township Engineer regarding the location of the required additional fire hydrant. They are in agreement with the proposed location.

Ms. VanMarter reviewed Mr. Borden's letter of March 24, 2017 in his absence. The applicant is required to provide sample building materials and color samples, which were presented this evening.

The building exceeds the 25 percent limit for metal siding, however; the Planning Commission has the authority to modify this requirement.

Commissioner Mortensen questioned what the view will be for the residents abutting this site. Mr. Sparks stated there are pine trees that shield this building from the residents. However, the building may be able to be seen from the second-story of the homes.

Commissioner Rach asked if any hazardous materials will be stored in this building. Mr. Sparks said, "No".

Mr. Siwek stated their only outstanding issue was the storm water management and the applicant has addressed this concern.

Chairman Brown reviewed the Brighton Area Fire Authority's letter of March 15, 2017. Mr. Eckstein stated they will work with the Fire Authority regarding the location of the new fire hydrant.

The call to the public was made at 6:44 pm with no response.

Moved by Mortensen, seconded by McManus, to approve the sketch plan dated February 27, 2017 for Chem-Trend with the following conditions:

- The building materials and color samples reviewed this evening by the Planning Commission are acceptable and will become the property of the Township.
- The Planning Commission agrees that the building may exceed the 25 percent limit for metal siding as it is consistent with the main building.
- The requirements of the Brighton Area Fire Authority in their letter dated March 15, 2017 shall be met prior to a land use permit being issued.
- The requirements of the Township Engineer in their letter dated March 13, 2017 shall be complied with prior to a land use permit being issued.
- A water main easement will be provided in connection with the new fire hydrant.

The motion carried unanimously.

OPEN PUBLIC HEARING #2... Review of site plan and impact assessment for a proposed parking lot expansion for Consumer's Energy located at 1000 Grand Oaks Drive, Howell. The request is petitioned by Tyme Consulting Engineering, Inc.

Planning Commission recommendation of petition:

A. Recommendation of impact assessment. (3-21-17)

B. Disposition of site plan. (3-21-17)

Mr. Michael Stieler of TYME Consulting Engineers and Dave Neil of Consumers Energy were present. Mr. Stieler advised they would like to expand four of the parking areas on the site. He explained the details of each of the locations, such as storm water control, removing one of the landscape islands, employee parking, a truck staging area, and increased customer parking.

Ms. VanMarter reviewed Mr. Borden's letter of March 24, 2017.

- All of the dead and/or diseased plantings required as part of the 2009 Site Plan approval must be replaced.
- A condition of the 2009 Site Plan approval was that the applicant combine the multiple parcels that comprise this site; however, this has not been done.
- The applicant must obtain approvals for work within the water main and County drain easements.

Mr. Neil stated they have started the process to combine the parcels.

Mr. Siwek reviewed his letter of April 4, 2017. Updated storm detention calculations are required to be provided on the plans. He concurred with Ms. VanMarter's comments regarding approval being needed to work within public utility easements.

The Brighton Area Fire Authority has no outstanding issues; however, their letter of March 28, 2017 reminded the applicant that the access road may not be obstructed by construction materials, equipment or vehicles during the construction process.

The call to the public was made at 6:56 pm with no response.

Moved by McManus, seconded by Mortensen, to approve the Site Plan dated March 21, 2017 for Consumers Energy with the following conditions:

- All landscaping per the approval of 2009 shall be installed and/or replaced.
- The applicant shall combine all of the parcels.
- The requirements of the Township Engineer's letter of April 4, 2017 shall be complied with.

The motion carried unanimously.

Moved by Figurski, seconded by McManus, to recommend to the Township Board approval of the Impact Assessment for Consumers Energy dated April, 2017 and its amendment to their 2009 submission conditioned upon the inclusion for dust control measures. **The motion carried unanimously.**

OPEN PUBLIC HEARING #3... Review of site plan application and impact assessment for a proposed new 2,360 sq. ft. Lake Trust Credit Union building located on the north side of Grand River, west of Lawson Drive. The property is located within the Lorentzen PUD on parcel #11-09-100-034. The request is petitioned by Lake Trust Credit Union.

Planning Commission recommendation of petition:

A. Recommendation of Impact Assessment (3-21-17)

B. Recommendation of Site Plan (3-21-17)

Mr. Dave Vanderklok of Studio Intrigue Architects and representatives from Lake Trust Credit Union were present. Mr. Vanderklok gave a history of the credit union. They would like to build a one-story, 2,360 square foot branch. This building will be the second one of the new prototype design for Lake Trust. The first one is in East Lansing and was completed in April of 2016.

He presented sample building materials and showed colored renderings of the proposed building. They would like relief to the brick requirement. He showed the wood material that would be used instead of the brick.

They would also like relief for the parking space limitations. They do not believe that the 14-space maximum is sufficient for their bank and are proposing 25 spaces.

He addressed the traffic flow concerns of the Township Planner. They believe the way they have designed the site will not cause a conflict with the drive-through lane exit and two-way traffic drive.

With regard to the request to have the trash emptied during non-peak hours, they will request their trash hauler to perform this before or after business hours.

Ms. VanMarter reviewed Mr. Borden's letter of March 24, 2017. The applicant has addressed the outstanding items in his presentation. She noted that the Planning Commission has authority over the building materials, colors, and parking.

Commissioner Grajek asked if there is any signage at the end of the drive through lanes to alert customers that there is two-way traffic coming from the left. Mr. Vanderklok stated he can add "Yield" signs or possibly move the lanes further back from the edge of the building. There was a discussion regarding the traffic flow concerns.

Commissioner Rickard is concerned with the location of the Dumpster enclosure. It appears to be blocking the traffic lane. Commissioner Rauch suggested rotating the enclosure 180 degrees. Mr. Vanderklok stated he is willing to work with the Township on the enclosure location.

Commissioner Mortensen questioned the curb cut that is currently just to the east of this site. Mr. Vanderklok stated they have worked with the property owner of that site and they have agreed to close the curb cut as it is vacant property. Commissioner Mortensen would like to ensure that the Township Attorney reviews this proposal.

Commissioner Mortensen questioned the building design and materials. He noted that it is quite different from what is along Grand River in that location. It is very modern and he likes the design. Commissioners McManus agrees. Commissioner Rauch's opinion is that this is a fabulous-looking building.

Mr. Siwek reviewed his letter of April 4, 2017.

- The applicant shall provide written approval of the authorization to close the driveway entrance to the east of their site.
- The water main and new fire hydrant must be included in the plans.
- Due to the addition of the fire hydrant, as required by the Brighton Area Fire Authority, Mr. Siwek is recommending that the applicant meet with MHOG to determine the best way to serve the site with the new hydrant.

Chairman Brown reviewed the Brighton Area Fire Authority's letter of March 28, 2017. The applicant has met all of their requirements outlined in their prior review letter.

The call to the public was made at 7:44 pm with no response.

Moved by Figurski, seconded by Rauch, to recommend to the Township Board, approval of the Impact Assessment dated March 21, 2017. **The motion carried unanimously.**

Moved by Mortensen, seconded by Grajek, to recommend to the Township Board approval of the Site Plan dated March 21, 2017 for Lake Trust Credit Union with the following conditions:

- The building materials reviewed this evening are acceptable to the Planning Commission and shall become the property of the Township.
- The Township finds that while the proposed building design does not meet the 25 percent brick requirement per section 12.01 of the Township Ordinance, the

substituted material, which is a wood-like product, is attractive and meets the intent of the ordinance.

- The Planning Commission accepts the parking quantity displayed on the Site Plan due to the petitioner's experience for financial planning services and other activities in the evenings.
- The Dumpster enclosure shall be allowed in the side yard setback if required to minimize traffic impact.
- The petitioner shall arrange with their trash hauler to pick up during non-peak times so that refuse removal vehicles do not disrupt vehicles exiting the drive through area.
- A sign permit will be required from the Township prior to installation.
- With regard to the proposed new curb cut on Grand River, Township Staff shall consult with the Township Attorney on ways to ensure closure of the existing curb cut to the east will avoid future issues with a potential purchaser of this site.
- The requirements outlined in the Township Engineers letter of April 4, 2017 shall be met.
- The requirements outlined in the Brighton Area Fire Authority's letter of March 28, 2017 shall be met.
- A water main easement for the new fire hydrant shall be provided prior to the issuance of a Land Use Permit.

The motion carried unanimously.

Administrative Business:

- Staff Report

Ms. VanMarter gave an update on the Genoa Plaza Project, which is on the corner of Latson Road and Grand Oaks Drive. It is anticipated to be on the May Planning Commission Agenda.

She is continuing to work on the Zoning Ordinance Update.

- Approval of the March 13, 2017 Planning Commission meeting minutes

Moved by Commissioner Figurski, seconded by Commissioner Rickard, to approve the minutes of the March 13, 2017 Planning Commission Meeting as presented. **The motion carried unanimously.**

- Member Discussion

Commissioner Mortensen questioned if the Township still wants to keep building material samples. Ms. VanMarter advised that she needs to keep them for a while to ensure that the developer uses the materials that were presented and approved.

- Adjournment

Moved by Commissioner Figurski, seconded by Commissioner Grajek, to adjourn the meeting at 8:15 pm. **The motion carried unanimously.**

DRAFT