

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING
FEBRUARY 10, 2020
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

ELECTION OF OFFICERS:

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

OLD BUSINESS:

1. OPEN PUBLIC HEARING #1... Review of a special use, site plan and environmental impact assessment for outdoor sales, storage and display for Home Depot. The property in question is located at 3330 E. Grand River, Howell. The request is petitioned by Scott A. Mommer.

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment. (1-20-20)
- C. Recommendation of Site Plan. (1-13-20)

ADMINISTRATIVE BUSINESS:

- Staff Report
- Approval of December 9, 2019 Planning Commission meeting minutes
- Member discussion
- Adjournment



RECEIVED
By Amy Ruthig at 10:50 am, May 09, 2019

GENOA CHARTER TOWNSHIP Special Land Use Application

This application **must** be accompanied by a site plan review application and the associated submittal requirements. (The Zoning Official may allow a less detailed sketch plan for a change in use.)

APPLICANT NAME & ADDRESS: _____
Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

APPLICANT PHONE: (____) _____ EMAIL: _____

OWNER NAME & ADDRESS: _____

SITE ADDRESS: _____ PARCEL #(s): _____

OWNER PHONE: (____) _____ EMAIL: _____

Location and brief description of site and surroundings:

Proposed Use:

Describe how your request meets the Zoning Ordinance General Review Standards (section 19.03):

a. Describe how the use will be compatible and in accordance with the goals, objectives, and policies of the Genoa Township Comprehensive Plan and subarea plans, and will promote the Statement of Purpose of the zoning district in which the use is proposed.

b. Describe how the use will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity.

c. How will the use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools?

d. Will the use involve any uses, activities, processes, or materials potentially detrimental to the natural environment, public health, safety, or welfare by reason of excessive production of traffic, noise, vibration, smoke, fumes, odors, glare, or other such nuisance? If so, how will the impacts be mitigated?

e. Does the use have specific criteria as listed in the Zoning Ordinance (sections 3.03.02, 7.02.02, & 8.02.02)? If so, describe how the criteria are met.

I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AGREE TO DESIGN, CONSTRUCT AND OPERATE, AND MAINTAIN THESE PREMISES AND THE BUILDINGS, STRUCTURES, AND FACILITIES WHICH ARE GOVERNED BY THIS PERMIT IN ACCORDANCE WITH THE STATED REQUIREMENTS OF THE GENOA TOWNSHIP ZONING ORDINANCE, AND SUCH ADDITIONAL LIMITS AND SAFEGUARDS AS MAY BE MADE A PART OF THIS PERMIT.

THE UNDERSIGNED _____ STATES THAT THEY ARE THE FREE OWNER OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: Scott A. Mommer

ADDRESS: _____

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

Name of Business Affiliation at Email

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: Scott A. Mommer DATE: _____
PRINT NAME: _____ PHONE: _____

RECEIVED

By Amy Ruthig at 10:49 am, May 09, 2019



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Scott A. Mommer; 4694 W. Jacquelyn Ave, Fresno, CA 93722
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Home Depot U.S.A., Inc.; 2455 Paces Ferry Rd., Atlanta, GA 30339

SITE ADDRESS: 3330 E. Grand Ave, Howell, MI PARCEL #(s): 11-05-300-027

APPLICANT PHONE: (559) 978-7060 OWNER PHONE: (770) 384-3364

OWNER EMAIL: smommer@larsandersen.com

LOCATION AND BRIEF DESCRIPTION OF SITE: The site is an existing Home Depot store located
at Grand Oaks Drive and Grand River Ave. The site is currently Zoned RCD - Regional Commercial District.

BRIEF STATEMENT OF PROPOSED USE: The proposed Use is for additional storage areas per the
submitted Site Plan. The proposed request is for area for display of three (3) rental trailers, rental equipment display,
a 12' fence at the south end of the site for large equipment storage, seasonal sales display areas, and staging areas.

THE FOLLOWING BUILDINGS ARE PROPOSED: No buildings are being 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: Scott A. Mommer

ADDRESS: 4694 W. Jacquelyn Ave, Fresno, CA 93722

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

1.) Scott A. Mommer of Scott A. Mommer Consulting at smommer@larsandersen.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: *Scott A. Mommer* DATE: 5/3/2019
PRINT NAME: Scott A. Mommer PHONE: 559-978-7060
ADDRESS: 4694 W. Jacquelyn Ave., Fresno, CA 93722

AFFIDAVIT

I, Jessica Borgert certify by my signature below that I hereby authorize Scott A. Mommer to act as my agent regarding the Special Land Use Application of the below described property.

Property described

as: See attached Legal Description.

By: HOME DEPOT U.S.A., INC.
Jessica Borgert
Senior Corporate Counsel

Date

Subscribed and sworn to me a Notary Public on this 19 day of April 2019.

Barbara Turner
Notary Public

My Commission Expires:
9/10/22

Barbara Turner
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 09/10/2022

EXHIBIT A

Legal Description

Part of the Southwest $\frac{1}{4}$ of Section 5, T2N—R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the West $\frac{1}{4}$ Corner of said Section 5: thence along the East-West $\frac{1}{4}$ line of said Section 5, N 87°09'05" E, 272.34 feet; thence along Easterly line of Victory Drive (66 foot wide Right-of-Way), as recorded in the Plat of "Grand Oaks West Industrial Park", Liber 30 of Plats, pages 1-5, Livingston County Records, S 01°04'09" E, 8.88 feet; thence along the South line of Lot 1 of said Plat, S 77°41'07" E, 148.07 feet; thence S 86°26'47" E, 226.20 feet; thence S 73°13'50" E, 20.78 feet; thence N 25°07'05" E. (previously recorded as N 27°04'E), 240.92 feet; thence along the Southerly line of Grand River Avenue (50 foot wide and 70 foot wide $\frac{1}{2}$ Right-of-Way), on the following three (3) courses; 1) S 64°54'26" E, 93.60 feet, 2) S 25°05'34" W, 20.00 feet, 3) S 64°54'26" E, 157.49 feet to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the Southerly line of Grand River Avenue on the following four (4) courses: 1) S 64°54'26" E, 117.51 feet, 2) N 25°05'34" E, 20.00 feet, 3) S 64°54'26" E, 61.15 feet, 4) S 64°41'56" E, 657.17 feet; thence S 25°10'07" W, 233.14 feet; thence S 41°41'17" E, 115.37 feet; thence S 52°21'03" E, 57.81 feet; thence S 64°41'56" E, 278.96 feet; thence N 87°53'27" E, 46.62 feet; thence along the Westerly line of Grand Oaks Drive (100 foot wide Right-of-Way), as recorded in the Plat of "Grand Oaks Commercial Park", Liber 21 of Plats, pages 45-47, Livingston County Records, Southwesterly on an arc left, having a length of 70.72 feet, a radius of 500.00 feet, a central angle of 08°06'15", and a long chord which bears S 05°43'50" W, 70.66 feet; thence S 87°53'37" W, 1101.09 feet; thence N 71°04'09" W, 170.00 feet (previously recorded as 169.43); thence N 20°20'51" E, 285.83 feet (previously recorded as 282.65 feet), thence N 02°44'46" E, 405.20 feet (previously recorded as 407.10), thence N 08°08'15" E, 169.00 feet, thence N 84°00'24" E, 39.14 feet to the POINT OF BEGINNING; Containing 15.10 acres, more or less, and subject to the rights of the Public over the existing Grand River Avenue. Also including the use of Grand Oaks Drive, as recorded in the Plat of "Grand Oaks Commercial Park", Liber 21 of Plats, pages 45-47, Livingston County Records.

TAX PARCEL ID NO:
4711-05-300-027

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
DECEMBER 9, 2019
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, Marianne McCreary, Jim Mortensen, Chris Grajek, and Eric Rauch, Jeff Dhaenens, and Jill Rickard. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, and Brian Borden of Safebuilt Studio. There were no audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner Grajek, seconded by Commissioner Rickard, 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.

OLD BUSINESS:

OPEN PUBLIC HEARING #1... Review of a special use, site plan and environmental impact assessment for outdoor sales, storage and display for Home Depot. The property in question is located at 3330 E. Grand River, Howell. The request is petitioned by Scott A. Mommer. A. Recommendation of Special Use Application. B. Recommendation of Environmental Impact Assessment. (10-2-19) C. Recommendation of Site Plan. (11-21-19)

Brent LaVanway of Boss Engineering and Mr. Scott Mommer of Lars Andersen & Associates, Inc., the consultants for Home Depot, were present representing the applicant.

Mr. Mommer stated that the store's assistant manager has been assigned to address the violations received by the Township and now Home Depot has asked him to assist with the issues and make a presentation to the Planning Commission. He reviewed the plans and what is being requested.

- Three rear staging locations outlined in green on the proposed Site Plan
- Three proposed sales display along the store front
- Three proposed trailer rental display along the store front
- Proposed seasonal sales display along the store front from May through July 4
- Two proposed rental equipment display along the store front
- Proposed plant seasonal display along the front Garden Center

- Fifteen propose stalls for Equipment Rental in parking field at southerly property line
- Six Proposed stalls for shed display in parking field
- Sixteen stalls for proposed temporary customer pickup for bark/mulch in the parking lot for a period of six consecutive weeks in spring/summer.
- Existing three stalls of Load-N-Go parking, which is where the trucks that can be rented are stored.

He noted that the seasonal sales display and the bark/mulch areas from mid-March until July 4 are a big draw for their business.

He showed photographs of the parking lot as it would be seen from Grand River and Grand Oaks Drive.

Commissioner McCreary asked for clarification of the bark/mulch area. Are they on pallets? How much is there? How is the product put there? Mr. Mommer stated that stock from the storage area in the rear of the store is brought up to that area when the stock gets low.

He stated that all Home Depot stores are provided with an OSRP, which outlines what is allowed and what is not. The store personnel must follow these guidelines. There is not one for this store; however, when they have received their approvals from the Township, it will be provided to them.

Commissioner Dhaenens noted that Home Depot is requesting to do what they are currently doing, which are in violation of the ordinance, as well as add additional storage areas. Mr. Mommer stated they would like to receive approval so they will no longer be in violation. He noted that some of the current storage areas will be relocated. Ms. VanMarter stated that based on previous discussions, the Planning Commission prefers the storage areas remain along the building instead of in the parking lot.

Commissioner Grajek stated the storage areas need to be marked. He added that Home Depot built a store in the Township and put outside storage and displays that are not allowed, and is now asking for permission. He understands that it is needed, but other similar businesses followed the ordinance when they built their stores. He wants the storage areas to be marked and kept clean and in order.

Mr. Mommer stated that there has been a lot of growth in the area, so their demands and sales have increased. When the store was built, they did not expect they would need the additional storage and displays.

Commissioner Mortensen suggested that the store expand more brick and mortar instead of the outdoor storage and displays.

Commissioner Rauch questioned if the customer could pick up their mulch from the back storage area. Mr. Mommer stated Home Depot does not allow customers in the rear storage or loading area of the store. He believes having the mulch in the front is for advertising and not for

logistics. He is not comfortable approving this. It would set a precedent for other businesses. He suggested a location for an expansion to the building where these items could be stored.

Commissioner Rickard agrees. She is not in favor of the products being spread all around the parking lot.

Mr. Borden reviewed his letter dated November 5, 2019.

1. The revised plan does reduce the amount of storage proposed for the parking lot and fewer spaces will be used.
2. The Commission may require additional shrub plantings, or allow excess existing trees to count as the required buffer zones.
3. The Commission may allow a 6-foot tall wood fence in lieu of a buffer zone B along the southerly lot line.
4. The height of materials stored within the three parking lot areas will generally exceed the height of screening provided.
5. The applicant must identify the dates/seasons that the temporary sales display area will be in use.
6. At least 2 of the areas proposed appear to block/disrupt pedestrian circulation to/from the building.

Commissioner Rauch showed a proposed location where a row of parking could be replaced with a landscape island where shrubs and trees could be planted and screen the storage areas to the south. It could also provide a barrier to vehicles which would be safer for customers who are shopping or loading their cars in this area. Ms. VanMarter agreed with this suggestion. Not only would it be screened, but it would be a contained area.

Mr. Mommer would not be able to agree to this change tonight. He would have to discuss it with Home Depot.

Moved by Commissioner Dhaenens, seconded by Commissioner Rickard, to postpone the request from Home Depot at 3330 E. Grand River, Howell, per the petitioner's request, until the February 10, 2020 Planning Commission meeting. **The motion carried unanimously.**

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
NOVEMBER 12, 2019
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, Marianne McCreary, Jim Mortensen, Chris Grajek, and Eric Rauch. Absent was Jeff Dhaenens and Jill Richard. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, and Brian Borden of Safebuilt Studio. There were seven audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner Grajek, seconded by Commissioner McCreary, to approve the agenda as presented. **The motion carried unanimously.**

CALL TO THE PUBLIC: The call to the public was made at 6:32 pm with no response.

OLD BUSINESS:

OPEN PUBLIC HEARING #1... Review of a special use, site plan and environmental impact assessment for outdoor sales, storage and display for Home Depot. The property in question is located at 3330 E. Grand River, Howell. The request is petitioned by Scott A. Mommer. A. Recommendation of Special Use Application. B. Recommendation of Environmental Impact Assessment. (10-2-19) C. Recommendation of Site Plan. (11-21-19)

Brent LaVanway of Boss Engineering was present representing the applicant. He reviewed the changes that have been made to the plans since the last time they were before the Planning Commission. He addressed the two items of concern in Mr. Borden's letter of November 5.

1. Mr. Borden is concerned with the height of the stockade fence that is proposed for the outdoor display area for the rental equipment. Mr. LaVanway showed photographs of the proposed fence, noting that it will be on top of the retaining wall, so it will be higher than most of the equipment that will be in that area. He also provided photos of the type of equipment that will be stored there.
2. The time frames for the temporary seasonal displays will be from March 1 to July 15 and then from November 15 to December 31.

Commissioner McCreary questioned if some of the barrier free parking spaces will be lost with the temporary display. Mr. Borden confirmed that they will not meet the minimum required number of spaces with what is being proposed. It was suggested to move the area so as to not block those spaces.

Mr. Borden reviewed his letter dated November 5, 2019.

He noted that the applicant has addressed their concerns from their previous review letters; however, there are some items that still need to be addressed or approved by the Planning Commission.

1. The Commission may require additional shrub plantings, or allow excess existing trees to count as the required buffer zones.
2. The Commission may allow a 6-foot tall wood fence in lieu of a buffer zone B along the southerly lot line.
3. The height of materials stored within the three parking lot areas will generally exceed the height of screening provided.
4. The applicant must identify the dates/seasons that the temporary sales display area will be in use.
5. At least two of the areas proposed appear to block/disrupt pedestrian circulation to/from the building. Mr. LaVanway stated that the display area to the north will not block any egress locations. For the area to the south, this is the outdoor storage area, and one of the doors is not operable so the egress will not be blocked. He noted that the dimensions shown on the plan are larger than what will be on site.

Mr. Markstrom's letter of October 31 states that all of his previous concerns have been addressed.

The Brighton Area Fire Authority's letter dated October 18 states that all of their previous concerns have been addressed.

Commissioner Mortensen questioned if the meeting between Township Staff and the applicant that was suggested at the July Planning Commission meeting occurred. Ms. VanMarter stated emails were exchanged, but no meeting was held. He does not believe that this plan is much different than what was presented in July or what Home Depot has been doing in the past. He believes approving this will set a precedent for outdoor storage being requested in other locations in the Township.

Mr. LaVanway stated that they have made changes; specifically, the sheds have been relocated to a more "tucked in" location and the number of displays have been decreased from 10 or 12 to 6, the chain link enclosure for the rental equipment has been removed and replaced with a stockade fence, and the applicant has delineated on the pavement to show staff where the outdoor storage will be located.

Commissioner Rauch agrees that this would be the most lenient outdoor storage uses than what has been allowed in the community. He agrees with Mr. Mortensen that allowing this as presented would set a precedent. He would like to see permanent areas made for the storage of these types of items.

Ms. VanMarter stated that when she communicated with Home Depot she advised them that what they were proposing was not well received by the Planning Commission and suggested a more permanent delineated area be developed for these items.

Commissioner Grajek stated that the discussion being held this evening is the same that was had when the applicant was last before the Planning Commission. Mr. LaVanway stated the plans have changed, but perhaps they did not change enough. Commissioner Grajek appreciates the attempt made by Home Depot.

Commissioner Mortensen also appreciates the work done by Home Depot.

Chairman Brown would have liked the applicant to have met with staff and attended tonight's meeting.

Commissioner Grajek agrees that the storage next to the building on the sidewalk could be permitted; however, he is not in favor of the areas that are proposed to be in the middle of the parking lot nor the location of the sheds.

Commissioner Rauch suggested installing a greenbelt area that could screen the seasonal and shed displays and possibly even the equipment.

The call to the public was made at 7:28 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to table the request for a special use application, environmental impact assessment, and site plan for outdoor sales, storage and display for Home Depot until the December 9, 2019 Planning Commission meeting. **The motion carried unanimously.**

NEW BUSINESS:

OPEN PUBLIC HEARING #2...Review of a site plan application, PUD application, PUD agreement, environmental impact assessment, and final site plan for a proposed planned industrial development with a new 67,000 sq. ft. indoor climate controlled storage building. The proposed project is located at 2528 Harte Drive, Brighton consisting of 10.62 acres on parcel 4711-13-300-009. The request is petitioned by James Pappas of Fusco, Shaffer and Pappas, Inc.

- A. Recommendation of PUD Agreement
- B. Recommendation of Impact Assessment (10-1-2019)
- C. Recommendation of Final Site Plan (10-25-19)

Mr. Jim Hart, the owner, and Mr. Jim Pappas, the architect, were present.

Mr. Pappas stated that they have addressed the concerns from the Township consultants.

Planning Commission Meeting
July 8, 2019 Approved Minutes

1. The Commission may allow building materials that do not comply with Section 12.01 (too much vinyl siding) since they will match the existing building.
2. The parking calculations on Sheet C2.0 need to be corrected and 2 additional barrier-free parking spaces are required. Mr. Rudolph stated he can add the spaces per his suggestion.
3. The applicant should provide specification sheets for the proposed light fixtures.
4. The landscape plan is deficient in buffer zone B and detention pond plantings. The applicant did make modifications to the original plan; however, they are still missing the required amount of plantings. The Planning Commission can modify this requirement; however, he recommends that the buffer zone plantings be required. Mr. Rudolph noted that there are existing plantings in that area; however, they can add additional plantings as required.

The call to the public was made at 6:45 pm with no response.

Moved by Commissioner Grajek, seconded by Commissioner Rauch, to recommend to the Township Board approval of the Environmental Impact Assessment dated March 26, 2019 as written. **The motion carried unanimously.**

Moved by Commissioner Grajek, seconded by Commissioner Dhaenens, to approve the Site Plan dated July 2, 2019 with the following conditions:

- Allowing the use of vinyl siding, which does not meet ordinance, due to the existing siding used on the building.
- Two barrier free spaces shall be added and approved by staff.
- Lighting will be converted to LED lighting throughout the development and spec sheets shall be provided.
- Additional plantings shall be included in the buffer zone to the rear, which can be approved by staff.
- Compliance with the Engineer's review letter July 2, 2019.

The motion carried unanimously.

NEW BUSINESS:

OPEN PUBLIC HEARING #2... Review of a special use, site plan and environmental impact assessment for outdoor sales, storage and display for Home Depot. The

property in question is located at 3330 E. Grand River Howell. The request is petitioned by Scott A. Mommer.

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment. (6-12-19)
- C. Recommendation of Site Plan. (6-10-19)

Brent LaVanway of Boss Engineering was present. There are three types of storage areas for which they are requesting approval. One is a temporary storage area for materials prior to being brought into the building, permanent product display areas in the front, and then the temporary seasonal storage area, which includes the outside plant and flower area in part of the parking lot.

Mr. Borden reviewed the outstanding issues of his letter dated July 2, 2019.

The revised submittal does not demonstrate full compliance with the landscaping/screening conditions of Section 7.02.02(d). There is not a full Buffer Zone B shown on the plans. The applicant is required to screen the entire height of the outdoor storage.

The applicant should identify the dimensions and square footage of each outdoor area proposed, with an understanding that they will be limited to such areas.

He noted that the reason this item is on the agenda this evening is because the Township has dealt with many years of outdoor storage enforcement issues.

Commissioner Mortensen agrees that this has been an ongoing issue for years and Home Depot is simply doing what they want. He definitely wants the storage in the rear to have screening and what is being proposed is not sufficient.

Commissioner Dhaenens agrees that the specific sizes of the areas for the storage should be noted on the plans. He does not agree with the storage in the middle of the parking lot.

Commissioner Grajek would like to have the sheds moved from the front of the building. He understands that the grade drops and there are trees screening the site, so they can't be seen from the road anyway. He stated that if the items are kept where they are supposed to be and kept organized and neat then there would not be a problem with it, but he agrees with Commissioner Mortensen's comment that it seems Home Depot is doing what they want.

Mr. LaVanway believes that the trees along Grand River provide appropriate screening for the site.

Commissioner Rauch does not agree with the 12-foot chain link fence that is providing security for the rental equipment. He is not in favor of this proposal. He does not want to approve permanent outdoor displays. He suggested that this type of outdoor seasonal storage be reviewed and approved each year as it is done with other uses of this type.

Commissioner McCreary agrees with Commissioner Rauch and she does not approve of the sheds being displayed in the front of the store.

Chairman Brown was surprised when he saw the number of violations that have been issued to Home Depot over many years and that they have not done anything to comply with the ordinance.

Ms. VanMarter referenced Commissioner Rauch's suggestion about the administrative process to obtain a seasonal display. Seasonal display permits area only valid for 28 days, which is why staff recommended that the applicant obtain approval for a formal plan.

She suggested that if the areas are approved, they should be delineated in some way (pavement markings, bollard posts, etc.). When staff is enforcing the site plan, it is difficult to determine if they are staying within the allowable area.

They do receive complaints from drive by traffic due to the staging of the material in the northwest corner of the building.

Commissioner Grajek understands that Home Depot needs to have outdoor storage and seasonal displays in order to do business, but they are good members of the community. He would like the Township to be able to meet with them and come to an agreement. Ms. VanMarter will coordinate a meeting.

Commissioner Rauch noted that the site has over 100 extra parking spaces and suggested that they develop an outdoor and seasonal display area that can be delineated and screened properly.

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

Ms. VanMarter suggested postponing this item until the August 12 Planning Commission meeting.

Moved by Commissioner Grajek, seconded by Commissioner Mortensen, to postpone Open Public Hearing #2, at the applicant's request, until the August 12, 2019 Planning Commission meeting. **The motion carried unanimously.**

OPEN PUBLIC HEARING #3...Review of a special use, site plan and environmental impact assessment for outdoor sales, storage and display for Lowe's. The property in question is located at 1100 S. Latson Road, Howell. The request is petitioned by Lowe's Home Centers, LLC.

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment (6-18-19)
- C. Recommendation of Site Plan. (6-18-19)

Mr. Todd Simmons of Freeland & Kauffman, the engineer for Lowe's, was present. He is aware of the ongoing issues with the outdoor storage and display at Lowe's. He met with Township staff and developed the plan that was submitted for review this evening. He reviewed the plan, specifically the screening of the areas. Some areas may not have completely met the ordinance; however, they believe their proposal meets the intent of the ordinance.

As it relates to the engineer's concerns that these areas are on utility easements, they understand that if any maintenance needs to be done on the utilities, their items would need to be removed.

Commissioner Mortensen stated he has the same concerns with Lowe's and the numerous violations that they have received that he did with Home Depot.

Mr. Borden reviewed his letter dated July 2.

1. Because this is a PUD, it is suggested that the Township require the applicant to provide a cross-access easement to the outlot adjacent to the east.
2. Aside from the screening requirements (Buffer Zone B), the revised submittal is generally compliant with the conditions of Section 7.02.02(d). There is not a full Buffer Zone B shown on the plans.



Scott A. Mommer Consulting

Land Development Services

4694 W. Jacquelyn Avenue, Fresno CA 93722
Phone: (559) 978-1000
Texas Registered Engineering Firm F-18451

Tuesday January 21, 2020

Kelly VanMarter, AICP
Assistant Township Manager/Community Development Director
2911 Dorr Road
Brighton, MI 48116
810-588-6900
kelly@genoa.org

RE: Home Depot – Special Land Use Application - Resubmittal
3330 E. Grand River Ave

Ms. VanMarter,

Please find attached the resubmittal package for the Home Depot Special Land Use Application. The revised submittal addresses a new Proposed Site Plan with a proposed landscape planter for screening of the proposed Equipment Rental, shed display, and seasonal sales location at the southerly portion of the Home Depot parking lot.

On behalf of Home Depot, our Firm greatly appreciates the Townships efforts on this project.

Sincerely,
SCOTT A. MOMMER CONSULTING

Scott A. Mommer
Scott A. Mommer, PE



February 5, 2020

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Home Depot – Special Land Use and Site Plan Review #5
Location:	3330 E. Grand River Avenue – south side of Grand River, west of Grand Oaks Drive
Zoning:	RCD Regional Commercial District

Dear Commissioners:

At the Township’s request, we have reviewed the revised special land use and site plan submittal from Home Depot (plans most recently dated 1/13/20) to allow outdoor display, sales and storage areas for the existing business.

As discussed at the July 8, 2019 Planning Commission meeting, there has been a lengthy Ordinance enforcement history for outdoor display, sales and storage at this site. Township staff tracked this history (provided in a separate document with the July 2019 agenda packet) noting issues dating back to 2001. As a result, the Township revoked the applicant’s special land use permit for outdoor sales/storage/display in 2015.

Action on the current request was postponed at the July 8, 2019 meeting due to several concerns raised by the Commission and Township staff. Concerns included visibility of storage areas from Grand River, a lack of screening required by the Ordinance, and the lack of clear demarcation for these areas.

Revisions to the request were subsequently presented to the Commission in November and December of 2019, where discussion revolved around the three storage areas proposed within the parking lot, as well as the temporary nature/appearance of the largest such area.

Modification to these areas was suggested by the Commission whereby they would be concentrated in a single area with more substantial screening. The current submittal reflects the discussion to date.

A. Summary

1. In order to make a favorable finding on the general special land use standards of Section 19.03, the use conditions of Section 7.02.02(d) must be met to the Township’s satisfaction.
2. The applicant must also address any concerns provided by the Township Engineer and/or Brighton Area Fire Authority.
3. The Commission may require additional shrub plantings, or allow excess existing trees to count as the required buffer zones.
4. The Commission may allow a wood screen fence in lieu of a buffer zone B along the southerly lot line; however, the applicant must confirm/correct the height of the fencing (the details shows 8’; the notes state 6’).
5. At the time of planting, the height of items stored in the parking lot will exceed the height of screening. The Commission may require taller evergreen trees at the time of planting and/or an increase in the number of evergreen trees.
6. The plantings depicted between the evergreen trees must be identified on the landscape plan.
7. A detail of the fencing around the seasonal sales area must be provided.



Aerial view of site and surroundings (looking north)

B. Proposal/Process

The revised submittal includes 12 areas of outdoor display, sales and storage accessory to a permitted commercial use (Home Depot). Such uses are allowed with special land use approval (Section 7.02).

Section 7.02.02(d) also includes use conditions for commercial outdoor display, sales and storage.

Procedurally, following the required public hearing, the Planning Commission is to put forth a recommendation on the special land use, site plan review and Impact Assessment. The Township Board has the final review/approval authority over the project.

C. Special Land Use Review

Special land uses are subject to the review criteria of Section 19.03, as follows:

- 1. Master Plan.** The Master Plan identifies the site and adjacent properties as Regional Commercial, which is intended for “higher intensity commercial uses that serve the comparison shopping needs of the entire community and the regional market.”

While the Plan does not specifically address outdoor uses within Regional Commercial, it does note the intent to allow for “big box retail,” which is consistent with the principal use of this site.

Given the nature of the request and the planned uses for the subject area, the proposal is generally compatible with the Master Plan and Future Land Use Map.

- 2. Compatibility.** The inclusion of some outdoor components associated with a big box retailer is not generally expected to adversely impact nearby uses. However, such uses are subject to the conditions of Section 7.02.02(d) to ensure compatibility.

In our opinion, the use conditions must be met to the Township’s satisfaction in order to make a favorable finding under this criterion.

- 3. Public Facilities and Services.** As a developed site, we do not anticipate issues with public facilities and services.

With that being said, the applicant must address any concerns raised by the Township Engineer and/or Brighton Area Fire Authority with respect to this criterion.

4. **Impacts.** Similar to the comment in paragraph #2 above, provided the use conditions are met, the project would not generally be expected to result in adverse impacts upon surrounding properties.
5. **Mitigation.** If additional concerns arise as part of the review process, the Township may require mitigation efforts to alleviate/eliminate potential adverse impacts.

D. Use Conditions

As previously noted, the proposal is subject to the use conditions of Section 7.02.02(d), as follows:

1. Minimum lot area shall be one (1) acre.

The notes on Sheet 1 of 4 identify a lot area of 15.1 acres.

2. Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.

The Impact Assessment states that “any stockpiles of soils, fertilizer or similar loosely packaged materials will be wrapped in visqueen for not only protection of the material, but to the environment.”

3. All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose stormwater without negatively impact adjacent property. The Township Board, following a recommendation of the Planning Commission and the Township Engineer, may approve a gravel surface for all or part of the display or storage area for low intensity activities, upon a finding that neighboring properties and the environment will not be negatively impacted.

All of the proposed outdoor display, sales and storage areas are located on an existing paved surface.

4. No outdoor storage shall be permitted in any required yard (setback) of buildings for the district in which the commercial outdoor display, sales or storage use is located. Any approved outdoor sales or display within a parking lot shall meet the required parking lot setback; provided the Planning Commission may require additional landscaping screening or ornamental fencing.

All of the proposed outdoor display, sales and storage areas meet or exceed the applicable setback requirements.

The two areas not adjacent to the building are screened by a new landscape island and wood privacy fence.

5. The site shall include a building of at least five hundred (500) feet of gross floor area for office use in conjunction with the use.

Per the notes on Sheet 1 of 4, the main building contains 121,265 square feet of floor area, not including square footage devoted to the garden center and seasonal sales.

6. All loading and truck maneuvering shall be accommodated on-site.

This standard is met.

- 7. All outdoor storage area property lines adjacent to a residential district shall provide a buffer zone A as described in Section 12.02. A buffer zone B shall be provided on all other sides. The Planning Commission may approve a six (6) foot high screen wall or fence, or a four (4) foot high landscaped berm as an alternative.**

The applicant proposes a mix of existing landscaping, proposed plantings and a screen fence as buffering/screening for the outdoor areas.

The areas to the west and southeast do not provide the shrubs required for a buffer zone B; however, the existing tree plantings exceed the number required by Ordinance. The Commission may require additional shrubs (27 total in our estimation), or allow the existing trees in lieu of additional shrubs.

The Commission may also allow the 6-foot screen fencing along the southerly lot line in lieu of a buffer zone B. It should be noted that the fence detail indicates a height of 8 feet, while the note states 6 feet. The applicant must correct this discrepancy.

- 8. The height of all material and equipment stored in an outdoor storage area shall not exceed the height of any landscape screening, wall or fence. Boats and recreational vehicles may exceed the height of the fence provided that they are setback from the fence a distance equal to their height. Storage of materials up to the height of the adjacent building wall may be permitted in the rear yard if it is illustrated on the site plan, the rear yard does not abut a residential district, will not be visible from an expressway and such storage is confined to within twenty (20) feet of the building.**

The previous submittal noted that items stored within the shed display area, temporary seasonal sales display area and large equipment rental area will not exceed a height of 12 feet.

The revised plan depicts screening for these areas via a landscape island with 6-foot tall evergreen trees, as well as a wood screen fence (6' or 8' height to be confirmed by applicant).

At the time of planting, the height of items stored will exceed the height of the evergreen trees, though Norway Spruce are considered relatively fast growing evergreens. The Commission may wish to require taller trees at the time of planting to increase the screening provided. Additionally, there is no indication of the plantings depicted between the Spruce trees. This information must be provided.

Alternatively, the spacing between Spruce trees could be reduced to accommodate additional trees.

E. Site Plan Review

- 1. Dimensional Requirements.** The site plan demonstrates compliance with the applicable dimensional requirements. Additionally, dimensions are noted for each of the 12 areas proposed, as previously requested.

If approved, the applicant will be held to these locations/dimensions and any expansion will be treated as a violation or will require submittal of an amended site plan (and special land use application, if required). The applicant previously acknowledged this requirement.

- 2. Parking.** The current submittal addresses concerns raised over the parking calculations in the previous submittal (notes on Sheet 4 of 4).

The proposal entails a reduction in the amount of parking provided. The project also results in a slight increase in the amount of parking required; however, given the current parking surplus, the site will remain compliant with parking requirements as a result of this proposal.

3. **Vehicular and Pedestrian Circulation.** The site plan depicts compliant drive aisle widths and the applicant previously stated that the areas along the front of the building will not obstruct pedestrian ingress/egress.
4. **Landscaping.** The revised plan includes a landscape plan depicting existing and proposed plantings. The plan includes 9 new evergreen trees – 3 in the northwest corner of the property and 6 in the new landscape island within the parking lot.

The plan also identifies 16 smaller plantings within the landscape island (presumed to be shrubs or ground cover of some sort), but they are not identified. This information must be added to the landscape plan.

5. **Impact Assessment.** The submittal includes a revised Impact Assessment (dated 1/20/20), which states that the project is not anticipated to adversely impact natural features, public facilities/services/utilities, surrounding land uses or traffic.

Paragraph (i) of the Assessment references a fence enclosure around the seasonal sales area, though the plan does not include a detail. This information must be added to the site plan.

Should you have any questions concerning this matter, please do not hesitate to contact our office.

Respectfully,
SAFE BUILT STUDIO



Brian V. Borden, AICP
Planning Manager



February 5, 2020

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

Re: Home Depot Outdoor Storage Site Plan Review No. 5

Dear Ms. Van Marter:

Tetra Tech has conducted a fifth site plan review of the Home Depot site plan and special land use application submitted on January 27, 2020. The site plans last dated October 1, 2019, were prepared by Scott A. Mommer Consulting on behalf of Home Depot U.S.A., Inc. The development includes 15.1 acres at 3330 East Grand River Avenue. The petitioner is requesting a special land use for additional outdoor storage areas totaling approximately 12,000 square feet.

The Petitioner revised their site plan to place the shed display area and temporary seasonal sales display area behind a landscape buffer. The revised area reduces the number of parking spaces that will be impacted by the display areas and it does not alter the existing traffic pattern. This revision addresses the comment from our previous letters, and we have no further engineering related concerns to the proposed outdoor storage plans.

Please call or email if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary Markstrom'.

Gary J. Markstrom, P.E.
Vice President

A handwritten signature in blue ink, appearing to read 'Shelby Scherdt'.

Shelby Scherdt
Project Engineer

Tetra Tech

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



BRIGHTON AREA FIRE AUTHORITY

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

January 31, 2020

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Home Depot (outdoor storage)
3330 E. Grand River
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on October 11, 2019, and the drawings are dated June 10, 2019, with a revision date of October 1, 2019. The project is based on an existing Mercantile-use. The facility has applied for a special land-use permit to increase the quantity of outside storage in the front and rear of the store.

The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

All areas of concern have been substantially addressed and revisions made to reflect them.

The fire authority has no further comments regarding the proposal as submitted.

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".

Rick Boisvert, CFPS
Fire Marshal

Environmental Impact Assessment
For
Home Depot – Special Land Use Application

- a. **Name(s) and address(es) of person(s) responsible for preparation** of the impact assessment and a brief statement of their qualifications.

Scott A. Mommer

4694 W. Jacquelyn Ave.

Fresno, CA 93722

Scott Mommer is a Professional Engineer and has been involved with the industry for over 30 years. He has prepared Environmental Impact Assessments and Initial Studies for a broad range of projects from commercial, industrial, and residential. He has also prepared and assisted in EIR Assessments related to ground water contamination of heavy metals and gasoline to meet various State requirements. Mr. Mommer has also been responsible for preparing Permits of storage of hazardous materials, tractor repairs on soils, and Discharge Permits (SWPPP).

- b. **Map(s) and written description/analysis of the project site** including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 10 feet of the property. An aerial photograph or drawing may be used to delineate these areas.

The site is an existing Home Depot building. Within 10 feet of the property is E Grand River Avenue to the North, Discount Tire to the East, a commercial/industrial building the South, and vacant land to the West.



c. **Impact on natural features:** A written description of the environmental characteristics of the site prior to development and following development, i.e., topography, soils, wildlife, woodlands, mature trees (eight-inch caliper or greater), wetlands, drainage, lakes, streams, creeks or ponds. Documentation by a qualified wetland specialist shall be required wherever the Township determines that there is a potential regulated wetland. Reduced copies of the Existing Conditions Map(s) or aerial photographs may accompany written material.

There will not an impact to natural features with the proposed Use, as the Home Depot property is fully developed. The request is for additional display areas to the existing Home Depot.

d. **Impact on stormwater management:** Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the Livingston County Drain Commission at (517) 546-0040.

There will be no grading or construction operations that would create soil erosion or sedimentation.

e. **Impact on surrounding land used:** Description of the types of proposed uses and other man-made facilities, including any project phasing, and an indication of how the proposed use conforms or conflicts with existing and potential development patterns. A description shall be provided of any increases of light, noise or air pollution which could negatively impact adjacent properties.

The proposed Use is consistent with the Commercial nature of the surrounding land uses. The proposed Use is for additional display areas for rental equipment and staging areas for deliveries. The equipment will not be used or maintained on the property.

f. **Impact on public facilities and services:** Describe the number of expected residents, employees, visitors, or patrons, and the anticipated impact on public schools, police protection and fire protection. Letters from the appropriate agencies may be provided, as appropriate.

The site is an existing Home Depot and the proposed Use would be for rental for customers. The site will not impact the existing fire, police, and EVA's; therefore, there will be no change to the site conditions affecting these services. No effect to the School District.

g. **Impact on public utilities:** Describe the method to be used to service the development with water and sanitary sewer facilities, the method to be used to control drainage on the site and from the site, including runoff control during periods of construction. For sites serviced with sanitary sewer, calculations for pre- and post development flows shall be provided in comparison with sewer line capacity. Expected sewage rates shall be provided in equivalents to a single family home. Where septic systems are proposed, documentation or permits from the Livingston County Health Department shall be provided.

Existing services for water, sewer, and refuse will not be altered and no additional services being proposed or requested.

h. **Storage and handling of any hazardous materials:** A description of any hazardous substances expected to be used, stored or disposed of on the site. The information shall describe the type of materials, location within the site and method of containment. Documentation of compliance with federal and state requirements, and a Pollution Incident Prevention Plan (PIPP) shall be submitted.

There will be no storage or handling of hazardous material.

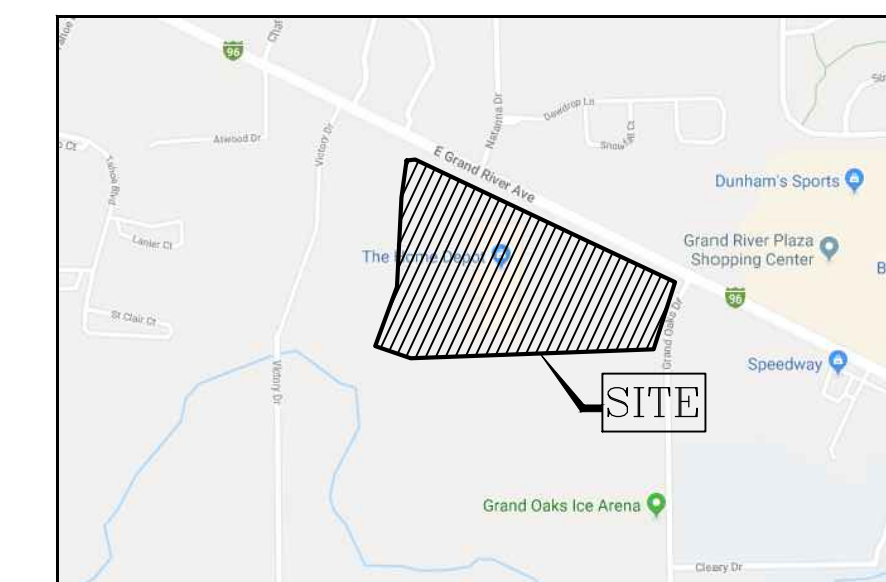
Any stockpiles of soils, fertilizer or similar loosely packaged materials will be wrapped in visqueen for not only protection of the material, but to the environment.

- i. **Impact on Traffic and Pedestrians:** A description of the traffic volumes to be generated based on national reference documents, such as the most recent edition of the *Institute of Transportation Engineers Trip Generation Manual*, other published studies or actual counts of similar uses in Michigan. A detailed traffic impact study shall be submitted for any site over ten (10) acres in size which would be expected to generate 100 directional vehicle trips (i.e. 100 inbound or 100 outbound trips) during the peak hour of traffic of the generator or on the adjacent streets. The contents of the detailed study shall include:
The total proposed square footage display areas are 5,898.5 SF. Therefore, the proposed uses are expected create seven (9) AM peak trips and twelve (14) PM peak trips (91 inbound and 91 outbound).
Source: ITE Trip Generation Rates - 9th Edition

The proposed display areas will not disrupt proper and safe vehicular access. The proposed display areas are either on existing paved surface or are to be within existing parking stalls; the display areas will not impact aiseways or driveway paths. The proposed temporary seasonal sales area in the parking lot will be surrounded by temporary fencing to ensure safe access and walkway for pedestrian and prohibit access through the aisles to vehicles.

- j. **Special Provisions:** General description of any deed restrictions, protective covenants, master deed or association bylaws.
N/A.

OUTDOOR STORAGE PLAN FOR TOOL RENTAL EQUIPMENT AREA HOWELL, MI



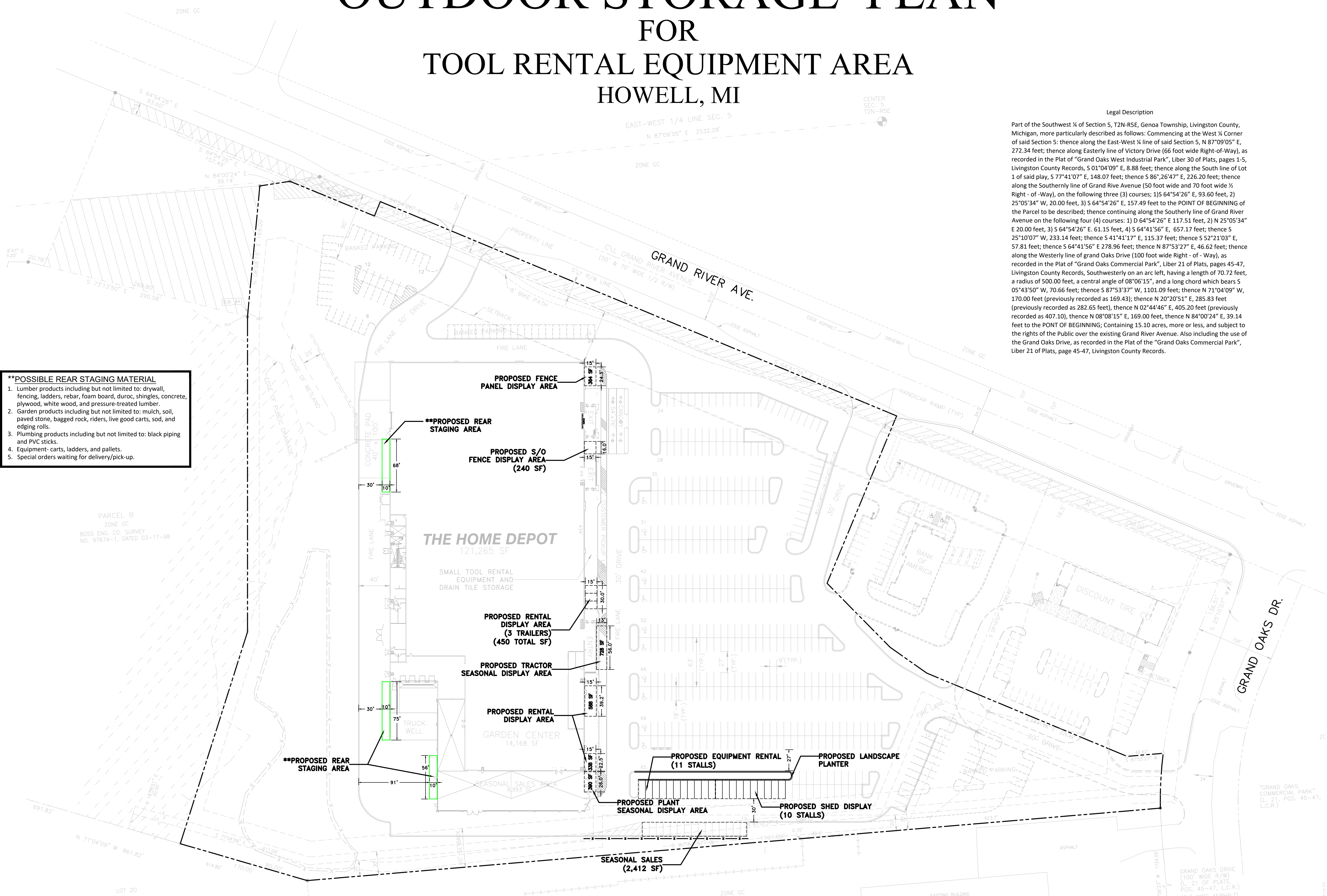
VICINITY MAP
NOT TO SCALE



PROJECT INFORMATION

HOME DEPOT SITE DATA	
HOME DEPOT AREA	15.10 AC
HOME DEPOT BUILDING AREAS	
HOME DEPOT BUILDING	121,265 SF
GARDEN CENTER	+ 14,168 SF
TOTAL HD BUILDING AREA	135,433 SF
ZONING INFORMATION	
APN:	11-05-300-027
ZONING:	RCD (REGIONAL COMMERCIAL DISTRICT)
LAND USE:	REGIONAL COMMERCIAL

Legal Description
Part of the Southwest ¼ of Section 5, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the West ¼ Corner of said Section 5; thence along the East-West ¼ line of said Section 5, N 87°09'05" E, 272.34 feet; thence along Easterly line of Victory Drive (66 foot wide Right-of-Way), as recorded in the Plat of "Grand Oaks West Industrial Park", Liber 30 of Plats, pages 1-5, Livingston County Records, S 01°04'09" E, 8.88 feet; thence along the South line of Lot 1 of said plat, S 77°41'07" E, 148.07 feet; thence S 86°26'47" E, 226.20 feet; thence along the Southernly line of Grand River Avenue (50 foot wide and 70 foot wide ½ Right-of-Way), on the following three (3) courses; 1) S 64°54'26" E, 93.60 feet, 2) 25°05'34" W, 20.00 feet, 3) S 64°54'26" E, 157.49 feet to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the Southernly line of Grand River Avenue on the following four (4) courses: 1) D 64°54'26" E 117.51 feet, 2) N 25°05'34" E 20.00 feet, 3) S 64°54'26" E, 61.15 feet, 4) S 64°41'56" E, 657.17 feet; thence S 25°10'07" W, 233.14 feet; thence S 41°41'17" E, 115.37 feet; thence S 52°21'03" E, 57.81 feet; thence S 64°41'56" E 278.96 feet; thence N 87°53'27" E, 46.62 feet; thence along the Westerly line of Grand Oaks Drive (100 foot wide Right-of-Way), as recorded in the Plat of "Grand Oaks Commercial Park", Liber 21 of Plats, pages 45-47, Livingston County Records, Southwesterly on an arc left, having a length of 70.72 feet, a radius of 500.00 feet, a central angle of 08°06'15", and a long chord which bears S 05°43'50" W, 70.66 feet; thence S 87°53'37" W, 1101.09 feet; thence N 71°04'09" W, 170.00 feet (previously recorded as 169.43); thence N 20°20'51" E, 285.83 feet (previously recorded as 282.65 feet), thence N 02°44'46" E, 405.20 feet (previously recorded as 407.10), thence N 08°08'15" E, 169.00 feet, thence N 84°00'24" E, 39.14 feet to the POINT OF BEGINNING; Containing 15.10 acres, more or less, and subject to the rights of the Public over the existing Grand River Avenue. Also including the use of the Grand Oaks Drive, as recorded in the Plat of the "Grand Oaks Commercial Park", Liber 21 of Plats, page 45-47, Livingston County Records.



- **POSSIBLE REAR STAGING MATERIAL**
- Lumber products including but not limited to: drywall, fencing, ladders, rebar, foam board, duroc, shingles, concrete, plywood, white wood, and pressure-treated lumber.
 - Garden products including but not limited to: mulch, soil, paved stone, bagged rock, riders, live good carts, sod, and edging rolls.
 - Plumbing products including but not limited to: black piping and PVC sticks.
 - Equipment: carts, ladders, and pallets.
 - Special orders waiting for delivery/pick-up.

SITE PLAN NOTES:

REVISION NOTES:

COVER SHEET

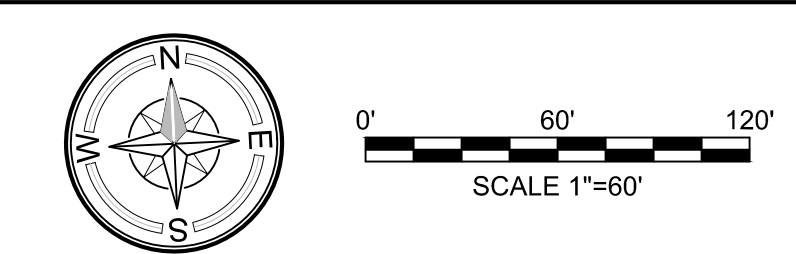
DATE:	6/10/2019
REVISION DATES:	01/13/2020
SITE PLANNER	DEREK FINNEGAN
SITE DEV. COORDINATOR	SCOTT MOMMER
R. E. MARKET	
R. E. AGENDA NAME	
R. E. MANAGER	



MI - HOWELL
STORE #2751

ADDRESS: 3330 E GRAND RIVER AVE
HOWELL, MI 48843

LA PROJECT NUMBER 19029.00



PLAN VIEW
SHEET 1 OF 4

- LEGEND:**
- TOOL RENTAL CENTER DISPLAY AREA
 - 4" WIDE GREEN PAINT STRIPING



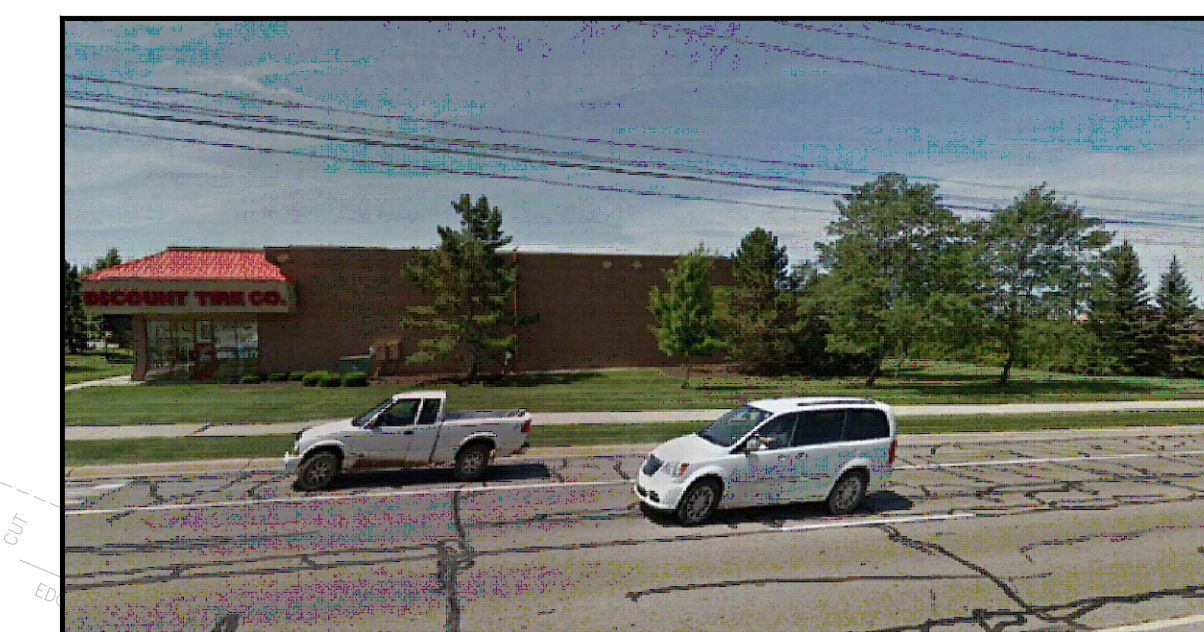
VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

HOME DEPOT SITE DATA	
HOME DEPOT AREA	15.10 AC
HOME DEPOT BUILDING AREAS	
HOME DEPOT BUILDING	121,265 SF
GARDEN CENTER	+ 14,168 SF
TOTAL HD BUILDING AREA	135,433 SF
ZONING INFORMATION	
APN:	11-05-300-027
ZONING:	RCD (REGIONAL COMMERCIAL DISTRICT)
LAND USE:	REGIONAL COMMERCIAL



SITE AERIAL
NO SCALE



ZONING: GCD - GENERAL COMMERCIAL DISTRICT
LAND USE: GENERAL COMMERCIAL

ZONING: IND - INDUSTRIAL DISTRICT
LAND USE: INDUSTRIAL

ZONING: IND - INDUSTRIAL DISTRICT
LAND USE: INDUSTRIAL

ZONING: GCD - GENERAL COMMERCIAL DISTRICT
LAND USE: GENERAL COMMERCIAL

ZONING: IND - INDUSTRIAL DISTRICT
LAND USE: REGIONAL COMMERCIAL

SITE PLAN NOTES:

REVISION NOTES:

EXISTING CONDITIONS SHEET

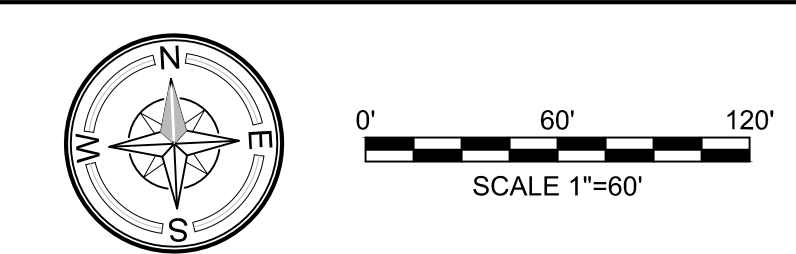
DATE: 6/10/2019
 REVISION DATES: 01/13/2020
 SITE PLANNER: DEREK FINNEGAN
 SITE DEV. COORDINATOR: SCOTT MOMMER
 R. E. MARKET:
 R. E. AGENDA NAME:
 R. E. MANAGER:



MI - HOWELL
STORE #2751

ADDRESS: 3330 E GRAND RIVER AVE
HOWELL, MI 48843

LA PROJECT NUMBER 19029.00





VIEW FACING SOUTHEAST FROM GRAND RIVER AVE. OF SCREENING AT BACK OF BUILDING

LANDSCAPE CALCULATIONS:

REQUIRED GREENBELT ALONG STREET FRONTAGE
 20' WIDE GREENBELT ALONG PUBLIC STREET RIGHT-OF-WAY:
 (1) CANOPY TREE FOR EVERY 40 LINEAR FEET OF ROAD FRONTAGE. EVERGREEN TREES CAN BE SUBSTITUTED FOR UP TO 50% OF THE REQUIRED TREES.
 REQUIRED: 24 CANOPY TREES
 926.99 FT ROAD FRONTAGE / 40 = 23.17 CANOPY TREES ~ 24 TREES
 EXISTING: 28 TREES
 (13 CANOPY TREES --9 MAPLE, 3 PEAR, 1 HACKBERRY) AND (15 EVERGREEN TREES -- 11 SPRUCE, 4 PINE)

REQUIRED BUFFER ZONE
 ALL OUTDOOR STORAGE ARE A PROPERTY LINES ADJACENT TO A RESIDENTIAL DISTRICT SHALL PROVIDE A BUFFER ZONE AS DESCRIBED IN SECTION 12.02. A BUFFER ZONE B SHALL BE PROVIDED ON ALL OTHER SIDES. THE PLANNING COMMISSION MAY APPROVE A SIX (6) FOOT HIGH SCREEN WALL OR FENCE, OR A FOUR (4) FOOT HIGH LANDSCAPED BERM AS AN ALTERNATIVE.

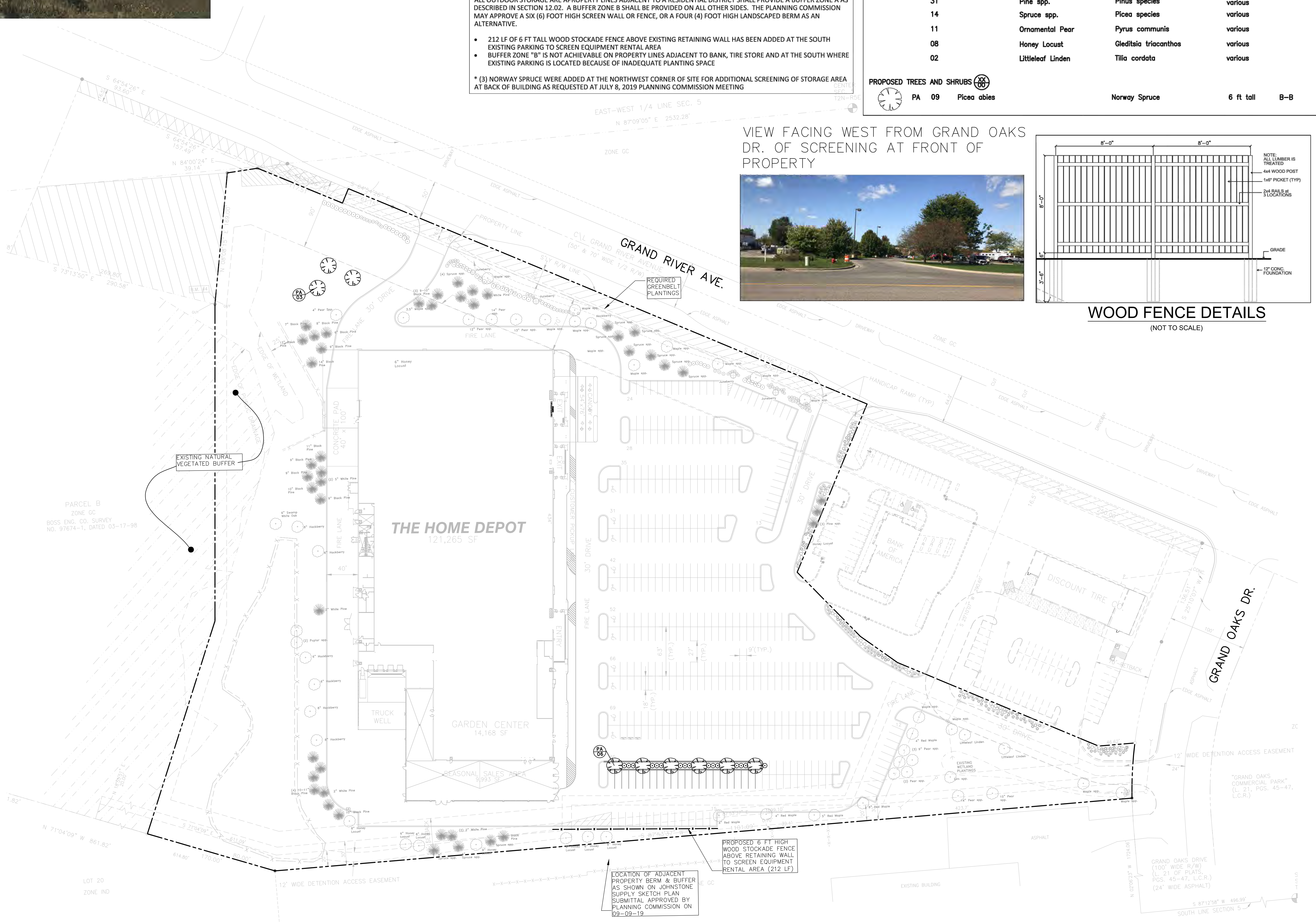
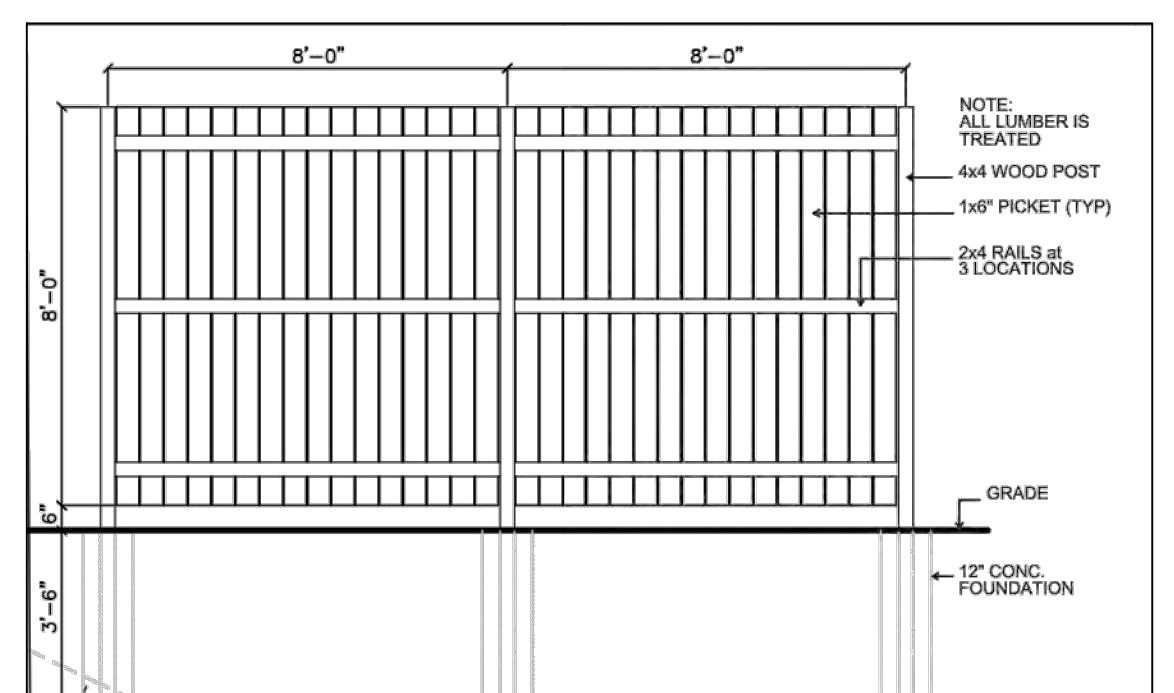
- 212 LF OF 6 FT TALL WOOD STOCKADE FENCE ABOVE EXISTING RETAINING WALL HAS BEEN ADDED AT THE SOUTH EXISTING PARKING TO SCREEN EQUIPMENT RENTAL AREA
- BUFFER ZONE "B" IS NOT ACHIEVABLE ON PROPERTY LINES ADJACENT TO BANK, TIRE STORE AND AT THE SOUTH WHERE EXISTING PARKING IS LOCATED BECAUSE OF INADEQUATE PLANTING SPACE

* (3) NORWAY SPRUCE WERE ADDED AT THE NORTHWEST CORNER OF SITE FOR ADDITIONAL SCREENING OF STORAGE AREA AT BACK OF BUILDING AS REQUESTED AT JULY 8, 2019 PLANNING COMMISSION MEETING

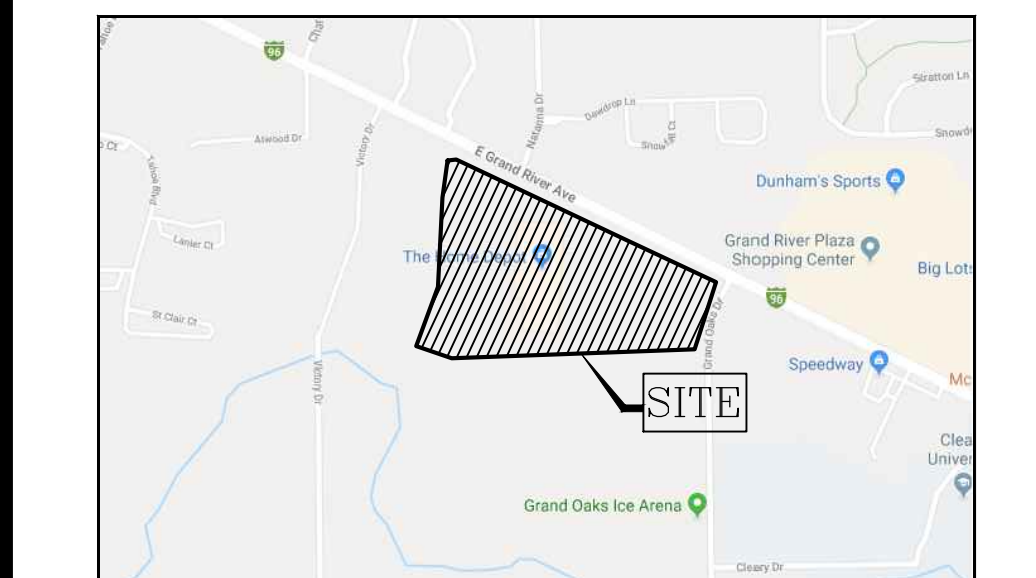
PLANT LIST

SYMBOL	KEY	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	REMARK
EXISTING TREES AND SHRUBS						
		19	Maple	Acer species	various	
		07	Hackberry	Celtis occidentalis	various	
		04	Juneberry	Amelanchier canadensis	various	
		31	Pine spp.	Pinus species	various	
		14	Spruce spp.	Picea species	various	
		11	Ornamental Pear	Pyrus communis	various	
		08	Honey Locust	Gleditsia triacanthos	various	
		02	Littleleaf Linden	Tilia cordata	various	
PROPOSED TREES AND SHRUBS						
PA 09			Picea abies	Norway Spruce	6 ft tall	B-B

VIEW FACING WEST FROM GRAND OAKS DR. OF SCREENING AT FRONT OF PROPERTY



LAND DEVELOPMENT SERVICES
 4694 WEST JACQUELYN AVENUE - FRESNO, CA 93722
 TEL: 559 978-1000 FAX: 559 276-0850 SMOMMER@SCOTTMOMMER.COM



PROJECT INFORMATION

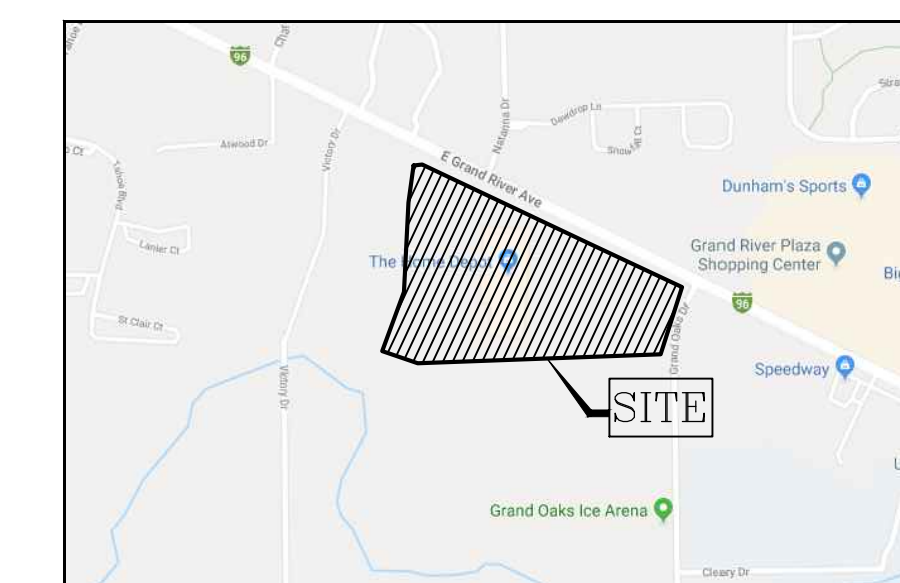
SITE PLAN NOTES:
 REVISION NOTES:

AS-BUILT & PROPOSED LANDSCAPE PLAN

DATE: 6/10/2019
 REVISION DATES: 01/13/2020
 SITE PLANNER: DEREK FINNEGAN
 SITE DEV. COORDINATOR: SCOTT MOMMER
 R. E. MARKET
 R. E. AGENDA NAME
 R. E. MANAGER

MI - HOWELL STORE #2751

ADDRESS: 3330 E GRAND RIVER AVE
 HOWELL, MI 48843
 LA PROJECT NUMBER: 19029.00



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

HOME DEPOT SITE DATA	
HOME DEPOT AREA	15.10 AC
HOME DEPOT BUILDING AREAS	
HOME DEPOT BUILDING	121,265 SF
GARDEN CENTER	+ 14,168 SF
TOTAL HD BUILDING AREA	135,433 SF
PARKING REQUIRED PER CITY CODE	381 STALLS
*HOME DEPOT (@ 1/300 SF) GFA	
OUTDOOR COMMERCIAL DISPLAY AND SALE (@ 1/800 SF OF DISPLAY AREA)	+ 13 STALLS
TOTAL PARKING REQUIRED	394 STALLS
* BASED ON GLA PER ZONING ORDINANCE = 114,424 SF	
PARKING PROVIDED	452 STALLS
SPACES PROVIDED	
LESS SHED DISPLAY	- 10 STALLS
LESS EQUIPMENT RENTAL AREA	- 11 STALLS
LESS SEASONAL SALES	- 15 STALLS
LESS LANDSCAPE PLANTER	- 22 STALLS
TOTAL PROVIDED	394 STALLS
ZONING INFORMATION	
APN:	11-05-300-027
ZONING:	RCD (REGIONAL COMMERCIAL DISTRICT)
LAND USE:	REGIONAL COMMERCIAL
BUILDING COVERAGE (35% MAX):	20.6%
IMPERVIOUS SURFACE RATIO (75% MAX):	66.3%

OUTDOOR DISPLAY & SALES AREAS	
PROPOSED FENCE PANEL DISPLAY	364 SF
PROPOSED S/O FENCE DISPLAY	240 SF
PROPOSED TRAILER RENTAL DISPLAY	450 SF
PROPOSED TRACTOR SEASONAL DISPLAY	728 SF
PROPOSED RENTAL DISPLAY	928 SF
PROPOSED PLANT SEASONAL DISPLAY	390 SF
PROPOSED SHED & EQUIPMENT RENTAL	4,630 SF
PROPOSED SEASONAL SALES	+ 2,412 SF
TOTAL OUTDOOR DISPLAY & SALES AREA	10,140 SF
PARKING REQUIRED (@1/800SF)	13 STALLS



FENCE PANELS STORED OUTSIDE

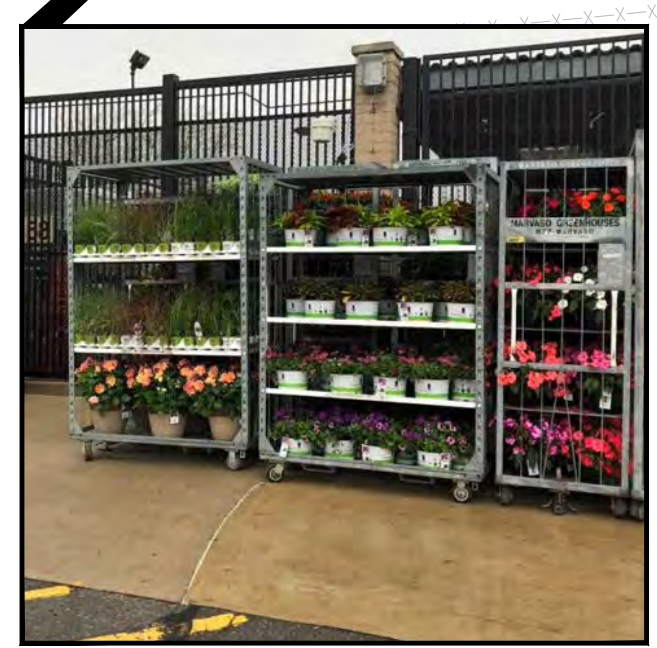
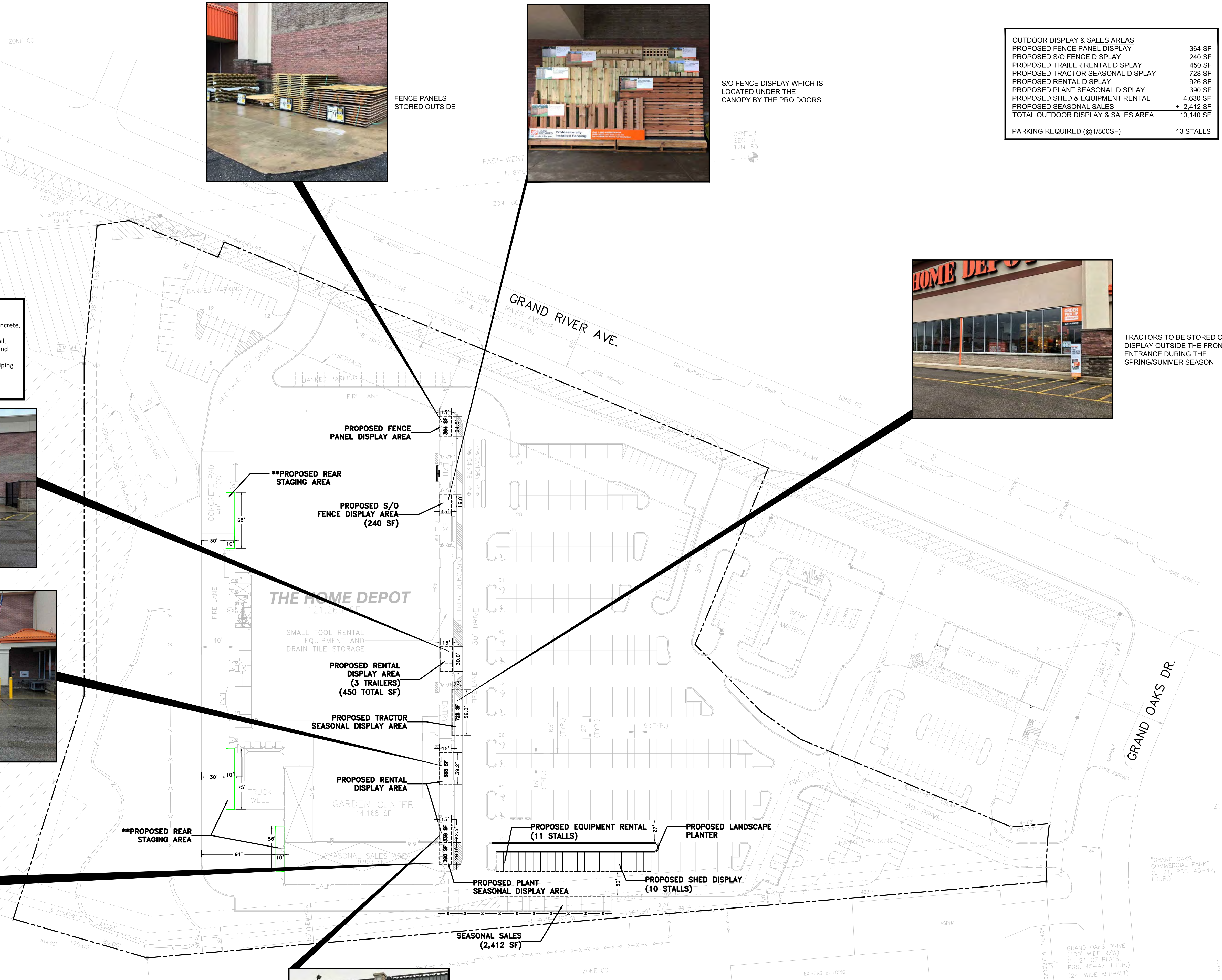
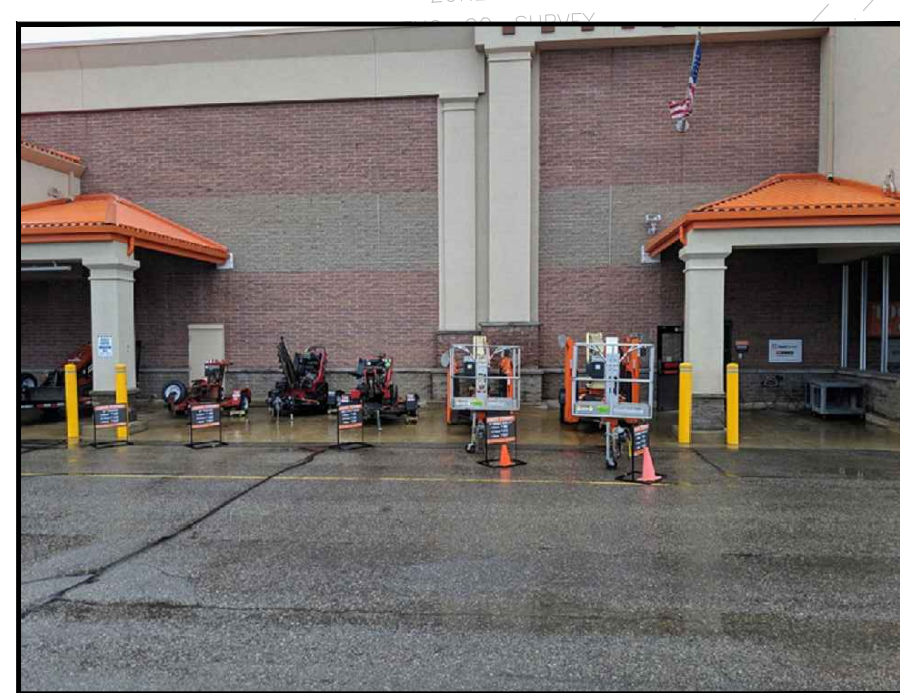
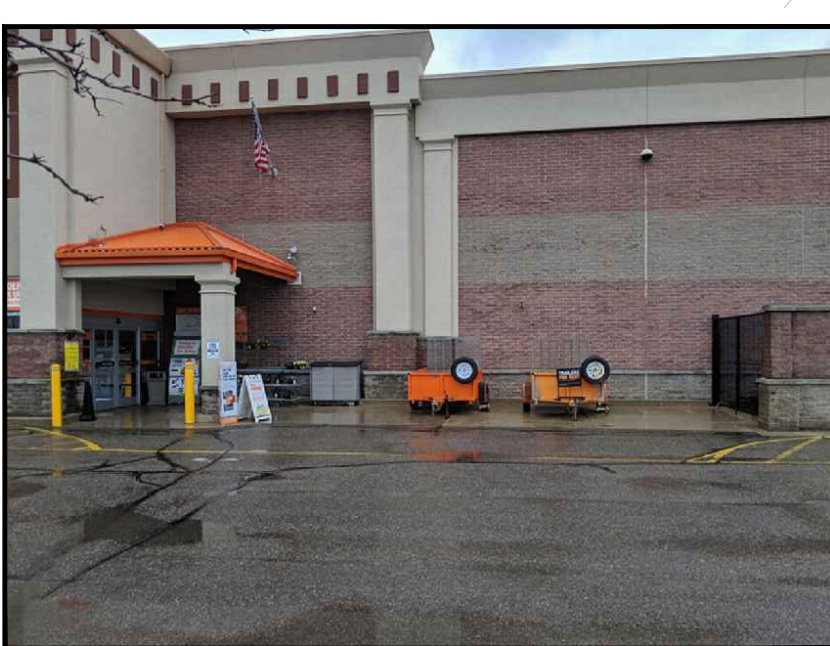


S/O FENCE DISPLAY WHICH IS LOCATED UNDER THE CANOPY BY THE PRO DOORS



TRACTORS TO BE STORED ON DISPLAY OUTSIDE THE FRONT ENTRANCE DURING THE SPRING/SUMMER SEASON.

- **POSSIBLE REAR STAGING MATERIAL**
- Lumber products including but not limited to: drywall, fencing, ladders, rebar, foam board, duroc, shingles, concrete, plywood, white wood, and pressure-treated lumber.
 - Garden products including but not limited to: mulch, soil, paved stone, bagged rock, riders, live good carts, sod, and edging rolls.
 - Plumbing products including but not limited to: black piping and PVC sticks.
 - Equipment- carts, ladders, and pallets.
 - Special orders waiting for delivery/pick-up.



PLANT RACKS & TABLES TO BE DISPLAYED OUTDOORS DURING SPRING/SUMMER SEASON.

- LEGEND:**
- TOOL RENTAL CENTER DISPLAY AREA
 - 4" WIDE GREEN PAINT STRIPING

SITE PLAN NOTES:
 REVISION NOTES:

PROPOSED OUTDOOR STORAGE AREA

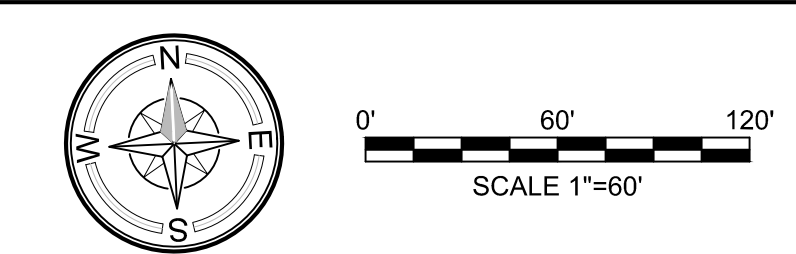
DATE: 6/10/2019
 REVISION DATES: 01/13/2020
 SITE PLANNER: DEREK FINNEGAN
 SITE DEV. COORDINATOR: SCOTT MOMMER
 R. E. MARKET
 R. E. AGENDA NAME
 R. E. MANAGER



MI - HOWELL
 STORE #2751

ADDRESS: 3330 E GRAND RIVER AVE
 HOWELL, MI 48843

LA PROJECT NUMBER 19029.00



**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
DECEMBER 9, 2019
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, Marianne McCreary, Jim Mortensen, Chris Grajek, and Eric Rauch, Jeff Dhaenens, and Jill Rickard. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, and Brian Borden of Safebuilt Studio. There were no audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner Grajek, seconded by Commissioner Rickard, 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.

OLD BUSINESS:

OPEN PUBLIC HEARING #1... Review of a special use, site plan and environmental impact assessment for outdoor sales, storage and display for Home Depot. The property in question is located at 3330 E. Grand River, Howell. The request is petitioned by Scott A. Mommer. A. Recommendation of Special Use Application. B. Recommendation of Environmental Impact Assessment. (10-2-19) C. Recommendation of Site Plan. (11-21-19)

Brent LaVanway of Boss Engineering and Mr. Scott Mommer of Lars Andersen & Associates, Inc., the consultants for Home Depot, were present representing the applicant.

Mr. Mommer stated that the store's assistant manager has been assigned to address the violations received by the Township and now Home Depot has asked him to assist with the issues and make a presentation to the Planning Commission. He reviewed the plans and what is being requested.

- Three rear staging locations outlined in green on the proposed Site Plan
- Three proposed sales display along the store front
- Three proposed trailer rental display along the store front
- Proposed seasonal sales display along the store front from May through July 4
- Two proposed rental equipment display along the store front
- Proposed plant seasonal display along the front Garden Center

Planning Commission Meeting
December 9, 2019 Unapproved Minutes

- Fifteen propose stalls for Equipment Rental in parking field at southerly property line
- Six Proposed stalls for shed display in parking field
- Sixteen stalls for proposed temporary customer pickup for bark/mulch in the parking lot for a period of six consecutive weeks in spring/summer.
- Existing three stalls of Load-N-Go parking, which is where the trucks that can be rented are stored.

He noted that the seasonal sales display and the bark/mulch areas from mid-March until July 4 are a big draw for their business.

He showed photographs of the parking lot as it would be seen from Grand River and Grand Oaks Drive.

Commissioner McCreary asked for clarification of the bark/mulch area. Are they on pallets? How much is there? How is the product put there? Mr. Mommer stated that stock from the storage area in the rear of the store is brought up to that area when the stock gets low.

He stated that all Home Depot stores are provided with an OSRP, which outlines what is allowed and what is not. The store personnel must follow these guidelines. There is not one for this store; however, when they have received their approvals from the Township, it will be provided to them.

Commissioner Dhaenens noted that Home Depot is requesting to do what they are currently doing, which are in violation of the ordinance, as well as add additional storage areas. Mr. Mommer stated they would like to receive approval so they will no longer be in violation. He noted that some of the current storage areas will be relocated. Ms. VanMarter stated that based on previous discussions, the Planning Commission prefers the storage areas remain along the building instead of in the parking lot.

Commissioner Grajek stated the storage areas need to be marked. He added that Home Depot built a store in the Township and put outside storage and displays that are not allowed, and is now asking for permission. He understands that it is needed, but other similar businesses followed the ordinance when they built their stores. He wants the storage areas to be marked and kept clean and in order.

Mr. Mommer stated that there has been a lot of growth in the area, so their demands and sales have increased. When the store was built, they did not expect they would need the additional storage and displays.

Commissioner Mortensen suggested that the store expand more brick and mortar instead of the outdoor storage and displays.

Commissioner Rauch questioned if the customer could pick up their mulch from the back storage area. Mr. Mommer stated Home Depot does not allow customers in the rear storage or loading area of the store. He believes having the mulch in the front is for advertising and not for

logistics. He is not comfortable approving this. It would set a precedent for other businesses. He suggested a location for an expansion to the building where these items could be stored.

Commissioner Rickard agrees. She is not in favor of the products being spread all around the parking lot.

Mr. Borden reviewed his letter dated November 5, 2019.

1. The revised plan does reduce the amount of storage proposed for the parking lot and fewer spaces will be used.
2. The Commission may require additional shrub plantings, or allow excess existing trees to count as the required buffer zones.
3. The Commission may allow a 6-foot tall wood fence in lieu of a buffer zone B along the southerly lot line.
4. The height of materials stored within the three parking lot areas will generally exceed the height of screening provided.
5. The applicant must identify the dates/seasons that the temporary sales display area will be in use.
6. At least 2 of the areas proposed appear to block/disrupt pedestrian circulation to/from the building.

Commissioner Rauch showed a proposed location where a row of parking could be replaced with a landscape island where shrubs and trees could be planted and screen the storage areas to the south. It could also provide a barrier to vehicles which would be safer for customers who are shopping or loading their cars in this area. Ms. VanMarter agreed with this suggestion. Not only would it be screened, but it would be a contained area.

Mr. Mommer would not be able to agree to this change tonight. He would have to discuss it with Home Depot.

Moved by Commissioner Dhaenens, seconded by Commissioner Rickard, to postpone the request from Home Depot at 3330 E. Grand River, Howell, per the petitioner's request, until the February 10, 2020 Planning Commission meeting. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter stated there are no items for the January meeting at this time; however, she may still hold it because there may be a new member present to replace Chairman Brown as well as hold the officer elections.

Approval of the November 12, 2019 Planning Commission meeting minutes

Commissioner McCreary noted changes that needed to be made.

Moved by Commissioner McCreary, seconded by Commissioner Grajek, to approve the minutes of the November 12, 2019 Planning Commission Meeting as corrected. **The motion carried unanimously.**

Member Discussion

Chairman Brown stated this is the best Planning Commission he has ever been a part of. All Commissioners thanked Mr. Brown for his leadership.

There was a discussion regarding requiring applicants to obtain and provide certified surveys for all buildings. Ms. VanMarter will research this.

Adjournment

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

Respectfully Submitted,

Patty Thomas, Recording Secretary

2019 PLANNING COMMISSION ANNUAL REPORT

MEETING DATE	CASE #	PROJECT NAME	REVIEW TYPE	ACTION/RECOMMENDATION
January 14	18-05	Chestnut Springs Revisions	Site Plan Amend	Tabled
	19-01	Boss Property	Conceptual Plan	Discussion
February 11	18-05	Chestnut Springs Revisions	Site Plan Amend	Approved
	19-02	Moretti Estates	Prelim Site Plan	Tabled
March 11	19-02	Moretti Estates	Prelim Site Plan	Approved
	19-03	Misty Meadows Amendment	Site Plan Amend	Approved
	19-04	Birkenstock PUD Self-Storage	Rezoning/Prelim PUD	Approved
	19-05	Michigan Rod Addition	Sketch Plan	Approved
April 8	19-06	Transtar Addition	Site Plan/Special Use	Approved
	19-07	LCS Special Use Amendment	Site Plan Amend	Approved
	19-08	Article 3 - Changes in UR	Text Amendment	Approved
	19-09	Premiere Genoa Conceptual	Conceptual Plan	Discussion
May 13	19-11	Mountain Top Estates Amendment	Site Plan Amend	Approved
	19-12	Article 7 - Indoor Climate Control	Text Amendment	Approved
		Article 11 - General Provisions	Text Amendment	Discussion
June 24	19-10	Enterprise Rent-A-Car Addition	Site Plan	Tabled
	19-12	Article 25 - Definitions	Text Amendment	Approved
	19-13	Masonite New Building	Site Plan/Special Use	Approved
	19-14	Brighton Equestrian Club	Site Plan/Special Use	**ON HOLD**

2019 PLANNING COMMISSION ANNUAL REPORT

MEETING DATE	CASE #	PROJECT NAME	REVIEW TYPE	ACTION/RECOMMENDATION
July 8	19-10	Enterprise Rent-A-Car Addition	Site Plan	Approved
	19-15	Home Depot Outdoor Storage	Site Plan/Special Use	Tabled
	19-16	Lowes Outdoor Storage	Site Plan/Special Use	Tabled
	19-17	Marriott Elevation Amendment	Sketch Plan	Approved
August 12	19-02	The Ridge (a.k.a. Moretti Estates)	Final Site Plan	Tabled
	19-19	Westbury Ph. 2 PUD Amendment	Res. PUD Concept.	Approved
September 9	19-02	The Ridge (a.k.a. Moretti Estates)	Final Site Plan	Approved
	19-15	Home Depot Outdoor Storage	Site Plan/Special Use	Tabled
	19-16	Lowes Outdoor Storage	Site Plan/Special Use	Tabled
	19-21	Johnstone Supply	Sketch Plan	Approved
October 15	19-16	Lowes Outdoor Storage	Site Plan/Special Use	Approved
	19-22	Boss Property Rezoning	Rezoning	Denied
November 12	19-15	Home Depot Outdoor Storage	Site Plan/Special Use	Tabled
	19-23	Birkenstock Self-Storage PUD	Final PUD	Approved
	19-24	The Bunker (Indoor Golf)	Sketch Plan/Special Use	Approved
December 9	19-15	Home Depot Outdoor Storage	Site Plan/Special Use	Tabled