

GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
WORK SESSION
JULY 10, 2006
6:30 P.M.
AGENDA

CALL TO ORDER: The meeting was called to order at 6:32 p.m. Present constituting a quorum for conducting business were: Chairman Don Pobuda, Teri Olson, Barbara Figurski, James Mortensen, Curt Brown and Dean Tenge. Richard Heikkinen, Township Attorney was present. Brian Borden was present on behalf of LSL and Tesha Humphriss was present on behalf of Tetra Tech.

APPROVAL OF AGENDA: **Motion** by James Mortensen to approve agenda. Second by Barbara Figurski. **Motion carried unanimously.**

DISCUSSION: of Agenda items of the regular meeting of the Planning Commission

DISCUSSION: of general items

ADJOURNMENT: At 6:52 p.m.

GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JULY 10, 2006
7:00 P.M.
AGENDA

CALL TO ORDER: The meeting was called to order at 7:02 p.m. Present constituting a quorum for conducting business were: Chairman Don Pobuda, Teri Olson, Barbara Figurski, James Mortensen, Curt Brown and Dean Tenge. Brian Borden was present on behalf of LSL and Tesha Humphriss was present on behalf of Tetra Tech.

PLEDGE OF ALLEGIANCE: At 7:03 p.m., the pledge of allegiance was recited and a moment of silence was observed.

APPROVAL OF AGENDA: **Motion** by Barbara Figurski to approve agenda. Second by Teri Olson. **Motion carried unanimously.**

CALL TO THE PUBLIC: (**Note: The Board will not begin any new business after 10:00 p.m.**) No one addressed the Board at this time.

OPEN PUBLIC HEARING # 1... Review of special use application, site plan application and impact assessment to construct a 38,400 sq. ft. retail and office building located on the southwest corner of Grand River Avenue and Hubert Road, Sec. 14, petitioned by JWS, LLC. (06-15)

David LeClaire w/ Livingston Engineering and Frank Salamone, the architect for the project were present. Petitioner presents samples outlining colors and materials proposed for the project. EFIS will match stone. The border will be a split faced block, bluegrass in color and the awning is grass green. The brick will be red. Petitioner demonstrates a sample for the glazing of the glass. It is slightly tinted with a bronze tone, but is not reflected.

James Mortensen notes that the strip of split faced block has been added to the exterior rear of the building, pursuant to the discussions held at the last meeting attended by petitioner.

David LeClaire addresses the parapet and indicates it now extends all the way around the side of the building.

Frank Salamone indicates there is screening planned for the roof with the EFIS hiding the mechanical units on three sides. Curt Brown inquires as to the screening coming from the EFIS or the parapet. Chairman Pobuda indicates the purpose of the parapet is to screen everything on the roof. Petitioner indicates this is the treatment used at other municipalities by his company. Brian Borden indicates that the parapet wall was going to be used as the screening. Petitioner indicates they will raise parapet walls if that's the Commission's preference.

Curt Brown inquires as to any change in plans that would extend the parapet around the side of the building, disguising the back of the parapet. It appears that it will be disguised. James Mortensen inquires whether screening unit is sufficient. Kelly VanMarter indicates that generally, a parapet is required all the way around. James Mortensen indicates he doesn't want to require it. Petitioner offers to run parapet all the way around the building. Brian Borden indicates that ultimately, the goal is to make sure the roof units are not visible from anywhere else. Petitioner will drop the bearing so that everything is hidden behind the parapet.

The plan has been amended to reflect installation of a driveway if the retail space is expanded, as per requested.

The landscaping of the south side was discussed. A couple of more evergreens were added to the plan. The landscaping that was near the pond was incorporated into the south side to increase the buffer between this site and the residential area. The buffer zone is 20' deep.

The drainage was discussed as it relates to the Ross property. The pond will be changed from a detention pond to a retention/detention to assist Mr. Ross with his drainage issues. The drainage is designed to force overflow to go onto Hubert Road in the event of a hundred year storm. Tesha Humphriss indicates she has not discussed this with Mr. Ross. Brian Borden discusses the LSL letter of July 7, 2006. The Township Board will need to grant special land use to allow for changes in drainage. Brian Borden indicates the Board should consider limiting delivery hours to accommodate the neighboring residents.

Chairman Pobuda asks about the doors in the rear of the building for deliveries. Petitioner indicates any changes would be to add a double man door, rather than an overhead door.

The shared access agreement has not been received by the Township yet, but Kelly VanMarter updates the Commission as to the status of that. James Mortensen indicates that Mr. Kil is obligated to provide that, based on the approval of his site plan. Kelly VanMarter indicates that the access agreement must be joint, with Mr. Kil providing it to the petitioner and reversed with the petitioner providing it to Mr. Kil, as well.

Brian Borden inquires once again as to the berm and the substitution of evergreens for deciduous trees. Both of these were approved at the last hearing.

Brian Borden discusses the lighting scheme for the exterior of the building. The candle lighting must be modified so the readings do not exceed 10.0 on the site. Petitioner agrees. The lights will be on sensors. Petitioner will review this.

Tesha Humphriss discusses the drainage plans recently submitted. This plan proposes to retain the water on site and not increase the volume leaving the site. Approval of this design is recommended. The June 21st letter from Tetra Tech was discussed. A revised set of plans were submitted that addressed all issues in that letter.

Curt Brown discusses hours of operation. This was discussed at the last meeting. Deliveries will be allowed from 7:00 a.m. until 8:00 p.m.

Planning Commission disposition of petition

- A. Recommendation regarding special use
- B. Recommendation regarding impact assessment (6-7-06)
- C. Recommendation regarding site plan (6-30-06)

Motion by James Mortensen to recommend to Township Board that a special use permit be granted for a furniture store of approximately 25,000 square ft., as petitioned by JWS, LLC, subject to following:

1. Deliveries will be held between 7:00 am and 8:00 pm;
2. Lighting during evening hours will not exceed the Township ordinance and will be dimmed to approximately 50% of the maximum after 9:00 pm.

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

Motion by Barbara Figurski that recommendation be made to the Township Board to approve the impact assessment, subject to the following:

1. Deliveries of merchandise to the site will be between 7:00 am and 8:00 pm;
2. Lighting will be dimmed to approximately 50% of the ordinance requirements after 9:00 p.m.

Second by James Mortensen. **Motion carried unanimously.**

Motion by James Mortensen that it be recommended to the Township Board to approve the site plan dated June 30, 2006 for the 38,400 sq ft retail and office building to be located at the southwest corner of Grand River and Hubert Road, subject to the following:

1. Signage will meet the Township ordinance;
2. The steel bearing will be dropped so as to fully screen rooftop equipment from the view from any direction;
3. The building materials and renderings reviewed this evening by the planning commission are acceptable and will become property of township
4. Cross-access easements will be obtained and recorded prior to a land use permit.
5. Lighting will be reduced in three locations to meet the Township ordinance.
6. The retention pond will be converted to a detention pond designed to withstand a one hundred year flood plain, the details of which are to be reviewed by the Township Engineer prior to Township Board;
7. The requirements for items five through eight of the Township Engineer's letter of June 21st, 2006 will be complied with;
8. Dust control measures will be added to the site plan.

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

OPEN PUBLIC HEARING # 2... Review of sketch plan application and site plan to construct a loading dock for a mobile MRI trailer located at 7575 Grand River, Sec. 13, petitioned by St. Joseph Mercy Health Systems. (06-16)

Wayne Perry present on behalf of petitioner. Petitioner presents proposed plans to add one dock space for the purpose of a mobile MRI unit. The trailer containing the MRI is generally docked for a day or two at a time and there may be as much time between visits as a few weeks at a time. The plans provide for a small addition to be added onto the side of the building. The purpose of this is for a ramp, more or less, to accommodate patients going in and out of the MRI trailer. The ramp is similar to what would be found in an airport, except that the gap would be a mere three to five feet.

There are a few other changes to the site, as a whole proposed, to accommodate the trailer. The axels are 11-12 feet apart and it's quite heavy. Therefore, some changes will need to be made to allow for the trailer to navigate the premises.

Brian Borden addresses whether any exterior lighting will be required. Petitioner indicates no additional lighting is required.

Tesha Humphriss discusses whether a new storm sewer structure will be required due to widening of roads. Petitioner indicates there are two structures existing. One will be turned into a manhole. The other will be rotated. A new one will not be built. Tesha Humphriss indicates that's not what is reflected in her drawings, but it works.

Petitioner indicates he is proposing two concrete pads to accommodate trailer.

Chairman Pobuda inquires as to what bearing the heavier truck will have on the roads. Petitioner indicates it can drive on any road and does not exceed any existing laws.

Tesha Humphriss indicates that catch basins 106 and 107 are acceptable. Petitioner indicates that the truck bay cannot flood. It drains away from the building to the north, into the service drive area and down into the detention basin. Petitioner indicates they will install a 2' sump at the cement pads.

Tesha Humphriss discusses the drainage of the impervious areas. There should be an increase in impervious area added to the plan. Petitioner agrees to do that.

The curb on the access ramp was discussed. Petitioner submitted a sketch plan and not an entire set of construction documents. The pavement plan should be included and petitioner agrees.

Planning Commission disposition of petition

A. Disposition of sketch plan. (6-21-06)

Motion by James Mortensen that this sketch plan be approved, subject to the following:

1. The requirements of the Brighton Fire Department as spelled out in their letter dated 6-30-06 of will be met;
2. Dust control measures will be added to the sketch plan;
3. The requirements spelled out in items one, three and four of Tetra Tech's letter of July 5, 2006 will be complied with. In addition, the one foot diameter catch basins are acceptable for numbers 107b and 106c with a two foot sump;

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

Administrative Business:

- *Planners report presented by LSL Planners.* There was no report by Brian Borden.
- *Approval of June 26, 2006 Planning Commission meeting minutes.* The minutes of the June 26, 2006 Planning Commission minutes were approved upon motion of Barbara Figurski and second by James Mortensen, subject to a change outlining the address of Bill Ross, who addressed the Board. Motion carried unanimously.
- *Member Discussion.* Kelly VanMarter advises there will not be another meeting in July and nothing has been submitted to date for the August 14th meeting.

Meeting adjourned at 8:17 p.m.

Respectfully submitted,

Kristi Cox
Recording Secretary