

GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
WORK SESSION
JUNE 12, 2006
6:30 P.M.
MINUTES

CALL TO ORDER: The work session of the Planning Commission was called to order by Chairman Don Pobuda at 6:31 pm. The following commission members were present constituting a quorum for transaction of business: Don Pobuda, Barbara Figurski, James Mortensen, Steve Morgan, and Dean Tengel. Also present were Kelly Van Marter, Township Planner; Brian Borden from Langworthy, Strader, LeBlanc & Associates, Inc., Tesha Humphriss from TetraTech,

APPROVAL OF AGENDA: Motion by Barbara Figurski to approve agenda. Support by Dean Tengel. Motion carried unanimously.

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

DISCUSSION: of general items

ADJOURNMENT: At 7.02 p.m., meeting adjourned.

GENOA TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JUNE 12, 2006
7:00 P.M.
AGENDA

CALL TO ORDER: The public hearing of the Planning Commission was called to order at 7: 06 pm.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited by the Board and a moment of silence was observed.

APPROVAL OF AGENDA: Upon motion of Barbara Figurski and support of James Mortensen, the agenda is approved as presented. Motion carried unanimously.

CALL TO THE PUBLIC: **(Note: The Board will not begin any new business after 10:00 p.m.)** No members of the public expressed interest in addressing the Planning Commission.

OPEN PUBLIC HEARING # 1...Review of an extension of site plan and impact assessment approval to construct a 7,820 sq.ft. office and showroom building for Pro Brothers Windows and Sunroom located on the south side of Grand River Ave., between Dorr Road and Kellogg Road. Sec. 14, petitioned by Pro Bros.

Planning Commission disposition of petition

- A. Recommendation of impact assessment extension.
- B. Disposition of site plan extension.

Don Provenzola present from Pro Brothers. Neither of the consultants wish to address any issues on this public hearing.

Motion by James Mortensen that a recommendation be made to the Township Board an extension of one year on the impact assessment on the site plan for Pro Brothers Windows. Support by Barbara Figurski. Motion carried unanimously.

Motion by James Mortensen that the site plan extension be approved for a period of one year. Support by Barbara Figurski. Motion carried unanimously.

OPEN PUBLIC HEARING # 2... Review of sketch plan application and impact assessment for a change to a previously approved site plan for a proposed 26,868 sq. ft. addition to existing Cleary University located at 3750 Cleary Drive, Sec. 5, petitioned by Cleary University. (06-11)

Planning Commission disposition of petition

- A. Recommendation regarding impact assessment. (04-14-06)
- B. Disposition regarding site plan. (05-22-06)

Craig Zolkos and Mike Baker from Schonscheck were present. Mike Baker addresses the issue of the loading zone. There is no loading zone and deliveries would be taking place through the front door. Brian Borden indicates the large circular area in front of the building is sufficient for their needs and the requirements of the ordinance.

Mike Baker indicates they're requesting a waiver of the detention pond requirements. He indicates that the trees currently existing are superior to the planned landscaping around the detention pond. Brian Borden indicates three of the trees are ash trees and are to be in good health. Brian Borden suggests that the existing trees are of good quality and health. The only trees that are being removed are those absolutely necessary per Mike Baker. Barbara Figurski inquires as to whether any trees that died would be replaced. The requirement is 14 canopy or evergreen and 132 shrubs. Tesha Humphriss agrees with petitioner that the tree's canopy is a rough estimate of the root system's size.

She agrees with their plan. There are no guarantees whether the trees will survive the “shaking” of the ground. The University agrees that they would maintain the area with mowing, cutting scrub, etc., per Craig Zolkos. It will be manicured. James Mortensen suggests that the motion should hold to the ordinance, but it may be waived prior to occupancy by Township Staff.

Craig Zolkos addresses the engineering issues. He indicates there are two reasons for this taking two years: one, they were forced to re-engineer Belle Tire’s detention pond and then they had to find another spot to place the pond. The second reason is that Cleary University had to go through a fundraising campaign to gather the monies for this project. He has addressed all of the concerns of Tetra Tech and indicates they intend to comply with all of the concerns expressed by Tesha Humphriss. Brian Borden has nothing to add.

Tesha Humphriss indicates that Belle Tire has moved their detention pond. She indicates there has been a major re-design to the site and that has caused many of the delays and issues. She is confident that she can make the new location work for the detention pond. She would like items one through five of her letter to be added to the plans. As to item number one, petitioner suggests that existing drain was removed and the district is now on the south line. Tesha Humphriss agrees. The second item is in relation to the area of the access drive, water tower and detention pond. It appears that water would flow from the east side over the road to the detention pond. Elevations will be added per petitioner. Number three can be removed. Petitioner will do so. Number four, the petitioner is proposing one design with three inlets. Tesha Humphriss will need to see the elevations for all three inlets and outlets.

The Drain Commissioner has requested them to pursue the building of a berm to assist in drainage for the property. Tesha Humphriss requests that petitioner continue working with the Drain Commissioner to find a mutually acceptable solution to the area on the west property line.

Petitioner is required to submit construction plans for the water main.

Brian Borden indicates minimum planting requirements are exceeded as a whole and specifically at the detention pond.

Motion by Barbara Figurski to recommend to the Township Board approval of the impact assessment. Support by James Mortensen. Motion carried unanimously.

Motion by James Mortensen to recommend to Township Board approval of the site plan subject to the following:

1. All existing tax codes on site will be combined into one;

2. The petitioner will install 14 canopy or evergreen trees and 132 shrubs in a detention pond area. If, however, after grading, Township Staff determines that the majority of the 46 existing trees in the area are surviving or are likely to survive, some or all of the additional requirements may be waived;

3. All requirements in Tetra Tech's letter of June 7, 2006 will be complied with. In the case of item number six, the issue of offsite grading must be satisfactorily addressed with the Drain Commission, the evidence of which shall be provided to the Township Engineer. In addition, a revised site plan will be supplied to the Township Engineer for review prior to submission to the Township Board.

Support by Dean Tengle. Motion carried unanimously.

OPEN PUBLIC HEARING # 3... Review of site plan application and impact assessment to construct a 26,000 sq. ft. retail building located in Sec. 13 at the northwest corner of Grand River and Genoa Business Park Drive, petitioned by Tech Express Corporation. (06-04)

Planning Commission disposition of petition

A. Recommendation regarding impact assessment. (04-20-06)

B. Disposition regarding site plan. (05-23-06)

Petitioner is present via Conrad Stauch, 28345 Beck Road, Wixom, Michigan. John Damrath from Tech Express 28227 Beck Road, Wixom, Michigan is also present. Mr. Stauch indicates they'd like to go forward with the project, with or without the restaurant. He would like to keep the parking currently allotted even if no restaurant is placed within the building at this time. He would prefer the parking not be banked. He indicates they will gladly participate in any improvements that need to be done to accommodate traffic, but would not be willing to bear the cost himself. He will participate pro rata.

Brian Borden indicates that the plans continue to improve. Without a restaurant, they're at 146% of the parking requirements. If the Planning Commission requires banked parking, they will have to eliminate 20 spaces. Steve Morgan indicates he'd leave it as is. Barbara Figurski and James Mortensen indicate the same. Dean Tengle agrees.

Brian Borden addresses the minor inconsistencies on the landscaping plan. Petitioner indicates a willingness to provide updated plans.

Tesha Humphriss addresses the discrepancy between the boundary line and the legal description. Petitioner will address this and will comply with Genoa Township details.

Tesha Humphriss addresses the water service. Petitioner indicates if a restaurant comes in, they can pay for the additional R.E.U.'s. James Mortensen indicates that the restaurant references should be eliminated from the impact assessment. Construction plans are required for DEQ water permits. The Building Department must address the sanitary sewer, etc. As it relates to traffic, Tesha Humphriss indicates a traffic impact study has been submitted. The southbound traffic is the only problem. The recommended improvements are a signal at Genoa Business Park Drive and Grand River and the installation of a right hand turn lane. The Road Commission indicates a signal is not necessary at this time, but if it becomes necessary, they'll support it. Petitioner indicates they will pay a proportionate share of the costs of a traffic control device.

Kelly VanMarter indicates that a revised letter from the Brighton Fire Department has not yet been submitted. She suggests that approval should be obtained prior to land use issuance.

Motion by Barbara Figurski to recommend to the Township Board approval of the impact assessment, subject to:

1. All references to a restaurant shall be eliminated.
2. The property owner may be required to make a financial contribution toward alleviating any traffic impact.

Support by James Mortensen. Motion carried unanimously.

Motion by James Mortensen to recommend to Township Board approval of site plan subject to:

1. The inconsistencies between the number of plantings shown on the landscape plan and the table will be corrected.
2. The requirements of the Township Engineer as spelled out in Tetra Tech's letter of June 7, 2006 will be complied with, in particular number five, a revised traffic study showing the impact before and after this site plan construction will be provided prior to the Township Board review; and
3. Requirements of the Brighton Area Fire Department will be complied with prior to Township Board approval.
4. The materials and colors reviewed previously by the Planning Commission are acceptable.
5. The landscaping will be irrigated.

Support by Steve Morgan. Motion carried unanimously.

OPEN PUBLIC HEARING # 4...Review of site plan application and impact assessment for a parking lot expansion and related site improvements to the

existing office utilized by Desine Inc., located at 2183 Pless Dr., Sec. 13, petitioned by Desine Inc. (06-10)

Planning Commission disposition of petition

- A. Recommendation regarding impact assessment. (05-24-06)
- B. Disposition regarding site plan. (05-24-06)

Petitioner present via Wayne Perry and James Barnwell, 2183 Pless Drive, Brighton, Michigan. Mr. Perry addresses the Planning Commission, requesting to improve and expand the parking at Design, Inc. They wish to move the loading dock to the back of the building and turn the south and east sides into parking areas. They will improve the landscaping, as well. James Mortensen inquires as to whether a precedent will be set if they agree to expanded parking in a P.I.D. zone. Brian Borden indicates all requirements are met. The requested spaces are 183% of the requirement. Tesha Humphriss refers to the Tetra Tech letter of June 7th. She indicates the Planning Commission must approve the slope of one of the hills. Tesha indicates their plans are acceptable and adhere to the requirements.

Motion by Barbara Figurski to recommend to the Township Board approval of the impact assessment. Support by James Mortensen. Motion carried unanimously.

Motion by James Mortensen to recommend to the Township Board approval of the site plan, subject to:

1. The requirements of the Brighton Area Fire Department, as spelled out in their letter of May 18th, 2006 will be complied with.
2. Parking of 44 spaces is acceptable.
3. There are no outstanding engineering issues.
4. There will be no outside storage or unlicensed vehicles being parked.
5. Dust control measures will be added to the site plan.

Support by Dean Tenge. Motion carried unanimously.

OPEN PUBLIC HEARING # 5...Review of site plan application, private road application and impact assessment for 40 acres zoned Country Estates (CE) located on the west side of Kellogg Road, north of McClements Road, Sec. 2, petitioned by Palace Construction. (06-13)

Planning Commission disposition of petition

- A. Recommendation of impact assessment. (05-24-06)
- B. Disposition of private road site plan. (05-24-06)

Petitioner present via James Barnwell, 2183 Pless Drive, Genoa Township for Palace Construction. Petitioner requests approval of a proposed 1,000 foot long private road from which shared driveways will stem. They request a private road changing into a shared driveway to minimize the impact on the existing greenery. He has met with the Drain Commissioner's Office and they are all comfortable with the drainage capacity that would exist. The property owners would pay for the maintenance of the private road/drive by deed restriction since there's no association, condominium or plat. There is no master deed. The maintenance agreement would be recorded per petitioner. The lots haven't been sold or created at this point. James Mortensen indicates the Township Attorney should review it. The Fire Department has requested the driveway be 20' wide, rather than 16'. Petitioner agrees to do so. This exceeds the Township requirement.

Steve Morgan addresses the cul-de-sac and suggests that a hammerhead or a "T" shape would be preferable to the Fire Department. Petitioner acknowledges that and could change that.

Steve Morgan asks about the specs for gravel driveways. Petitioner indicates he would follow the specifications. Steve Morgan suggests that a letter from the engineer after the road is put in, indicating what specifications were followed, should be a part of the motion.

Tom Grostic, 6338 McClements Road addresses the Board in the call to the public. There is cattle nearby at the family farm. The cattle are contained by a fence.

Motion by Barbara Figurski to recommend to the Township Board approval of the impact assessment. Support by James Mortensen. Motion carried unanimously.

Motion by James Mortensen to approve site plan for private road subject to:

1. The shared driveway will be 20' rather than 16' in width.
2. A T-shape will be used at the end of the shared driveway, rather than a cul-de-sac.
3. Desine Engineering will furnish a letter to the Township, certifying that the driveway is constructed per the construction plans.
4. The petitioner will provide the road maintenance agreement to the Township for review and approval.
5. The Township Zoning Administrator may waive the requirement for a tree inventory.
6. The approval of the Livingston County Drain Commission and Road Commission is required.
7. Dust control measures will be added to the site plan.

Support by Barbara Figurski. Motion carried unanimously.

Administrative Business:

- *Planners report presented by LSL Planners.* No reports are presented.
- *Approval of May 22, 2006 Planning Commission meeting minutes.* Upon motion of Barbara Figurski and support by Dean Tenge, the minutes of May 22, 2006 were approved.
- *Member Discussion.* The next meeting will be June 26th. Kelly VanMarter reviews the proposed agenda items. James Mortensen indicates an ordinance addressing the underground storage of water is needed at this time. It should require that a statement be recorded regarding the maintenance requirements. Steve Morgan indicates it should be a deed restriction. Tesha Humphriss thinks it should be addressed in engineering standards. Tesha Humphriss to prepare a proposal and submit it to the Township Board. Steve Morgan suggests it should be a recordable document or a development agreement, as well as an engineering standard. The Commission may consider a maintenance plan for above ground, as well.

At 9:08 p.m., meeting adjourned.

Respectfully submitted,

Kristi Cox
Recording Secretary