

5-22-06 PC Minutes Approved

GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
WORK SESSION
MAY 22, 2006
6:30 P.M.
MINUTES

The work session of the Planning Commission was called to order by Chairman Don Pobuda at 6:30 p.m. The following commission members were present constituting a quorum for transaction of business: Don Pobuda, Barbara Figurski, Curt Brown, Dean Tengel, Steve Morgan, Teri Olsen and Mark Snyder. Also present was Kelly VanMarter, Township Planner; Jeff Purdy from Langworthy, Strader, LeBlanc & Associates, Inc. There were approximately 25 persons in the audience.

Items scheduled for action during the regular session of the commission were discussed.

GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MAY 22, 2006
7:00 P.M.
MINUTES

The regular session of the Planning Commission was called to order by Chairman Don Pobuda at 7:00 p.m.

The Pledge of Allegiance was recited and a moment of silence was observed.

Moved by Figurski, supported by Morgan, to approve the Agenda as written. **The motion carried unanimously.**

A call to the public was made at 7:00 p.m. and was closed at 7:01 p.m. with no response.

OPEN PUBLIC HEARING #1...Update to the Master Plan affecting the entire Township of Genoa.

Mr. Jeff Purdy was present from Langworthy, Strader and LeBlanc Planners and gave a presentation for the master plan update and also the Town Center Overlay presentation.

Mr. Purdy spoke of the changes that this would include which were the following: the Township has removed some OSD (office service district) and has changed them over to the GCD (General Commercial District) which is located along Chilson and Golf club for consistency in this corridor. He also stated that the Planning Commission has had a public hearing in September 2005 and the

Livingston County Planning Commission has recommended their approval. Based on the Township's policy, both the Planning Commission and Township Board concurrently adopt the Master Plan.

It was decided that Mr. Purdy would do the presentation for Item #2 and item #3 together. Mr. Purdy presented a slide show for the Commissioners and the audience to show what is allowed currently. Mr. Purdy stated that the Town Center Overlay is a concept for the Dorr Road and Grand River Avenue corridor which is currently zoned NSD and MDR. With the current zoning the following uses would be allowed: strip malls, large box retail with large parking lots and non-connecting developments, and condominium developments. With the Town Center concept some of the following would be allowed: single family residential, live/work units, townhouses, connecting developments. Some of the aesthetic characteristics would be pedestrian oriented, open spaces and public spaces, vertical mix of uses, front porches, garages in the rear to enhance pedestrian streetscape and a variety of traditional architecture.

Mr. Purdy presented slides to show what would be allowed in the Town Center Overlay.

Commissioner Mortensen stated that there are several properties that want out of the rezoning in regards to the Town Center. He asked if the master plan will be changed to reflect those people. Mr. Purdy stated the Master Plan is not parcel specific and will not address individual parcels.

A call to the public was made at 7:21 p.m. with the following comments:

Ervin Campbell- I own three properties in the overlay district and would like to know if you are tearing down the existing buildings. One of my houses is a house on Grand River Avenue on Lake Chemung and would like to know what can be built there with the new concept. Mr. Purdy stated the Township is not proposing any development. The buildings will stay as is. In regards to the parcel on Lake Chemung, that parcel will be rezoned however the Town Center Concept will allow for single family residential on smaller lots with smaller setbacks. The overlay only applies if a redevelopment is proposed.

Karen Bigger- 1810 Gray Road- I am wondering if this includes low income housing and if under the new law that commercial developers can take residential lots at low cost. Will this affect us? Mr. Purdy responded that each development is done by private developers and every developer is going to want to get as much out of the land as possible. The Town Center Overlay has design standards that would dictate higher prices. Commissioner Mortensen responded that 75% of the home has to be brick. In regards to the new law, commercial development is only permitted along Grand River frontage. Developers can not force people to sell their homes. Eminent domain is when there is blight and a city wants to redevelop the property. Ms. Bigger-I do not want to be forced out of

my property. Commissioner Mortensen stated that the Township has no interest in taking anyone's property.

Moe Chawla- I own that Grand View Motel located at 5474 E. Grand River and I was wondering if this is going to affect my property. Mr. Purdy stated that his property is not included in the Town Center Overlay.

Jack Pike- 686 Pathway- I have reviewed this Town Center overlay and I have questions regarding some sections, the first one is 9.02 item c, why the mix of single family and townhouses? Chairman Pobuda stated that more traditional mixed developments have mix uses. In Section 9.02 item D, why have the Town Center and subdivisions on the same street? Mr. Purdy showed slides where it exists in traditional neighborhoods. In Section 9.03.01-what is the length and width of a dwelling under this configuration? Mr. Purdy stated that the minimum size is 1000 sq.ft. and there will be homes that will be built on top of the retail buildings. Mr. Pike- If I walk down the street will they be the same in a row or will there be a variety? Mr. Purdy answered that they will be a variety of setbacks. Commissioner Morgan made reference to downtown Howell with some buildings having zero setbacks and some such as the Courthouse having a 75 foot setback. Mr. Pike- Section 9.15.02 is the front façade a stoop or a porch? Mr. Purdy responded that the townhouses will have a front stoop. The stoop has to be 3 feet back from the lot line with the sidewalk. Mr. Purdy showed examples. Mr. Pike- Section 9.05.07 in regards to the loading areas, will they all have wooded 8X8X8 dumpster enclosures? You have a 12' sidewalk next to the dumpster and you are asking the public to have to walk by the dumpster. Mr. Purdy stated they will be required to place the dumpster in the rear of buildings within a brick walled in area. Mr. Pike- I have not seen any new 3 story buildings. Can you direct me to some? Mr. Purdy stated the there are some located on the north side of Howell City, in downtown Howell and also in Canton in the Cherry Hill Development. Mr. Pike- This area is going to be called Brighton/Howell like Minneapolis/St. Paul or Dallas/Fort Worth and the Township will be dissolved. Commissioner Mortensen responded that we just became a Charter Township to protect us against that. Mr. Pike- Will we get a vote or have input on this issue? Chairman Pobuda stated that your input was taken at the last meeting in September, at the public workshop earlier this month, and tonight. Commissioner Morgan stated that you have made some very valuable comments and we are trying to manage growth. There may be a misunderstanding as that we are not trying to increase density or make it bigger. We are trying to manage growth and make the development better.

Mr. Don Green- 751 Pathway- You said that you don't want to compact us in there. In Section 9.04.03-it would allow for 14 to 28 units per acre. Why does that have to be there? Why do you have to allow 28 units per acre? During the meeting on September 5, 2005, there were 99% of the people here that voiced opposition. The Planning Commission did not listen. The density is too high. Chairman Pobuda stated that the units will go up in height to allow for more units, not out. At the September meeting everyone voiced their opposition. This was a

bedroom community. In 20 years, it will be McCrrieveville or Pollyville. Ask for ballot initiative and let the people decide. It's going in one ear and out the other.

Glenda Atlounian- 4736 Edinburgh- I am concerned about the square in regards to it being a gathering place. Is it going to be a playground? Mr. Purdy stated that this is just a concept plan and the square will be an open space with a possible gazebo and the playground will be located in open space near the residential area.

Edward Luff-6055 E. Grand River- has the Commission talked to any developers yet and is the entrance off of Grand River going to be across from Hughes Road. Mr. Purdy stated that this is a concept and they have not seen any plans as of yet.

Call to the public was closed 8:13 p.m.

The Commissioners decided to discuss various issues that would need to be addressed before it was brought back before them.

Commissioner Morgan would like the plan to show storm water and would like to allow parking on one side of the street with reduction in width to possible 28 feet and one side for fire protection with fire hydrants.

Commissioner Olsen stated that most traditional developments have a lot of fencing. She would like to see the Town Center Overlay address this concern. Mr. Purdy stated that it makes sense to allow 6 foot high fences in this area.

Commissioner Figurski stated that she does not want to see the Town Center along the north side of Grand River along the lake or three (3) story buildings along Lake Chemung.

Commissioner Brown asked how do they insure that we don't wind up with 100% either residential or commercial. Mr. Purdy stated that the Grand River Frontage and Dorr Road Frontage does not permit residential. Commissioner Brown stated that this would allow all commercial along Grand River Avenue or Dorr Road and he thought that the intent was to have a mix. Mr. Purdy stated that the Planning Commission can designate the uses in regards to the frontages of the property. He also stated that maybe parcels larger than 10 acres or more need to have a mix of uses.

Commissioner Brown asked if the traffic would be greater with the Town Center Overlay versus what is current zoning. Mr. Purdy stated that the Town Center Overlay is more pedestrian friendly and all the uses will be interconnected which should minimize short trips. Commissioner Brown also asked if this area is big enough to get the results that we are looking for with the overlay. Mr. Purdy stated that this area is smaller than usual developments. We are hoping to make

this act as a catalyst for the older buildings in the surrounding area. Mr. Purdy states "The Tribute at Wixom Village" is a good example for comparison.

Moved by Mortensen, supported by Tengal, for the adoption of the master plan, resolution and recommendation to the Township Board for approval. **Motion carried as follows: Ayes- Morgan, Olsen, Mortensen, Pobuda, Brown, Tengal. Nay- Figurski.**

OPEN PUBLIC HEARING # 2...Public hearing for the purpose of considering amendments to the Zoning Ordinance text to establish the Genoa Town Center Overlay District.

During the discussion of Item #1 the Commission identified the following four issues with the Town Center Overlay:

In regards to the road width, Mr. Purdy stated that currently the roads are 28 feet back to back with a 50 right-of-way with 11 feet on each side and 6 feet left for sidewalk and grass. He recommended that a footnote be added to allow a reduction to 24 feet with parking on one side. Commissioners agreed.

In regards to building height, Mr. Purdy stated that currently it is 35 feet in the OSD and GCD districts, with NSD being 20 feet and RCD being 45 feet. Commissioner Brown asked if there is enough room for parking on the Lake Chemung side. Mr. Purdy stated yes. Mr. Purdy recommended that they could restrict it to 35 feet in height on the Lake Chemung side and 45 feet in height for rest. Commissioners were agreed with 35 feet in height for the Lake Chemung side.

In regards to the mix of uses, Mr. Purdy suggested that for lots of 10 acres, you could limit the land use make-up to no less than 30% commercial and no less than 30% residential. He suggested that we could also require that a distance over 600 feet from Grand River will be predominantly residential. Commissioner Brown states that he needs to see the make up and its impacts. The Commission agreed that this should be tabled so that they can review the changes.

In regards to fences, Commissioner Mortensen stated that the materials should be very specific. Commissioner Morgan suggested that privacy fences should be allowed on property line and developer should set standards with each phase. Mr. Purdy stated that he will have the language for their review before the next meeting.

Moved by Mortensen, supported by Brown to table open public hearing #2 until the June 26, 2006 Planning Commission meeting for the members to have time to review various issues. **Motion carried unanimously.**

OPEN PUBLIC HEARING #3...Public Hearing on proposed Zoning Ordinance Map Amendment rezoning 49 parcels to the Genoa Town Center Overlay District.

Ms. VanMarter indicated that two letters were received from the following property owners asking for removal from the proposed overlay rezoning district: 1.) Don and Jacqueline Harvey (11-10-401-011 & 012), and 2.) Arbor Bay Development, LLC (11-10-401-010). Both parcels on are on southwest boundary of the proposed district.

Call to the public was made with the following response: Don Harvey- explained why their company would like to opt out of the Town Center Overlay.

Moved by Mortensen, supported by Tengel to table the proposed Zoning Ordinance Map Amendment rezoning 49 parcels to the Genoa Town Center Overlay District to the June 26, 2006 Planning Commission Meeting. **Motion carried unanimously.**

Moved by Figurski, supported by Mortensen, to approve the Planning Commission minutes of May 8, 2006 as submitted. **Motion** carried unanimously.

Meeting adjourned at 9:25 p.m.

Respectfully submitted:

Amy Ruthig