

**GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
MARCH 13, 2006
6:30 pm**

CALL TO ORDER:

APPROVAL OF AGENDA:

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

DISCUSSION: of general items

ADJOURNMENT:

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, Dean Tenge, Curt Brown, James Mortensen, Barbara Figurski, Teri Olson, Steve Morgan. None were absent.

Also present were: Kelly VanMarter, Township Planner, Tesha Humphriss from Tetra Tech and Brian Borden of Langworthy, Strader, LeBlanc and Associates, Inc. Items scheduled for action during the regular session of the commission were discussed.

James Mortensen suggests that in the future, all motions and/or development agreements that include underground water storage facilities should include language that at any time, the township or any other governmental body may inspect/repair/maintain the storage system at the owner's expense.

Next meeting will be on March 27th.

At 6:53 pm, the working session adjourned.

**PLANNING COMMISSION
PUBLIC HEARING
MARCH 13, 2006
MINUTES
7:00 pm**

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 Tengel to approve the Agenda as submitted. The motion was carried unanimously.

A call to public was made with no response. Chairman Pobuda noted that the Board will not begin any new business after 10:00 p.m.

OPEN PUBLIC HEARING #1: Review of site plan application and impact assessment for a proposed renovation and 2,166 sq ft building addition and parking expansion located at the southeast corner of Grand River and Chilson Road (2426 E. Grand River and 51 Chilson Road), Sec 6, petitioned by Eternal Tattoos, Inc. (06-03).

Planning Commission disposition of petition

- A. Recommendation regarding impact assessment.
- B. Disposition regarding site plan.

Petitioner, Terry Welker of Eternal Tattoos, appears with Bill Goodreau of Civil Design Services and David Bogdan, Construction Supervisor, of 329 North First St., Brighton. Ed Akin is also present, as adjoining property owner.

Petitioner requests reduction of green belt and will put lighting in similar to that of the Township Hall.

Petitioner is attempting to keep look of log cabin through use of cedar siding. Logs cannot be duplicated, so they're going to use tongue in groove siding. There will be continuity of staining. Windows will all be replaced. Chimney may remain stone or convert to wood. Fireplace will be converted to a ventless fireplace. Existing concrete porches will be taken out and replaced. Shingles were shown to Board (50 year dimensional). Exposed foundation is concrete, will be blasted and stained a deep burgundy or brown color around entire structure for continuity. Garage door will be used for UPS deliveries.

Call to the public was made regarding hearing #1. Ed Akin addresses the Board.

Mr. Akin is currently zoned OSD. This is problematic as it relates to signage and all surrounding neighbors are commercial one. Chairman Pobuda indicates that Mr. Akin should re-submit a request for zoning change to Kelly VanMarter. Ms. VanMarter indicates that she is currently updating the zoning map and it may be changed administratively. Signs on building will be handled through rezoning.

He requests a directional sign that will indicate where each of their buildings are. The Commission determined that a directional sign would be permitted pursuant to the

conditions established for directional signs in the ordinance. Mr. Akin and Eternal will work it out. Call to public is closed.

Brian Borden reports that petitioner's application was incomplete, but their suggestions as to height, materials, etc. this evening were acceptable. One additional barrier-free parking space will be required. Petitioner indicates that will be accomplished.

Petitioner indicates an ingress/egress from Chilson Road will be agreeable to Ed Akin. The Board asks that an shared access easement agreement be provided to the Board in a recordable form.

Bike path plan discussed. James Mortensen says Board shouldn't require it on Chilson, only on Grand River. The property is currently laid out that foot traffic cuts across the front parking spaces, so petitioner feels a bike path shouldn't be required along Grand River. Morgan asks that contact be made with the owner next door regarding moving their sidewalk to accommodate a continuous bike path.

Landscaping plans were discussed. Brian Borden indicates that the petitioner is deficient in trees by 23 trees. Brian requests a greater mixture of trees to include more canopy trees. The buffer area in the rear of the building does not contain a berm and either a berm or a wall is required. The width of the area does not allow for it, so the Board indicates that a planting of trees would be more appropriate. The petitioner is to contact the residential neighbors south of the site to ascertain their preferences.

Brian Borden suggests lighting specifications are necessary. Petitioner will provide that, as well as building lighting specifications. The Board suggests staff may have discretion administratively to deal with shields and lighting in back buffer as it relates to shielding the residents behind the petitioner from the lighting there.

Tesha Humphriss indicates that the petitioner needs to address square footage and location of dumpster. Petitioner agrees.

Petitioner is proposing underground detention outlet to existing storm drainage system on Chilson. Petitioner has met with MDOT and Road Commission. They're expecting drawings soon, but they are anticipating approval. James Mortensen would like the following language "petitioner acknowledges that if the site plan is approved with underground water retention, that a development agreement and/or periodic inspection, maintenance and reporting requirements may be required by one or more governmental organizations to be performed at the property owner's expense." Tesha Humphriss asks for general feeling for underground water detention for this site. The Board is fine with it, subject to the spirit and intent of Mortensen's proposed language.

Tesha Humphriss indicates the site does not maintain 10 feet horizontal separation between water and sewer at this time and it will need to be addressed. Petitioner agrees.

Tesha Humphriss indicates an island directing traffic onto Grand River from the petitioner's parking lot would be desirable.

Tesha Humphriss asks petitioner to remove shed. Petitioner will do so.

Tesha Humphriss believes an island directing flow of traffic would increase safety.

Fire hydrant will be provided by petitioner.

Moved by Barbara Figurski with support by Teri Olson to table this matter at the request of the petitioner. Motion carried unanimously.

OPEN PUBLIC HEARING #2: Review of site plan application and impact assessment to construct a 21,000 sq ft retail building including a 5,000 sq ft restaurant 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.
- B. Disposition regarding site plan.

Present are Conrad Stauch, 28345 Beck Road, Ste. #100, Novi, Michigan, Attorney for Petitioner, and John Damrath, engineer on project.

Restaurant proposed will seat less than 100 and no liquor license. Landscaping is in compliance. Storm detention will be complied with easily.

Petitioner advises he believes the size of the spaces are what he would call "leasable".

Jim Mortensen clarifies the depth of the false dormers. They carry back to the roof which is 3 or 4 feet, which is acceptable. Petitioner indicates the roof is wrapped around at the rear for better aesthetics.

Jim Mortensen asks for clarification as to alignment of ingress/egress with property east of Genoa Business Park Drive. It is confirmed that the property has no access to this road.

Brian Borden indicates that rear façade is greatly improved. Visibility from Grand River continues to be a concern. Petitioner indicates that he may add columns or alter the plan to make it more aesthetically pleasing. Landscaping may be used, as well.

Curt Brown inquires whether petitioner can later request liquor license. Parking is taken into consideration for issuance of liquor license, so it will be a non-issue.

Chairman Pobuda inquires whether walls are disposable between rental units. Petitioner indicates that they are. Any effect on parking is discussed.

Floor plan of proposed restaurant is unknown as it relates to seating, so parking cannot be properly determined.

The loading areas are located in the proper place, but are not acceptable visually. Petitioner indicates that he will attempt to improve it with landscaping.

Chairman Pobuda discusses traffic pattern behind building.

Brian Borden suggests sidewalk must be placed adjacent to Grand River on on east side of Genoa Business Park Drive. Petitioner agrees.

Brian Borden discusses landscaping plan. Petitioner is requesting 50% of canopy trees be substituted by evergreen trees. The Board finds that acceptable. Mr. Borden suggests that they are excessive in ornamental trees and short on parking lot trees. The Board finds this acceptable. The two existing trees to be preserved will require tree protection details.

Brian Borden indicates dumpster enclosure should be brick. Petitioner agrees to do same.

Brian Borden requests traffic impact statement. Petitioner will obtain one.

Kelly VanMarter asks if there is a sidewalk from Grand River into the development. Petitioner will add one to the plan.

Tesha Humphriss asks for legal description to be on plan. Petitioner suggests that it is already.

Tesha Humphriss addresses spacing of dumpsters. They have not met requirement of 62 feet of clear space. Petitioner will look into it.

Tesha Humphriss addresses storm water drainage design. She requests that design be completed to review. Petitioner will have it completed and submit it.

Tesha Humphriss advises petitioner that water detention pond already exists in the business park and petitioner needs to submit impervious factors.

Tesha Humphriss suggests that petitioner tap into the water/sewer at Genoa Business Park Drive rather than Grand River. The petitioner agrees.

Fire hydrant will require construction plans.

15 REU's will be required for this site.

3-13-06 PC Minutes Approved

Traffic concerns are discussed, particularly how it will impact traffic light at Grand River and the Woodland Medical Center. Tesha Humphriss indicates at worse, another traffic signal light will be added.

Letter from Fire Marshall discussed. The plans were not approved by the Fire Marshall. Petitioner will deal with the Fire Marshall.

Petitioner requests Board to table matter.

Signage along west side of the building is not anticipated.

Chairman Pobuda makes a call to the public regarding public hearing #2. No one requests to address the Board.

Moved by James Mortenson to table the matter at the request of the petitioner. Second by Barbara Figurski. Motion carried unanimously.

Moved by Barbara Figurski and support by James Mortensen to approve minutes as amended to reflect the presence of Dean Tenge and Steve Morgan. Motion carried unanimously.

Meeting adjourned at 9:07 p.m.

Respectfully submitted,

Kristi Cox
Recording Secretary