

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
October 24, 2005
6:30 P.M.
AGENDA

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, James Mortensen, Barbara Figurski, Curt Brown, Teri Olson and Dean Tengel. Mark Snyder was absent. Also present were Kelly VanMarter, Township Planning Director; Jeffrey R. Purdy from Langworthy, Strader, LeBlanc & Associates, Inc. and Tesha Humphriss from Tetra Tech, MPS. By the end of the work session, there were approximately 4 persons in the audience.

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

The work session was adjourned at 6:50 p.m.

GENOA TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
October 24, 2005
7:00 P.M.
AGENDA

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, seconded by Mortensen to approve the Agenda as written.
The Motion carried unanimously.

The call to the public was made at 7:02 p.m. to discuss items not on the agenda.

Mr. John Schniers addressed the Planning Commission stating that the way he recalls the meeting, Mr. Deter asked for permission to come back after the motion was made. The conversation as stated in the September 26, 2005 (the last paragraph of page 6 and first paragraph of page 7) occurred after the motion was made. He expressed some confusion over the process and wants to know why they moved the pond. He doesn't understand why the pond was moved and would like an answer to this question.

The call to the public was closed at 7:22 p.m. Chairman Pobuda noted that the Board will not begin with any new business after 10:00 p.m.

OPEN PUBLIC HEARING # 1... Review of revised site plan for a previously approved 85,000 sq. ft. medical office building on Genoa Business Park Drive in the Genoa One Condo Development, sec. 13, petitioned by Rand Construction Engineering. (05-27)

Planning Commission disposition of petition

A. Recommendation of site plan

Wayne M. Perry of Desine, Inc., 2183 Pless Drive, Brighton, MI 48116, Dan Deter of Rand Construction Engineering, 1270 Rickett Road, Brighton, MI 48116 were present to represent the petitioner.

Wayne Perry discussed the site plan changes. He stated that the north $\frac{3}{4}$ of the site remained the same and that the major changes included:

- Relocation of storm water retention pond
- Adjustment to parking
- Change to site area

The changes to the site area were the removal of the north end of PDQ, the north end of Schniers parcels, but did not include south end of property.

PDQ land transfer created a situation of PDQ retention facility. The existing pond would need to be moved and increased to serve both PDQ and the outside condo area storm water. That proposal was necessary to add PDQ's water into the existing Genoa Business Park pond. The Condo Association would not allow storm-water from a business outside the condo (i.e. PDQ) to go into their pond. Therefore, we had to take the PDQ land out of the project.

The changes would also include modifying property lines and eliminating PDQ's storm water.

Commissioner Mortensen commented that the Northern portion of the property did not change and asked where the extra storm water will go. Mr. Perry stated that the pipe diameter increased and the existing pond will be increased. Chairman Pobuda states, so to be clear, the plans changed because the Condo Association would not accept off-site/non-condo storm water run-off into their pond. Mr. Perry said, yes. Chairman Pobuda states so is it that you didn't have all of you ducks in a row? Mr. Perry states no, things have just developed since our last meeting. Commissioner Brown asked why this was not thought of before.

Mr. Deter stated that they presented the Planning Commission approved plans to RBS who consulted their legal team and their attorney said that they should not accept the off-site storm water into the condo pond. Therefore, we didn't want to submit or meet with RBS until we knew the township was supportive of our petition.

Mr. Deter states that the parking lot was reduced to from 483 spaces to 438. Commissioner Brown asked if the loss of parking was a loss of impervious cover. Mr. Perry said no, the underground storm pipe was increased and the existing retention pond designed by Atwell Hicks has 1:3 slopes. We are asking to continue with the 1:3 slopes.

Mr. Deter stated that the lighting plan was modified as recommended by prior approval and the retention basin on the north end of property will provide service to entire condominium development.

Mr. John Eckstein, Architect, Lindhout & Associates states that he has some architectural changes that are very minor and include a change in the brick and the rear loading area was going to be covered at one time but now there is no need for that since we no longer plan to have a mobile MRI. It will still be gated and screened but now scaled down with no roof.

Mr. Jeff Purdy reviewed his letter dated October 20, 2005.

1. Favorable action on the amended site plan is dependent upon approval of the rezoning and special land use applications for the project.
2. The landscape plan is deficient by 2 greenbelt canopy or evergreen trees.
3. The parking lot landscaping is short by 6 canopy trees, however, additional evergreens, ornamentals are provided.

Other issues were addressed as well. Mr. Purdy questioned whether the narrow strip of property that runs out to Grand River was a driveway and if so will the driveway be abandoned?

Mr. Deter said yes it will be abandoned. With the new drainage system it is proving very difficult and we do not foresee any use for this driveway because it is not very wide, therefore it will be closed and grass will be planted.

Ms. Tesha Humphriss reviewed her letter dated October 19, 2005

1. The petitioner is proposing to expand the existing retention basin for the Genoa Business Park. The proposed grades are 1:3 to match the existing grades of the basin. The proposed 1:3 slope will require approval from the Planning Commission.

2. The petitioner is proposing to install a swale on the southern portion of the site to maintain the natural drainage pattern from lot 4711-13-100-002.
3. There appears to be discrepancies for the rim elevation for CB 600 between sheet UT1 and the design calculation spreadsheet.
4. The petitioner should correct the invert elevation directions for the 18" pipes in CB 205.
5. The outstanding utility comments from Site Plan Review #2 letter dated September 21, 2005, specifically comments 7-11, should be considered during the construction plan review process.
6. Queing on Woodland Health Center could be an issue. St. Joseph should be made aware of this potential.
7. Instead of using the 'Sign B' as illustrated for a 'Do Not Enter' condition we recommend that a sign similar to that presented in the most recent edition of the Michigan Manual of Uniform Traffic Control Devices (MMUTCD) be used.
8. We recommend that a copy of the traffic impact study be submitted to Mike Goryl at the Livingston County Road Commission for review and approval.

Petitioner understands and agreed to complete all of the above.

In regards to #6 Mr. Deter states that St. Joseph is aware of the queing problem.

Commissioner Mortensen asked that the following be noted: I am on the Northern Regional Advisory Board but have no financial interests, therefore I am not removing myself from this case.

Mr. Deter asked if we could get latitude on #7. The signs in the book are huge and we would like to scale them down and make them more attractive. The MDOT approved signage is huge. We would like them to be more professional. Ms. Humphriss states that she is not opposed to this, but it should be visible.

Mortensen stated this can be approved administratively.

A Call to the public was made at 7:50 p.m.

Mr. John Schniers states that he was approached in May to purchase a portion of property and they were shown a plan that was much smaller. Now the plans have changed with the retention plan and he states that he voiced this last time and accepted it because of fencing, etc. A lot of time and expense are involved and I was drug into this to get approval. In the rush to get this going it has cost me time and money. Commissioner Mortensen states that there is a process a petitioner has to go through. Lead time for submittal, publications in the paper, and so forth. This process has been followed and the concern you have has to

do with negotiating and the township cannot get involved with this. We are here to see if they meet all of the requirements.

Chairman Pobuda said that all we know is what is put before us here at these meetings and we do not know how the process got to this point with the petitioner or neighbors and we cannot get involved with these negotiations as we have no jurisdiction over this. Mr. Schniers said that he understands this clearly and this is not about a negotiation. This is about a proposal they put out their in the first place. The point is that because the petitioner asked to speed up process it has cost me time and substantial cost. Someone mentioned not having your ducks in a row and I agree with that. I would not have to incur any costs if pencils were sharper and this was not rushed. I just wanted to voice my position. It is not right, just not right.

The call to the public was closed at 7:55 p.m.

Commissioner Brown inquired about the parking lot on the south side asking if there was grass on the left side. Mr. Purdy states yes this is grass and there is a requirement for a 10ft green belt.

Chairman Pobuda asked if there is a screen for PDQ's detention pond and states that if I were a patient going there and I saw a retention pond with cat tails and garbage I would question the type of care I was receiving. Chairman Pobuda suggests that they put some type of landscaping or screen there. The petitioner states that this is something he had not thought of and will address this issue.

Commissioner Brown asked if they have screening of the roof top equipment. The petitioner states yes, there is screening.

Commissioner Mortensen asked about the detention pond in the rear and how the properties next to this detention pond were zoned. Mrs. VanMarter stated that it was zoned industrial to the north and west and there is an open lot that is zoned as industrial.

Commissioner Mortensen asked if any of the 8 ft expansion happens off-site and Mr. Deter stated no, it is all on our own property.

Moved by Mortensen, supported by Tenge to make recommendation to the Township Board for approval of Site Plan dated October 14, 2005 subject to the following:

1. Approval by the Township Board for the Rezoning, Special Use Permit, and Environmental Impact Assessment.
2. Easements for access to the neighboring property to the east and will be obtained, presented by township staff and reviewed by township attorney prior to issuance of a Land Use Permit.

3. Building materials and renderings presented this evening are acceptable and will become property of the township. With regard to landscaping, two evergreen trees will be added behind the dumpster and landscaping is to be approved administratively by township staff and will be added to the strip to the west abutting the PDQ property.
4. All landscaping will be irrigated.
5. Lighting will turn on photometrically at dusk and will be turned off by timer at midnight.
6. Signage will meet the township ordinance.
7. The township attorney will review the condominium amendment for the property addition when it is complete.
8. Rooftop equipment will be screened in a method of which will be approved administratively by Township Staff.
9. All of the requirements with the Township engineer as spelled out in a letter dated 10/19/2005 will be complied with subject to the following:
 1. The 1:3 ratio for detention pond to the north is acceptable.
 2. There appears to be discrepancies for the rim elevation for CB 600 between sheet UT1 and the design calculation spreadsheet.
 3. The petitioner should correct the invert elevation directions for the 18" pipes in CB 205.
 4. The outstanding utility comments from Site Plan Review #2 letter dated September 21, 2005, specifically comments 7-11, should be considered during the construction plan review process.
 5. The easement to be obtained from St. Joseph Mercy Hospital will be reviewed by Township staff and township attorney.
 6. The signage and pavement marking plan will be subject to review and approval by township staff and engineering consultant.
 7. A copy of the traffic impact study be submitted to the County for review and approval.
 8. The curb cut to Grand River and the southern most strip of property will be closed prior to occupancy of the office.

Ayes – Jim Mortensen, Don Pobuda, Teri Olson, Dean Tengel

Nays - Curt Brown, Barbara Figurski

The Motion passed 4 to 2.

Moved by Mortensen, seconded by Figurski to approve minutes from September 26, 2005 with changes noted.

The meeting adjourned at 8:15 p.m.

October 24th, 2005 PC Minutes Approved

Submitted by: Kelli Schwab, Recording Secretary