

GENOA TOWNSHIP  
PLANNING COMMISSION  
WORK SESSION  
March 14, 2005  
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, Teri Olson, Dean Tengal, and Mark Snyder. Also present was Kelly Kolakowski, Township Planner; Jeff Purdy and Brian Borden from Langworthy, Strader, LeBlanc & Associates, Inc. and Tesha Humphriss from Tetra Tech, MPS. By the end of the work session, there were a few persons in the audience.

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

GENOA TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
7:00 P.M.  
**MINUTES**

The regular session of the Planning Commission was called to order by Chairman Don Pobuda at 7:02 p.m.

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

**Moved** by Figurski, seconded by Brown, to approve the Agenda with the following changes:

1. Agenda Item #5 will be moved to Agenda Item #1 and the remaining items will follow in the same order.

**The motion carried unanimously.**

The call to the public was made to discuss items not on the agenda. There was no response and the call to the public was closed at 7:05 p.m. Chairman Pobuda noted that the Board will not begin any new business after 10:00 p.m.

**OPEN PUBLIC HEARING #1**...Review of request to update the Genoa Township Zoning Map, petitioned by Genoa Township. (05-15)

**Planning Commission disposition of petition.**

- A. Recommendation regarding zoning map. (dated 2-22-05)

Ms. Kolakowski stated this is an update to the Township Zoning map. She showed the map detailing which parcels will be changed. Mr. Purdy stated this is being done in conjunction with the comprehensive amendments to the zoning ordinance that was recently adopted.

The call to the public was made at 7:14 p.m.

Ms. Christine Vote of 540 Lone Pine Court questioned the DNR parcels that are proposing to be sold. The parcels are currently not zoned for recreational. When will the rezoning on these parcels take place? Ms. Kolakowski stated the two parcels in question are currently zoned LDR and they will remain that way since the DNR is proposing to sell them. The other two State-owned parcels will be rezoned to PRF, which is recreational.

Ms. Betsy Hundly of 4400 Beck Road questioned the parcels whose zoning density is being increased. What considerations to the roads have been considered? Chairman Pobuda stated the roads are improved based on the project that is being proposed as well as which developer is proposing to build there. He stated the Township can only control access to the development. The roads in the Township are maintained by the County and the Township does not have any control over the conditions of them.

The call to the public was closed at 7:20 p.m.

**Moved** by Brown, seconded by Figurski, to recommend to the Township Board approval of the update to the Genoa Township Zoning Map dated February 22, 2005. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #2...** Review of special use, site plan and impact assessment to increase hours of operation to 24 hours for CVS pharmacy located at 2235 E. Grand River, petitioned by Velmeir Co. LLC. (05-12)

**Planning Commission disposition of petition**

- A. Recommendation of Special Use.
- B. Recommendation regarding impact assessment. (dated 2-10-05)
- C. Recommendation regarding site plan. (dated 8-2-01)

Mr. John Coppola of Velmeir Companies, representing CVS and Mr. Bill Seery, who first constructed the building, were present.

Mr. Coppola stated they would like to extend the hours of operation to allow this to be a 24-hour store. With regard to the outstanding issues raised by the Township during the work session, they installed additional shields to the lighting and he thought this issue was resolved. If it is not, CVS will take the steps to resolve it. He noted that some of the landscaping died because there was a drought right after construction was completed and the store manager received a

letter limiting his irrigation usage. He would like to have approval granted this evening conditioned upon make these improvements.

Chairman Pobuda questioned why a 24-hour store is needed and if the drive-thru will be open 24 hours. Mr. Coppola stated they would like to make this service available to customers. They have done a market study and it is recommended for this store. He stated that the drive-thru will also be open 24 hours.

Chairman Pobuda questioned if the speaker will be used during this time. Mr. Coppola stated there is a speaker on the inside lane and they have done studies on the sound levels and the decibels are such that it would not be able to be heard at the edge of the property line.

Commissioner Figurski stated that no other pharmacies in the area are open 24 hours. The only other one is the CVS in Hartland.

Mr. Purdy's only issues were regarding compliance with the site plan and these were addressed.

Ms. Humphriss had no issues.

The call to the public was made at 7:29 p.m.

Mr. Bruce Hundly of 4400 Beck Road asked if there will be a pharmacist on duty on will it just be another store open 24 hours. Mr. Coppola stated it is his understanding that there will be a pharmacist on staff. Mr. Kolakowski stated that currently the store is open longer hours than the pharmacy.

The call to the public was closed at 7:31 p.m.

**Moved** by Brown, seconded by Tengel, to recommend to the Township Board approval of the increased hours of operation to 24 hours for CVS pharmacy located at 2235 E. Grand River with the following conditions:

1. The petitioner will change the lighting on the site to meet Township ordinance.
2. The petitioner will update the landscaping on the site to meet the existing Site Plan.

**The motion carried (Tengel – yes; Brown – yes; Figurski – no; Pobuda – yes; Olson – yes; Snyder – yes).**

**Moved** by Brown, seconded by Snyder, to recommend to the Township Board approval of the Impact Assessment dated February 10, 2005 for the increased hours of operation to 24 hours for CVS pharmacy located at 2235 E. Grand River. **The motion carried (Tengel – yes; Brown – yes; Figurski – no; Pobuda – yes; Olson – yes; Snyder – yes).**

**Moved** by Brown, seconded by Tengal, to recommend to the Township Board approval of the Site Plan Dated August 2, 2001 for the increased hours of operation to 24 hours for CVS pharmacy located at 2235 E. Grand River with the following conditions:

1. The petitioner will change the lighting on the site to meet Township ordinance.
2. The petitioner will update the landscaping on the site to meet the existing Site Plan.

**The motion carried (Tengal – yes; Brown – yes; Figurski – no; Pobuda – yes; Olson – yes; Snyder – yes).**

**OPEN PUBLIC HEARING #3...** Review of site plan and impact assessment to construct a 24,920 sq. ft. office and manufacturing warehouse building for Ryson Tube located at 2095 Euler Road, petitioned by Longman Enterprises. (05-10)  
**Planning Commission disposition of petition.**

- A. Recommendation regarding impact assessment. (dated 2-23-05)
- B. Disposition regarding site plan. (dated 2-23-05)

Mr. Neal Plante of Boss Engineering and Mr. Brian Longman of Longman Enterprises, representing Ryson Tube, were present to represent the petitioner.

Mr. Plante gave a brief description of the surrounding zoning and uses. There are currently three buildings on this site. A 9500 square foot building and a 4000 square foot building. The building in the front will be demolished and replaced with the proposed building.

Ryson Tube has joined with Tube Rite of White Lake and they will be building a 25,000 square foot building in the front. They will be realigning the entrance off of Euler Road to have it line up with Pless Drive. He showed a colored site plan, building elevation, and building material samples. He noted that they are requesting a variance from the ZBA as they can not meet the 25-foot side yard setback to the north due to the truck well. The proposed building will conceal the existing buildings on the site and all outside storage will be moved inside. There will be no overnight parking on the site.

Commissioner Brown asked if the other two buildings can be taken down and the truck well be put in the back, to avoid the need for the variance. Mr. Plante stated the petitioner will need to continue the operations of the business during and after construction so he will need these two buildings.

Commissioner Brown asked why the gravel in the rear is being requested, instead of asphalt. Mr. Plante stated this area will not be utilized for truck traffic and if they decide in the future to utilize this area for a building, they would need to tear up that asphalt. They will only be receiving five semi truck deliveries per week and will not utilize this area. Commissioner Brown feels it should be paved and would be willing to give the petitioner a timeframe to pave if they decide that they are going to utilize it for development. Mr. Purdy agrees that it should be

paved. Commissioner Tengel does not see the need for it to be paved. Commissioners Figurski and Olson would like it to be paved. Commissioner Snyder agrees with Commissioner Brown. Mr. Plante asked if they could just put a base coat down. Mr. Purdy feels it should be paved within one year. Mr. Plante feels this is acceptable. They will evaluate their plans at that time and then determine if they are going to develop this area. Commissioner Snyder feels that one year will only allow them to get the building built and not have enough time to evaluate what their needs would be. It was decided that it would be one year after completion of construction.

Mr. Purdy reviewed his letter of March 8, 2005.

- A 20-foot setback is required for the driveway and parking lot. Also the existing row of evergreen trees along this area will be adversely impacted by this driveway. Mr. Plante stated they are preparing to maintain these trees as well as add additional ones. Mr. Purdy stated that if the existing trees die within a year, then they should be replaced. Mr. Plante agrees to this condition.
- Planning Commission approval is required for the proposed architecture, including materials and colors.

Ms. Humphriss reviewed her letter of March 9, 2005.

- The petitioner needs to show the emergency spillway flow for the retention pond into the Genoa Business Park retention pond and that it will not impact downstream structures. Mr. Plante stated they have provided a drawing showing this and received approval from the Drain Commissioner.
- The petitioner should add a sediment forebay to the retention ponds. The petitioner will comply.
- The petitioner should clarify the intended future use of the catch basin located to the east of the existing building near the truck well. They will also drain this to the retention pond and show it on the plans.
- Ms. Humphriss' point regarding paving of the rear of the site led to further discussion on this issue. Mr. Plante suggested having the area where trucks maneuver on this site and leave the remainder gravel. Ms. Humphriss feels this is sufficient, but she will need to see a cross section of the proposed paving to ensure that it meets standards. When asked, Commissioners Brown and Figurski stated they would like to see the entire area paved. Commissioner Olson would like to see the entire area paved; however, she would like to give the petitioner a two-year timeline and at that time, provide expansion plans as to why the paving will not be completed. Commissioners Tengel, Snyder, and Pobuda agree.
- Clarification to the water service, either municipal water or a well, needs to be clarified. Mr. Plante stated that the intent is to service the two existing buildings with the well and the new building will be serviced by municipal water.
- Five REU's will be assessed for the site.

Commissioner Figurski asked if the landscaping will be irrigated. Mr. Plante stated they have no plans to irrigate it. Mr. Purdy stated the front landscape area should be irrigated.

The call to the public was made at 8:18 p.m. with no response.

**Moved** by Figurski, seconded by Olson, to recommend to the Township Board approval of the Impact Assessment dated February 23, 2005 to construct a 24,920 sq. ft. office and manufacturing warehouse building for Ryson Tube located at 2095 Euler Road, petitioned by Longman Enterprises. **The motion carried unanimously.**

**Moved** by Brown, seconded by Figurski, to approve the construction of a 24,920 sq. ft. office and manufacturing warehouse building for Ryson Tube located at 2095 Euler Road, petitioned by Longman Enterprises with the following conditions:

1. ZBA approval of the side yard setback variance for the driveway.
2. The back gravel parking lot will be paved within two years of completion of the building and the petitioner will provide a bond or Letter of Credit in an amount equal to the cost of paving to ensure completion.
3. Colors and materials presented this evening are acceptable and will become the property of the Township.
4. There will be no outside storage on this site.
5. Any trees along the north property line that die within one year shall be replaced on a tree per tree basis with evergreens meeting Township ordinance requirements.
6. The petitioner will meet the requirements of TTMP's letter dated March 9, 2005, specifically Items 2, 3, 4, 6, 7, 8 9, 10, and 11.
7. Irrigation for the landscaping is required for the front yard.
8. Construction plans will be required for the proposed water main.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING #4...**Review of site plan and impact assessment to construct a 30,000 sq. ft. private elementary school and daycare located in Sec. 23 at the northeast corner of Bauer Road and Challis Road, petitioned by Brighton Country Day Schoolhouse Facilities, LLC. (05-08)

**Planning Commission disposition of petition.**

- A. Recommendation regarding impact assessment. (dated 1-25-05)
- B. Disposition regarding site plan. (dated 2-22-05)

Messrs. James Barnwell and Eric Rauk of Desine, Inc., Mr. Todd Young of Young and Young Architects, and Ms. Tyla Wells of Schoolhouse Development, representing Brighton Country Day Academy were present.

Mr. Barnwell showed an aerial view of the 11-acre site, which showed the surrounding properties and uses, as well as the topography of the site. They are

proposing to put the building and parking at the higher, more flat area of the site to minimize the impact on the woods. They had to reconsider their original proposal of access off of Challis Road due to the 10% grade on this site. They would have had to clear a lot of trees to accomplish this. They are now proposing to access the site from Bauer Road. They have met with Road Commission staff and they have reiterated their plans to reconfigure the intersection of Bauer and Challis roads this summer. If they relocate the entrance to Bauer Road, they do not impact the Challis Road traffic, which is currently 10,000 trips per day, whereas Bauer Road has 3,000 trips. They feel this is the best design to meet traffic concerns.

They would like the school to be completed in the spring of 2006 in order to market it and obtain students for the fall 2006 season. They will have a maximum of 300 students, and 20 staff and administrators. They have adequate parking.

Mr. Todd Young stated that he feels this is an ideal site for a school. He showed the colored elevation, parking, as well as the path in the front and the area in the rear for outdoor recreation. He gave a brief description of the proposed materials and architecture.

Commissioner Brown is concerned that the school will be built and then the road improvements will not be made. Mr. Barnwell stated they have been assured verbally by the Road Commission that this will be done this year; however, they don't even need it to be completed until the fall of 2006. If this reconfiguration does not occur, then they would need to come back before the Township. Commissioner Brown finds it hard to approve this plan without some traffic study with the road conditions as they are currently. Mr. Barnwell stated they have been working with the Road Commission and they are moving forward with this realignment.

Chairman Pobuda questioned the hours of operation. Ms. Wells stated that children arrive between 7:00 a.m. and 9:00 and school lets out at 3:15. Some children will stay for after care, which is over at 6:00 p.m. They also have a noon shift for preschoolers.

Chairman Pobuda agrees with Commissioner Brown. The Township and the engineer need a traffic study showing the impact of the traffic if these road improvements are not made. Ms. Wells noted they will not have 300 students the first year, it would be approximately 100 to 150.

Mr. Purdy reviewed his letter of March 8, 2005.

- The primary building material is E.I.F.S. They would prefer high-quality brick or stone. The Township does not approve buildings that do not contain brick or stone. Mr. Young stated the E.I.F.S. allowed them to use lighter colors, which they feel would work well in the woods. It is more

energy efficient, with a smoother finish and they feel it will be fresher and more lively. All commissioners agree that the building will need to contain some brick or stone.

- The Planning Commission needs to determine if existing landscaping and screening is sufficient for greenbelt requirements. Mr. Purdy feels the existing woods are sufficient and all commissioners agree.

Ms. Humphriss reviewed her letter of March 8, 2005.

- The lawn slope in the area east of the access drive and south of the school is 1:3. Due to the natural slope of this area exceeding the required 1:4, they recommend the Planning Commission approve this. All commissioners agree.
- She is concerned that the plan shows access to a road configuration that does not currently exist. Chairman Pobuda agrees. A traffic study during the peak hours needs to be done with the road as it is currently configured. He also would like documentation from the Road Commission that this road improvement will be made. Ms. Humphriss noted that the traffic counts that were done in November of 2003 are sufficient; however, the impact on the site plan as proposed with the current road conditions will need to be provided.
- The additional curb cut for a 20-foot-wide asphalt emergency access drive will need to be approved by the Livingston County Road Commission. The petitioner will comply.
- With regard to the drop-off and pick-up area near the building entrance, they recommend the petitioner provide hatching for this area to aid in pedestrian safety. They also recommend a one-way circulation pattern to improve the traffic flow and overall safety for student pick-up and drop-off. Mr. Barnwell stated they will mark the drop-off area with hatching and make that one-way; however, they would like the remainder of the site to remain two-way traffic.
- The proposed gravel service drive leading to the waste water treatment site needs to be approved by the Livingston County Road Commission.
- The onsite water and waste water disposal systems need a permit from the Livingston County Department of Public Health.

The call to the public was made at 9:23 p.m. with no response.

**Moved** by Figurski, seconded by Brown to table Agenda Item #4 at the petitioner's request. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #5...**Review of site plan and impact assessment to construct a 15,654 sq. ft. office and warehouse building for Trends and Tile, located in Sec. 14 on the south side of Grand River Avenue between Dorr and Kellogg Road, petitioned by Lindhout Associates Architects. (05-07)

**Planning Commission disposition of petition.**

- A. Recommendation regarding impact assessment. (dated 2-23-05)



B. Disposition regarding site plan. (dated 2-22-05)

Mr. Piet Lindhout of Lindhout Associates, Mr. Neal Plante of Boss Engineering, and Mr. Dick Moroney of Trends in Tile were present to represent the petitioner.

Mr. Lindhout stated the applicant is proposing to relocate a family-owned business. Mr. Moroney and his sons currently live in Livingston County and do a lot of business in Livingston County; however, their business is located in Farmington Hills.

He noted that when they first started this process, it was before the new Genoa Town Square zoning was put into place. After the original review letters were received, they pulled that plan and then submitted new plans based on the new zoning. Then their client realized it would be very expensive, so now they have a third submission of a similar building architecture and materials that meets the ordinance.

He showed colored site plan, elevations, and sample building materials.

Mr. Plante stated they have met the Drain Commissioner's requirements. They have added the forebay to the detention pond and they will now need to fence the rear pond.

Mr. Purdy reviewed his letter of March 8, 2005. He noted that they want to make sure that what is developed on this site is going to fit in with the new Town Center zoning immediately to the east and directly behind this site.

- The proposed elevations exceed the maximum allowable percentage of split-face block and Planning Commission approval is required for all architecture, materials, and colors. They would prefer to see the predominant material be brick. Mr. Lindhout feels they have met the intent of the ordinance with what is proposed. The façade on Grand River is in compliance and the architecture is broken up with accent materials. He does not feel that this building will hinder the development of the Town Center. He noted that if the property to the west was developed under the new ordinance, the side of this building will not be seen as that building would be built right to the front property line.

Ms. Kolakowski stated that the proposed design for the Town Center is three-story, traditional downtown buildings, containing residential and retail uses. Mr. Lindhout stated this building is not a big block box. He feels it will compliment the community. This use is appropriate for the zoning of this property, general commercial.

Mr. Purdy suggested reversing the use of the materials, which would meet the ordinance. Mr. Lindhout does not feel that would be appropriate for what this

building is going to be used for and does not feel it would look as good as what is proposed.

Commissioner Tengal likes the split block. Commissioner Brown likes the building. He feels the materials are nice. Commissioners Figurski, Olson, and Snyder agree.

The retention pond in the front yard was questioned. Mr. Lindhout stated that due to the topography of this site, they were limited and need to put the pond in the front. They will surround it with plant and rock landscaping.

- The plan should provide for future service drives to the adjacent properties. Mr. Lindhout stated they will be willing to do this in the rear of the site; however, they do not know where it would need to be placed as the adjacent properties are not developed. Mr. Purdy suggested showing two alternatives on the site. The petitioner agreed.
- The applicant is requesting that the Planning Commission waive the wall or berm requirement along the southern buffer zone to the abutting residential zoning. All commissioners agree to waiving this requirement.
- The landscape plan is deficient by three trees and the number of yellow twig dogwood plantings exceeds the 33% standard. The petitioner will meet these requirements.
- The proposed dumpster is located within the required side yard. The petitioner will relocate the dumpster.
- The lighting plan exceeds the ordinance level at the main building entrance. The petitioner has replaced the wattage at this location.

Ms. Humphriss reviewed her letter of March 9, 2005.

- The retention pond is designed to direct storm water to the south in the event of a high storm water event. Written permission from the property owner to the south will need to be obtained to direct storm water onto his/her property. If this can not be obtained, then the Road Commission must approve it being flowed north to the front of the site. Mr. Plante stated that if they add the required forebay, then that will assist in capturing the silt and the need for the easement will not be needed. Mr. Lindhout noted they need to comply with the Drain Commissioner and they will do that.
- Per Drain Commission rules for retention ponds, an overflow assessment must be provided stating the impact an overflow event would have on the surrounding area. In addition, the petitioner must submit a soil boring log taken within the basin area to a depth of 20 feet below the basin bottom.

Due to the two previous comments, she is recommending this item be tabled this evening.

Mr. Lindhout noted that they did not want to pay for the soil borings when they were receiving unfavorable feedback from the consultants. They are asking for approval this evening conditioned upon them receiving favorable soil boring test results. Ms. Kolakowski noted that typically, after the Planning Commission approved, the Township Engineer does not see the plans; however, it could be a requirement that the engineer see the results before it is submitted to the Township Board. Ms. Humphriss agrees with this.

The call to the public was made at 10:18 p.m. with no response.

**Moved** by Figurski, seconded by Brown, to recommend to the Township Board approval of the Impact Assessment dated February 23, 2005 to construct a 15,654 sq. ft. office and warehouse building for Trends and Tile, located in Sec. 14 on the south side of Grand River Avenue between Dorr and Kellogg Road, petitioned by Lindhout Associates Architects with the following conditions:

1. Page 2 references an attachment, and that attachment shall be included.
2. Hours and days of operation shall be added.

**The motion carried unanimously.**

**Moved** by Brown, seconded by Tengel, to approve the Site Plan dated February 22, 2005 to construct a 15,654 sq. ft. office and warehouse building for Trends and Tile, located in Sec. 14 on the south side of Grand River Avenue between Dorr and Kellogg Road, petitioned by Lindhout Associates Architects with the following conditions:

1. Materials and colors displayed this evening are acceptable and will become the property of the Township.
2. The shared access service drive easements will be provided to the properties to the east and west at the rear of the site and will be indicated on the plan as a floating easement subject to development of the adjacent properties.
3. Three additional trees will be added to the landscape plan.
4. The number of yellow twig dogwood plantings will be reduced to comply with Township ordinance.
5. The lighting plan will be changed to meet the 10 foot candle Township ordinance.
6. The dumpster will be set back 15 feet from the property line to comply with Township ordinance.
7. The petitioner will comply with Items #1, 4, 5, 6, 7, and 8 of TTMP's letter dated March 9, 2005. In addition Items #2 and 3 will satisfy the Township Engineer's requirements prior to submission to the Township Board, to which the Township Engineer will supply another review letter.

**The motion carried unanimously.**

**Moved** by Figurski, seconded by Tengel, to approve the minutes of February 14<sup>th</sup>, 2005 and February 28, 2005. **The motion carried unanimously.**

The meeting adjourned at 10:40 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary