

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
September 27, 2004
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, James Mortensen, Curt Brown, Teri Olson, Dean Tengal, and Mark Snyder. Also present were Kelly Kolakowski, Township Planner, and Jeff Purdy from Langworthy, Strader, LeBlanc & Associates, Inc. By the end of the work session, there were a few persons in the audience.

Moved by Olsen, seconded by Mortensen, to amend the agenda to have Item #1, Presentation by Michael Archinal, Township Manager, regarding paperless packets, discussed at the work session as there was time permitting. **The motion carried unanimously.**

Mr. Archinal stated the Township will purchase laptop computers for the Township Board, ZBA, and Planning Commission. Each board member will receive a disk with their packets. They are going to begin requiring petitioners to submit electronic petitions. This will allow staff to more efficiently move packets and drawings back and forth between board members, the planner, engineer, and petitioners. Since the ZBA's packets have less detail, they will be the first ones to begin the program. The Planning Commission will be next and then the Board. The Township will provide the necessary training and troubleshooting resources for each member.

Commissioner Tengal questioned if the Board Members will be able to log onto the website and download the packets and/or information or if the packets could be e-mailed. That is not the plan at this time, however, Mr. Archinal will discuss this with the IT staff.

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 7:0p.m.

Moved by Brown, seconded by Tengel, to approve the amended agenda where Item #1 was discussed during the Work Session. **The motion carried unanimously.**

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

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.

1. Review and discussion of proposed zoning ordinance updates.

Mr. Purdy stated he was going to review the proposed changes to the zoning ordinance as discussed at the joint meeting.

- The keeping of animals schedule will be changed to reduce the number of acreage per the number of equine allowed.
- In the Public and Recreational Facilities District, the density requirements for clustering residential developments will be changed from one per acre to two per acre.
- The schedule for commercial uses will add dry cleaning with a drive through service as a Special Land Use in all districts.
- They have consolidated / reorganized the ordinance regarding drive through pharmacies and other businesses in commercial districts.
- The industrial district will be changed to have more intense uses, such as cement manufacturers, chemical uses, landfills, metal working, tool and die shops, etc. will require a Special Land Use.
- There will be a provision in the industrial district where lot area can be reduced from one acre to .5 acre with Planning Commission approval and shared driveways with adjacent uses be provided. Commissioner Mortensen proposed having all industrial uses be Special Lane Uses when they abut or are across the street from residential. Mr. Purdy stated there is currently a 50-foot buffer requirement when industrial abuts residential and only a 20-foot buffer when next to commercial. Commissioner Mortensen asked Mr. Purdy and Ms. Kolakowski to review the zoning map to determine if there are any vacant sites where this would be the case. Ms. Kolakowski stated there are approximately 150 acres on Chilson Road between the railroad tracks and the expressway that is zoned industrial; however, she will look into this further.
- There has been an option added to the PUD ordinance for Town Center PUD, which would specifically apply to the Grand River and Dorr Road intersection.

This option would be a “traditional”-type downtown neighborhood development with mixed uses, pedestrian friendly, etc. Ms. Kolakowski suggested adding criteria limiting the percentage of the mixture of uses allowed to avoid a developer coming in and developing the area at a high percentage of one type of use and then a small percentage as the other (i.e. too much residential and not enough commercial, etc.) Mr. Purdy agreed and will review this further. **There was a discussion regarding road widths in this option. It was decided that a road width of 45 feet will allow parking on both sides and a road width of 28 feet will allow parking on only one side. Mr. Purdy will reword the language to address this issue.**

- Landscaping around accessory structures will be changed to be at the Planning Commission’s discretion and not an absolute requirement.
- With regard to septic systems, the developer will need to provide a bond as well as space if the septic system that is constructed fails and needs to be replaced.
- Private road standards will be changed. Currently private roads of two-acre lots with **no more than eight units** could have a gravel road. This has been changed to **18 lots or fewer** of two-acre lots can be serviced by a gravel road.
- The window sign ordinance definition will be changed to read “Permanent signs which are affixed to a window or are positioned **within two feet of the inside of a window** so that they are visible from the outside”.
- The definition of a carry out restaurant has been changed to distinguish it from a drive through restaurant.

Mr. Purdy advised he would make the changes discussed this evening and forward them to the Planning Commission for review.

Ms. Kolakowski advised the public hearing regarding the ordinance changes will be held on Monday, October 25th.

Moved by Mortensen, seconded by Tengel to approve the minutes of September 13, 2004. **The motion carried unanimously.**

Member Discussion

The meeting adjourned at 8:26 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary