

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
May 10, 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, Jim Mortensen, Barbara Figurski, Curt Brown, Dean Tengal, Bill Litogot and Teri Olson. Also present was Kelly Kolakowski, Township Planner; Jeff Purdy from Langworthy, Strader, LeBlanc & Associates, Inc. and Debra McAvoy 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 7:03 p.m.

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

Moved by Figurski, seconded by Litogot, to approve the Agenda with the following additions:

- Appointment of Vice Chairman
- Recognize John Cahill for his service on the Planning Commission

The motion carried unanimously.

The call to the public was made to discuss items not on the agenda.

Mr. Joe Faulkner of 7305 Brookfield stated that Mt. Brighton was only allowed permanent restrooms and they continue to have a temporary one on the site. Ms. Kolakowski advised that the Township has done inspections and met with the owner, but apparently no remedy has been done. Chairman Pobuda suggested that Mr. Faulkner reiterate his concerns to the Mr. Archinal and Mr. McCririe. Mr. Faulkner stated he has spoken to them before. This has been going on for three years and no one has followed through. Chairman Pobuda

advised he and Ms. Kolakowski will both follow up on the matter with the Manager and Supervisor.

The call to the public was closed at 7:08 p.m.

Chairman Pobuda noted that the Board will not begin any new business after 10:00 p.m.

Chairman Pobuda advised that Mr. Cahill resigned as of the last Planning Commission meeting. Mr. Dean Tenge is our new Commissioner.

Moved by Figurski, seconded by Litogot to nominate Curt Brown for Vice Chairman. **The motion carried unanimously.**

Moved by Mortensen, seconded by Litogot, to recognize Mr. John Cahill for his years of service on the Genoa Township Planning Commission. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 1...Review of site plan application, site plan, PUD amendment and environmental impact assessment for proposed 3,024 sq. ft. Krispy Kreme Restaurant located on Grand River Ave., east of Lawson Dr., within the Genoa Square PUD, Section 9, petitioned by Krispy Kreme Doughnut Corporation. (PC 04-05)

- **Planning Commission disposition of petition**
 - A. Recommendation regarding PUD amendment.
 - B. Recommendation regarding impact assessment.
 - C. Recommendation regarding site plan.

Mr. Mike LaRue of Krispy Kreme Doughnut Corporation and Mr. Owen Slagle of Form Architecture were present to represent the petitioner.

Mr. Slagle advised of the changes they have made since the last meeting.

1. The curb cut has been reduced at the entrance as requested.
2. They have added additional landscaping to screen the drive-thru from Grand River along the east property line.
3. They will add the decorative lighting along Grand River.
4. The details for the benches at the front corner of the site have been provided.
5. Building material samples and colored elevations are provided.
6. They will install a fire alarm system in the building.
7. The retaining wall on the east side of the property will be changed to match the building brick.
8. They will reduce the lighting on the north side of the property line to meet the ordinance.
9. They will reduce their signs to 50-feet of wall signage, which meets the ordinance.

They do still believe that the traffic flow on the site is typical for their stores and does not cause problems at other locations.

Commissioner Litogot questioned if the awnings are lit. Mr. Slagle answered yes. He is not sure of the wattage, but he knows it is fluorescent lighting.

Mr. Slagle noted that the lit "Hot Now" sign is on the inside of the window so it should not be included as part of their building sign package. Ms. Kolakowski confirmed that these signs are not regulated by the ordinance. Mr. Purdy advised that since this is a PUD, the "Hot Now" sign can be addressed.

Mr. Purdy reviewed his letter of May 5, 2004.

The PUD Agreement does not permit drive-thru restaurants. The petitioner has requested amending the PUD to include this drive-thru restaurant. Commissioner Figurski does not want to revise the PUD. If this is approved, then other drive-thru's can be added.

Commissioner Mortensen would not be in favor of more than one drive-thru on this site. He does not feel that this one will affect Grand River traffic. He is concerned about the Township Engineer's traffic concerns on the site.

Commissioners Litogot, Olson, Tenge and Pobuda are in favor of allowing the drive-thru.

Mr. LaRue advised that the "Hot Now" sign is a mainstay of their business. It is a 3'8" x 4'4" sign that is used between 5:30 and 11:00 a.m. and 5:00 and 11:00 p.m. They would not build the restaurant if the drive-thru and sign were not allowed.

Commissioner Brown asked if the other signage could be decreased. Mr. LaRue stated they have decreased their signage to the smallest they have in their inventory. Commissioner Litogot would agree to the sign if it does not flash. Commissioners Olson, Mortensen, Brown, Tenge, and Pobuda agree. Commissioner Figurski does not want to allow the sign. Commissioner Mortensen questioned if any business could put a Neon sign in their window and Mr. Purdy confirmed this.

Ms. Humphriss reviewed her letter of May 5, 2004.

1. The petitioner is providing insulation over the sanitary sewer lead where four-feet of cover is not provided. They would like them to extend the insulation to cleanout near the proposed building. The petitioner will comply with this request.
2. They are not comfortable with the entrance by the edge of the island. There is a lot of pavement in this area and could be confusing for

drivers when they first enter the site. Mr. Slagle suggested extending the island further to the north and adding additional landscaping. Ms. Huntley is comfortable with this suggestion and is satisfied with the circulation of the site.

The call to the public was made at 7:33 p.m. with no response.

Moved by Mortensen, seconded by Litogot, to recommend to the Township Board approval of the amendment to the Genoa Square PUD to allow a drive-thru for Krispy Kreme Doughnuts with the following change and condition:

1. The last paragraph of Exhibit "C", Item "n", shall read "However, if Krispy Kreme, its successors and/or assigns should ever expand its menu beyond donuts, pastries, related beverages and coffee to include meals or food similar to a typical "fast food" restaurant or if used by any purpose other than donuts, pastries, related beverages and coffee, it is agreed that the drive-thru window will cease from operating unless approved by the Township".
2. Approval of the revised PUD language by the Township Attorney.

The motion carried (Tengle – yes; Brown – yes; Mortensen – yes; Figurski – no; Pobuda – yes; Olson – yes; Litogot – yes).

Moved by Litogot, seconded by Mortensen to recommend to the Township Board approval of the Impact Assessment dated April 6, 2004 for a 3,024 sq. ft. Krispy Kreme Restaurant located on Grand River Ave., east of Lawson Dr., within the Genoa Square PUD, Section 9, petitioned by Krispy Kreme Doughnut Corporation with the following change:

1. The hours of operation shall show 5:30 a.m. to 12:00 a.m.

The motion carried (Tengle – yes; Brown – yes; Mortensen – yes; Figurski – no; Pobuda – yes; Olson – yes; Litogot – yes).

Moved by Brown, seconded by Mortensen, to recommend to the Township Board approval of the Site Plan for a 3,024 sq. ft. Krispy Kreme Restaurant located on Grand River Ave., east of Lawson Dr., within the Genoa Square PUD, Section 9, petitioned by Krispy Kreme Doughnut Corporation with the following conditions:

1. The outside lighting will be reduced to not exceed 1 footcandle at the property line.
2. All signs shall meet Township Ordinances and PUD Agreement, specifically wall-mounted signs shall be reduced to 50 square feet.
3. The retaining wall as proposed to screen the drive-thru shall be constructed of brick to match the building.
4. The building will be constructed per sample materials presented this evening and those samples shall become the property of the Township.
5. The landscaping island will be extended to the north

6. The petitioner will comply with Item #1 of the Tetra Tech Letter dated May 5, 2004.
7. The petitioner will comply with the Howell Area Fire Department's letter dated April 22, 2004 regarding the installation of a heat / smoke detection system.

The motion carried (Tengle – yes; Brown – yes; Mortensen – yes; Figurski – no; Pobuda – yes; Olson – yes; Litogot – yes).

OPEN PUBLIC HEARING # 2...Review of special use application, sketch plan, and environmental impact assessment for proposed Group Day Care (Kinderland) located at 4625 Kingswood Dr., on the east side of Bauer between Brighton Rd. and Challis, Section 25, petitioned by Annelie Schmidt. (PC 04-07)

- **Planning Commission disposition of petition**

- A. Recommendation regarding special use.
- B. Recommendation regarding impact assessment.
- C. Recommendation regarding sketch plan.

Ms. Annalie Schmidt and Mr. Joel Schmidt were present. Annelie will be the president and primary caregiver for Kinderland. Mr. Schmidt would be the financial officer and secondary caregiver. They would like to open a daycare in their home and watch up to 12 children.

Mr. Purdy stated that the petitioner must provide documentation that a State license has been obtained. Ms. Schmidt read a letter from the State saying they have met the first requirements and need to attend an orientation and then a final inspection will be done. They anticipate that a license will be issued.

Chairman Pobuda asked how many children will attend the day care. Ms. Schmidt advised she will watch 8 children, plus her 2. Commissioner Mortensen advised that if this is approved, the Township needs to assume that there could be 12 children at the day care at one time.

Mr. Purdy stated that the State has said that the Township needs to allow these types of businesses in residential areas; however, there cannot be more than one within 1,500 feet of another. Fencing is required and the hours of operation can be regulated. Ms. Schmidt stated they are proposing to enclose their entire backyard. They would put wiring on the split rail fencing. From the road, the fence will still give the appearance of only a split rail fence. She showed pictures of the home and yard. Commissioner Tengle stated he would like to see specifications from the State as to what is the mandate for fencing.

Ms. Huntley reviewed her letter dated May 5, 2004.

The day care center will increase the traffic on adjacent roadways, however, the petitioner is planning to use a drop-off and pick-up rotation to limit the impact on

traffic. Commissioner Brown feels this is a good idea; however, he is concerned about how realistic it is.

Commissioner Mortensen reiterated his comment that the Township needs to assume the maximum number of children allowed will be attending. He does not believe that parents can be relied upon to drop off and pick up their children at a certain time. We need to assume the worst-case scenario.

Ms. Kolakowski read letters received from residents citing their objection to this request. They have concerns with traffic, property values, increased liability, the proposed fencing, litter, noise, safety, loss of residential character in the neighborhood, etc.

The call to the public was made at 8:02 p.m.

Ms. Cheryl Vigmostad of 7632 Brookview is the president of the Mt. Brighton Civic Association and has received a lot of calls concerning this issue. The State has already begun processing this application and it is moving forward and the residents have not been notified. They are an older, smaller neighborhood and would like to stay that way. It is a beautiful neighborhood and this would cause problems. She is concerned with traffic. There are no sidewalks and children who live in the area walk to school and have to walk on the street. She believes no one is in favor of this proposal. It is not negotiable for the neighbors. If this goes forward, the small neighborhood feature will be taken away.

Mr. Rick Jay of 7468 Brookview lives next door to the Schmidts. He is concerned about safety. The high school bus travels this street. The younger children walk to school. They have no sidewalks and the road is only 20 feet wide and when there is snow, it is even smaller. None of the other homes on this street have their backyards fenced in.

Mr. Rick Bibik of 7544 Brookview concurs with everything that has been said. This use is not congruous with the entire neighborhood. He is opposed.

Mrs. Goldi of 4644 Mt. Brighton is opposed to this. She questioned if the fencing would be in the front of the home. There is no fencing in this area currently. She had a daycare in her home and she is very familiar with drop off and pick up procedures and does not feel the schedule will work. She is concerned about the traffic and the speed that is traveled on the street. There are no specific hours set for this day care. The State allows a 16-hour work day. She is also concerned about special needs children attending. She lives behind the Schmidts and is concerned that these children will be outside when her children are out as well. She is also concerned about the noise. She questioned the play structure that is being proposed in the back yard. She does not feel this is conducive to their subdivision. It is a very natural-looking community and this will take away from that. The elementary school as well as the church on Bauer

Road has before and after school daycare and she questions if this is within 1500 feet.

Ms. Joann of 40 Kingswood agrees with her neighbors. She is concerned about traffic. They have already been impacted by the Jackal golf course. She is concerned that the character of the neighborhood will change.

Mr. Ron Collins of 4678 Kingswood is concerned about the fencing. He does not feel it will meet the State's requirements. This home is located on a blind, narrow curve and Bauer Road is very icy in the winter.

Mr. Bob Adamski of 4518 Kingswood stated that all of the traffic from the subdivision comes down Kingswood. There is a safety issue.

Ms. Margaret Kivisto of 7144 Brentwood reiterated her neighbors' comments that the home in question is on a narrow curve.

Mr. Bud Adas of 4554 Kingswood has a copy of the original restrictions for the subdivision and no fencing is allowed. They have had a day care of less than six children in the area and it does not work. There is a lot of noise.

Mr. Ken Pierce of 4636 Kingswood stated this daycare could generate 48 trips a day in the neighborhood. There would be more cars, noise, radios, exhaust systems, and opening and closing of doors. He feels adding the fencing will decrease the aesthetic value of the neighborhood

Ms. Coral Adas of 4554 Kingswood agrees with what has been said. She is opposed to this. This does not belong in a residential neighborhood.

Mr. Wes Benedict of 4668 Mt. Brighton lives directly behind the petitioner. He concurs with everything his neighbors said. He is completely against this proposal.

Ms. Betsy Neil of 7316 Brookfield stated that sometimes children in the neighborhood have to walk to school in the dark in the winter. She also questioned if special needs children will attend this day care.

Ms. Linda Carlton of 4572 Kingswood asked about the mandatory ratio of workers to the number of children and if the petitioner is meeting that. She is opposed to the idea. This is a residential neighborhood.

Mr. Wlodarczak of 4665 Kingswood reiterated the safety concerns with the curve in the road and the ice in the winter.

Mr. Bill Juday of 4537 Kingswood seconds everything heard this evening. He is opposed to this. Zoning is put into place for a reason. It has been this way for 30 years and they are trying to change it.

Mr. David Silver of 7330 Brookview lived in his home for 27 years. He concurs with his neighbors. He would like to emphasize that the petitioner does not have a license even though they have made application. He questioned if other workers will be employed at the day care. He is opposed to this.

Ms. Mary Ann Bodalski of 7518 Brookview is opposed to this and agrees with what was said.

Ms. Faith Capling of 4573 Kingswood questioned if a sign is being proposed to be put up.

Mr. Tom Peterson of 4542 Mt. Brighton is opposed and agrees with what was said this evening. He noted that the Schmidts will be widening their driveway; however, he does not feel it will alleviate the problem. It is not personal. The neighbors welcome the young couple to their neighborhood, but they do not welcome this.

Ms. Vigmostad feels a precedent would be set. She noted the changes being made to the site, the widening of the driveway and the fencing. They are modifying the site to accommodate the business.

The call to the public was closed at 8:34 p.m.

Ms. Schmidt advised that they were not aware that the property they purchased was part of a subdivision and association and there were covenants attached. They did not purposely go against these rules. They do not pay association dues so they do not feel they are actually part of the association.

Commissioner Mortensen stated there were probably deed restrictions put on the property in the area; however, the Township does not enforce these restrictions; we only enforce ordinances. It is the homeowners who need to enforce them.

Ms. Schmidt continued to respond to the public's comments. They have stated the hours of operation as 7:00 a.m. to 5:30 p.m. and there will be no special needs children. These roads are public roads. The play structure would be put on the side of the yard where it could not be seen by drivers. They will not be employing any additional workers. She understands that the Township needs to consider the maximum number of children; however, they are not intending to do this. She also stated that as trips are calculated by the engineers, it would be 24 trips a day, and not 48. There will be no signs on the property. They have no intention of making this a commercial business. The only change would be the fencing, and that would not keep it from being a residential site.

Commissioner Tenge stated the Township needs to ensure that some type of system is put in place to allow 12 children to be dropped off and picked up without impacting traffic. Mr. Purdy agrees. Commissioner Tenge does not feel the proposal that is shown would accomplish this.

Ms. Schmidt stated their intention was not to upset the neighborhood. She apologized for her and her husband. They did not know about the covenants. They thought this was a good thing. They do not want to put their kids in daycare and want to provide a safe place for parents who have to work. They want to work with everyone and make the best situation. Whatever comes of this, she wants the neighbors to know they are good people. Everything they stated in their Impact Assessment is true and it shows what are their intentions.

Moved by Mortensen, seconded by Litogot, to recommend to the Township Board denial of the Special Use for a proposed Group Day Care (Kinderland) located at 4625 Kingswood Dr., on the east side of Bauer between Brighton Rd. and Challis, Section 25, petitioned by Annelie Schmidt for the following reasons:

1. In the opinion of the Planning Commission, the proposed rotation for drop off and pick up is unworkable and certainly unenforceable.
2. Traffic and parking concerns need to assume a maximum of 12 children, which leads to certain safety concerns regarding parking and pedestrians as there are no sidewalks in this subdivision.
3. The fencing is novel and unique, however, the Township is not able to recommend approval of such a fence nor its adequacy or safety.
4. The use does not comply with Section 12.2450 of the Township Ordinance.

The motion carried unanimously.

Moved by Mortensen, seconded by Figurski, to recommend to the Township Board denial of the Impact Assessment for a proposed Group Day Care (Kinderland) located at 4625 Kingswood Dr., on the east side of Bauer between Brighton Rd. and Challis, Section 25, petitioned by Annelie Schmidt citing the same reasons stated in the recommendation for denial of the Special Use this evening. **The motion carried unanimously.**

Moved by Mortensen, seconded by Figurski, to recommend to the Township Board denial of the sketch plan dated November 4, 2003 for a proposed Group Day Care (Kinderland) located at 4625 Kingswood Dr., on the east side of Bauer between Brighton Rd. and Challis, Section 25, petitioned by Annelie Schmidt citing the same reasons stated in the recommendation for denial of the Special Use this evening. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 3...Review of site plan application, site plan, and environmental impact assessment for proposed 2,076 sq. ft. addition to the existing childcare facility (School Bell Childcare Center) located on the south side

of Grand River between Hubert and Euler Rd., Section 13, petitioned by In The Pines Inc. (PC 04-08)

- **Planning Commission disposition of petition**
 - A. Recommendation regarding impact assessment.
 - B. Disposition regarding site plan.

Ms. Frederica Kasabasic, the owner of the business, and her daughter, Natalie Kasabasic, the Director for School Bell, of 3044 Tipsico Lake Road were present to represent the petitioner. Also present was Dan Schrauben of Professional Engineering Associates, and Harold Oliver, architect.

Mr. Schrauben stated they are proposing to expand the existing facility to provide a secured entrance for students as well as add a gymnasium. There will be no changes to the current capacity. They have addressed all of the Fire Department's concerns and feel they can address the issues raised by Tetra Tech regarding the storm drainage. They understand they need a side yard variance and have applied for that and are on the May 18, 2004 ZBA Agenda. The materials will match the existing building and they are not proposing any pole lighting.

Mr. Purdy reviewed his outstanding concerns. Additional landscape buffers are needed along the east, west, and south lot lines. Four trees on the south rear side, five trees or 20 shrubs on the east side, and 21 trees or 84 shrubs along the west property line are needed to meet the ordinance. Mr. Schrauben stated they do not want to plant evergreen trees on the east side of the site for safety reasons. They do not want anyone to be able to hide in them. The petitioner will comply with all that is requested. Commissioner Mortensen feels that the 21 trees or 84 shrubs on the west property line is too much, and would recommend that the Planning Commission approve what was proposed. Mr. Purdy agreed.

Ms. Humphriss reviewed her letter of May 5, 2004.

1. A trench detail for the sanitary sewer lead under the proposed roadway should be added to the plans. The petitioner will comply.
2. They recommend, but do not require the petitioner to connect to the municipal water during the current site improvements. Mr. Schrauben stated they will not be connecting to the municipal water.
3. Water softener backwash is not allowed to be connected to the sanitary sewer and a potassium based reagent must be used in all water softeners. The petitioner is aware of this and will comply.
4. All of the storm runoff due to the proposed addition needs to be stored in the pipe and not the void space of the gravel trench. Mr. Schrauben stated they will increase the pipe size to accommodate this

Commissioner Brown questioned the dumpster enclosure. Mr. Schrauben stated they will comply with what has been requested by the Township Planner.

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

Moved by Figurski, seconded by Litogot, to recommend to the Township Board approval of the Impact Assessment dated April 20, 2004 for a 2,076 sq. ft. addition to the existing childcare facility (School Bell Childcare Center) located on the south side of Grand River between Hubert and Euler Rd., Section 13, petitioned by In The Pines Inc. **The motion carried unanimously.**

Moved by Mortensen, seconded by Figurski, to approve the Site Plan for a 2,076 sq. ft. addition to the existing childcare facility (School Bell Childcare Center) located on the south side of Grand River between Hubert and Euler Rd., Section 13, petitioned by In The Pines Inc with the following conditions:

1. Petitioner will comply with the Brighton Area Fire Department's requirements spelled out in their May 5, 2004 letter
2. ZBA approval shall be obtained for the east side yard setback.
3. The building height will conform to the Township Ordinance, and the approval of which will be handled administratively by Township Staff.
4. The site lighting will meet Township Ordinance.
5. Five trees of at least 2.5 caliper or 20 shrubs will be added to the east side of the site.
6. Four trees or 12 shrubs will be added to the south side of the site.
7. The dumpster enclosure will be made of brick and materials shall match the existing and expanded building.
8. The materials of the expansion shall match the current building's materials.
9. The user fees regarding the sewer connection will be determined by Township Staff.
10. Trench detail for the sanitary sewer lead under the proposed roadway shall be added to the plans.
11. No potassium-based reagent shall be used in any water softeners and water softener backwash shall not be connected to the sanitary sewer system.
12. The petitioner will ensure that the construction of the sidewalk along Grand River avoids utility structures.

The motion carried unanimously.

OPEN PUBLIC HEARING # 4...Review of site plan application, site plan, and environmental impact assessment for proposed 482 sq. ft. addition to the existing building (Enterprise Rent A Car) located on the south side of Grand River Ave. between Hubert and Euler Rd., Section 13, petitioned by Enterprise Rent A Car. (PC 04-06)

- **Planning Commission disposition of petition**
 - A. Recommendation regarding impact assessment.
 - B. Disposition regarding site plan.

Mr. Jason Spong of Enterprise Rent A Car, and David Smith, Operation Coordinator for Enterprise Rent A Car, were present to represent the petitioner.

Mr. Spong advised their business has been in Brighton for eight years at a different location. They would like to add a small prep area to the building in the rear. It will not be as wide as the current building so the addition will not be seen from Grand River.

Commissioner Brown questioned what will be done in this area. Mr. Spong stated it is a car wash area. All mechanical services will be done at local establishments. He added that it is not a car wash; it is a "bucket" wash. They will still be under 1 REU for the business.

Commissioner Litogot questioned what the back parking lot will be used for. Mr. Spong stated they will use that for overflow of cars. He advised that Mr. Scott Underwood still owns the property and he wants to use it for his use also.

Commissioner Litogot asked how many vehicles will be on the site. Mr. Spong stated there will be a maximum of 15 cars. When the cars are done being rented, they go to an off site location to be sold. They will be no car sales at this site.

Commissioner Figurski stated there is a bulletin at the center that says "Cars for Sale". Mr. Spong advised they refer customers to the off site location in Farmington Hills where they can purchase the used rental cars.

Mr. Purdy reviewed his letter of April 28, 2004.

1. The current structure is non conforming so a variance from the ZBA would be required.
2. A landscape plan is required. Mr. Spong stated their parking lot is 230 feet from Grand River and the building is even further back. Commissioner Mortensen questioned if the property owner is aware that these improvements need to be done. Mr. Spong stated they have his approval in writing. Commissioner Mortensen feels there is a lot of landscaping being required for the addition of a garage. He would like to see some relief to this, especially on the west side. Mr. Purdy suggested 50 percent of the original requirements be required for the side yard and he would like to see three canopy trees along Grand River. Ms. Huntley advised not to plant the trees where the sanitary sewer main will be run along Grand River. Commissioner Litogot would like to ensure all landscaping is irrigated. The petitioner will comply with all of these requirements.
3. The dumpster enclosure is being proposed to be constructed of wood and they would recommend it be constructed of brick or block to match the building. The petitioner will comply.

4. Wall pack lighting fixtures must be full cut-off in design. The petitioner will comply.
5. A five-foot wide concrete sidewalk is required along Grand River.

Ms. Humphriss reviewed her letter of May 5, 2004.

1. A 10-foot opening for the dumpster is being proposed. A minimum of 12-feet is required. The petitioner will comply.
2. The water service lateral should be relocated so it is not under the existing building. The petitioner will comply.
3. A detail for the sanitary sewer lead, including the proposed slope, the proposed size, and the proposed invert of the lead should be added to the plans. The petitioner will comply.
4. Detail for the sanitary lead cleanouts should be provided. The petitioner will comply.
5. The material of the proposed water lateral should be specified on the plans. The petitioner will comply.
6. Detail for the water service lateral should be shown on the plans.
7. Trench details should be added to the plans. The petitioner will comply.
8. The petitioner should provide adequate storage for the increased runoff due to the added impervious area. Ms. Huntley suggested the petitioner put in a storage pipe for the runoff similar to what was proposed for the previous petitioner, School Bell.

Chairman Pobuda asked if any chemicals will be used on the site. Mr. Spong stated there will be no hazardous materials used. All products will be drained and put in a containment drum with separation ability where all sediment will fall to the bottom and it will be cleaned out and removed to an off site location.

Chairman Pobuda questioned if there will be any damaged cars on the site. Mr. Spong stated that if a car is damaged while rented, it will be sent to the collision shop.

The call to the public was made at 10:00 p.m.

Moved by Figurski, seconded by Litogot, to recommend to the Township Board approval of the Impact Assessment dated April 21, 2004 for a proposed 482 sq. ft. addition to the existing building (Enterprise Rent A Car) located on the south side of Grand River Ave. between Hubert and Euler Rd., Section 13, petitioned by Enterprise Rent A Car with the following conditions:

1. Hours of operation shall be included.
2. Number of employees shall be included.
3. Dust control measures shall be added.
4. Item F should be changed to note sewer and water connection.

The motion carried unanimously.

Moved by Mortensen, seconded by Brown, to approve the Site Plan for a proposed 482 sq. ft. addition to the existing building (Enterprise Rent A Car) located on the south side of Grand River Ave. between Hubert and Euler Rd., Section 13, petitioned by Enterprise Rent A Car with the following conditions:

1. The petitioner and/or the property owners will meet Township Ordinance and past special use permits granted with regard to outdoor storage, car sales, etc.
2. Approval from the ZBA for a side yard setback variance and expansion of a non-conforming building.
3. Fifteen trees or 60 shrubs native to the region will be added to the east lot line. an additional 15 trees or 60 shrubs will be added to the west property line, and three canopy trees will be added to the front property line.
4. All landscaping will be irrigated.
5. The waste receptacle enclosure will be constructed of brick to match the building and shall have a 12-foot-wide opening.
6. All wall-mounted lighting shall be shoebox style and downward directed.
7. A five-foot-wide concrete sidewalk will be constructed along Grand River.
8. The requirements of the Brighton Area Fire Department's letter dated May 6, 2004 shall be met.
9. Residue from the car wash will be handled in accordance with Federal, State, County, and local ordinances and/or rules and regulations of the Township Engineer.
10. One REU will be assigned to this property.
11. The water service lateral should be relocated so it is not under the existing building.
12. A detail for the sanitary sewer lead, including the proposed slope, the proposed size, and the proposed invert of the lead should be added to the plans.
13. Detail for the sanitary lead cleanouts should be provided.
14. The material of the proposed water lateral should be specified on the plans.
15. Detail for the water service lateral should be shown on the plans.
16. Trench details should be added to the plans.
17. An underground pipe large enough to store additional runoff from the addition shall be installed and meet all requirements of the Livingston County Drain Commission.
18. Dust control measures shall be added.

The motion carried unanimously.

Moved by Figurski, seconded by Mortensen, to approve the minutes of April 12, 2004. **The motion carried unanimously.**

Moved by Figurski, seconded by Mortensen, to approve the minutes of April 26, 2004. **The motion carried unanimously.**

Commissioner Mortensen advised that the Board made a slight change to the Lowe's Outdoor Storage request. They decided that subsequent requests could be approved administratively if the petitioner has complied with all of the requirements.

All commissioners agree that the new projector system is very helpful.

The meeting adjourned at 10:35 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary