

GENOA TOWNSHIP  
PLANNING COMMISSION  
WORK SESSION  
November 24, 2003  
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, John Cahill, and Bill Litogot. Also present was Kelly Kolakowski, Township Planner; Jeff Purdy from Langworthy, Strader, LeBlanc & Associates, Inc. and Debra McAvoy 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 7:00 p.m.

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

**Moved** by Litogot, seconded by Mortensen, to approve the Agenda as written.  
**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 7:02 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 site plan application, sketch plan, and environmental impact assessment for proposed expansion of existing Greenhouse located at 7341 W. Grand River Ave., east of Euler Rd., Sec. 13, petitioned by Frank & Wendy Leppek. (PC 03-27)

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

Frank and Wendy Leppek were present to represent the petitioner. Mr. Leppek advised they are running out of space for showing their greenhouse plants so they want to complete the expansion of what was first anticipated when they came before the Planning Commission in 1997 as well as add another 83' x 20' of greenhouse. All of the addition will be the same materials as the current one.

Commissioner Mortensen noted the complaint from the neighbor regarding the rubbish that is present in the rear of the petitioner's site. He asked if this will be cleaned up before a land use permit is issued. Mr. Leppek stated he will clean it up and it keep it maintained.

Mr. Purdy's only outstanding issue was in regard to parking. Are the four new parking spaces going to be paved. Mr. Leppek advised they will be paved.

Ms. McAvoy had no outstanding issues.

The call to the public was made at 7:13 p.m. with no response.

**Moved** by Mortensen, seconded by Litogot, to recommend to the Township Board approval of the Impact Assessment dated November 7, 2003 for a proposed expansion of existing greenhouse located at 7341 W. Grand River Ave., east of Euler Rd., Sec. 13. **The motion carried unanimously.**

**Moved** by Mortensen, seconded by Litogot, to approve the Sketch Plan dated November 7, 2003 for a proposed expansion of existing greenhouse located at 7341 W. Grand River Ave., east of Euler Rd., Sec. 13 with the following conditions:

1. The Township Staff will review the site to ensure it is conformance with the Site Plan that was approved in 1997.
2. The four new parking spaces will be paved with curbing to meet the Township Engineer standards.
3. Clean up of the site to meet Township Ordinance will be completed prior to the issuance of a Land Use Permit.

**The motion carried unanimously.**

Chairman Pobuda reiterated to the petitioner the need to clean up the site so as to be a good neighbor.

**OPEN PUBLIC HEARING # 2...**Review of special use application, site plan, and environmental impact assessment for proposed 2,949 sq. ft. Bank One with (4) drive-thru's, fronting the north side of Grand River Ave., west of Grand Oaks Drive, Sec. 5, petitioned by Alan Okon, Nudell Architects. (PC 03-24)

- **Planning Commission disposition of petition**
  - A. Recommendation regarding special use application.
  - B. Recommendation regarding impact assessment.
  - C. Recommendation regarding site plan

Mr. Alan Okon of Nudell Architects was present to represent the petitioner. He stated they have revised the plan based on comments from the Planning Commissioners, staff, planner, and engineer. They have made the following changes:

1. They have moved the driveway east and have put in a lot of traffic control stripping, signs, etc. in the parking lot.
2. They have added a right hand only exit onto Grand River, which will greatly assist the stacking in the parking lot. He noted that during their peak times of business, which is Friday and Saturday afternoon, they have approximately 30 customers per hour. They are not a high traffic business. They feel they have done everything they could to ease the flow of traffic, including securing the shared access agreement with the adjoining site.
3. They have revised the architecture based on comments from the Planning Commission.
4. They have added landscaping to screen from the residential neighbors at the rear of the site.

Commissioner Litogot questioned why four drive up lanes are needed if there is not a lot of traffic. Mr. Okon advised Bank One would like four drive up lanes for customer convenience. Commissioner Litogot is opposed to four drive-thru lanes.

Commissioner Brown feels the traffic flow has been improved, but he still questions the fact that cars turning in need to cross over four lanes of traffic exiting the drive-thru. He does not feel this is the right site for this business.

Commissioner Mortensen agrees with Commissioner Brown regarding the crossing over of traffic. He noted the letter from MDOT, which recommends moving the driveway further east to alleviate conflicts with the Home Depot drives. He feels these two issues are very significant. He would like the Commissioners to be polled to see if they want to continue with this item this evening if they are comfortable with these two major issues.

Mr. Okon advised that MDOT is only recommending that the drive be moved; however, they cannot legally force them to move the driveway.

Ms. McAvoy suggested having an entrance only off of Grand River and have the vehicles exit from the shared access to the east. This would allow them a full access exit, left and right turns out.

Commissioner Mortensen feels that suggestion is an improvement, but he would need to see a new site plan. Commissioner Brown feels his concerns would be alleviated with Ms. McAvoy's suggestion.

Commissioner Cahill feels this suggestion would bring him closer to voting in favor of this proposal. He is not in favor of the currently proposed in/out on Grand River.

Mr. Okon does not feel it would be convenient for the customers to have to travel to reach the exit. They may try to exit onto Grand River and then realize they are not able to, which would cause more traffic concerns. Commissioner Cahill disagrees. He feels customers will know. Mr. Okon stated Bank One would not agree to not having an exit off of their own site onto Grand River.

Mr. Purdy reviewed his letter of November 18, 2003.

A Special Land Use would need to be approved to allow the four drive thru lanes. Commissioner Litogot would like three lanes. Commissioner Mortensen does not feel the issues is whether to allow three or four drive thru's. The issue is what is going to be done regarding the traffic flow concerns. Commissioners Brown and Cahill agree.

The applicant is requesting the rear setback be reduced from 50 feet to 31 feet. Planning Commission approval is required. Commissioner Cahill does not feel the setback should be reduced because there is residential to the rear.

Commissioner Brown feels the petitioner has done a nice job with the buffer between the property and feels the reduction should be approved.

Commissioner Mortensen agrees. The bank is a good neighbor to a residential area and the six-foot wall helps with the screening.

Commissioner Litogot would approve the setback reduction.

The applicant showed sample building materials. Mr. Purdy feels they should be more consistent with the surrounding buildings and residential area. He suggested a different roofing material. The petitioner will comply with the request.

Ms. McAvoy advised her issues can be addressed during the construction plan review.

Commissioner Cahill is not in favor of a pole sign. He would prefer a ground monument sign. Mr. Purdy advised the Ordinance allows for a pole sign; however, if the Special Land Use is granted, the Planning Commission has discretion with this item.

The call to the public was made at 7:44 p.m.

Mr. David Reader, who is the property owner, advised he has worked with Bank One as well as Township staff. This is a difficult site. He would like to know what the Township's vision is for this site. This proposed use is allowed in this zoning and this applicant has done what they can to meet the concerns of the Commissioners and planners. If this site plan is not approved, Bank One will not purchase this land and he will lose this sale. He wants the neighboring residents to know that this is the least intense use that could be put here. He will not put an office building there due to the current numerous office vacancies in the Township. A retail store could be built here and that will generate more traffic and have longer operating hours.

Mr. John Pickler of 528 Snowfall Court asked where the customer parking would be located. Chairman Pobuda stated it will be in the front of the building. Mr. Pickler also suggested erecting a small wall at the entrance onto Grand River to guide the traffic to the left and into the drive thru lanes.

Ms. Pickler feels having four drive thru lanes is too much. She thinks the bank is a good idea and does not feel there could be a better use for this site. Their home is directly behind this site.

The call to the public was closed at 7:52 p.m.

Chairman Pobuda asked Mr. Reader if he objects to the proposed cross access easement, as he is the property owner for the site to the east as well. Mr. Reader advised the cross access easement is a condition of the purchase agreement that has been started with Bank One.

Chairman Pobuda advised the petitioner that the Planning Commission is recommending three drive thru lanes as well as the traffic pattern that was proposed by the engineer. Commissioner Mortensen stated he does not want to engineer this site, however, reiterated his concerns; the curb cut location on Grand River and the crossover of incoming and outgoing traffic. He will not vote in favor of this plan this evening. He agrees that the petitioner has done a fine job of addressing their concerns and they will be a good neighbor; however, it needs additional review. He feels it is dangerous.

Commissioners Litogot and Brown agree with Commissioner Mortensen. Commissioner Cahill feels Ms. McAvoy's idea was excellent.

Mr. Okon advise that Bank One would like to have the Planning Commission vote on the plan presented this evening.

**Moved** by Mortensen, seconded by Brown, to recommend to the Township Board denial of the Special Lane Use for a proposed 2,949 sq. ft. Bank One with (4) drive-thru's, fronting the north side of Grand River Ave., west of Grand Oaks Drive, Sec. 5, petitioned by Alan Okon, Nudell Architects because the Site Plan

does not meet the Special Land Use Standard of Section 12.08(c) due to the following:

1. Traffic flow on the site with entering customers having to turn left in front of exiting customers
2. The concerns expressed in MDOT's letter of November 18, 2003 regarding the location of the curb cut on Grand River relative to the Home Depot curb cut across the road.

**The motion carried unanimously.**

**Moved** by Mortensen, seconded by Cahill to recommend to the Township Board denial of the Impact Assessment dated November 5, 2003 for a proposed 2,949 sq. ft. Bank One with (4) drive-thru's, fronting the north side of Grand River Ave., west of Grand Oaks Drive, Sec. 5, petitioned by Alan Okon, Nudell Architects because the Site Plan does not meet Ordinance Section 13.07(l)(j) due to the reasons stated in the recommendation for denial of the Special Land Use. **The motion carried unanimously.**

**Moved** by Mortensen, seconded by Brown to recommend to the Township Board denial of the Site Plan dated November 5, 2003 for a proposed 2,949 sq. ft. Bank One with (4) drive-thru's, fronting the north side of Grand River Ave., west of Grand Oaks Drive, Sec. 5, petitioned by Alan Okon, Nudell Architects because the Site Plan does not meet Ordinance Section 13.07(l)(j) due to the reasons stated in the recommendation for denial of the Special Land Use. **The motion carried unanimously.**

**OPEN PUBLIC HEARING # 3...**Review of site plan application, site plan and environmental impact assessment for proposed 6,022 sq. ft. restaurant (Buffalo Wild Wings) located on Latson Rd., north of Grand River Ave., Sec. 5, within the Lorentzen PUD, petitioned by Intertech Design Services on behalf of Jim Womac (PC 03-26)

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

Mr. Zsolt Vamosi of Intertect Design Services, Mr. Douglas Gardner, the engineer for the site, Jim Woman, the restaurant owner, and Bob Kramer, the restaurant's Vice President of Operations, were present to represent the petitioner.

Mr. Vamosi feels they have addressed some of the issues from the planner's letter and have resubmitted their proposal.

They would like to stay with the prototypical style of the building, but if the Planning Commission requires a pitched roof, they will design one. They have added the brick as requested. The building will be 85% brick and 15% E.I.F.S.

Mr. Vamosi submitted a document outlining the shared access agreement.

They have submitted a cut sheet for the ornamental lighting; however, they do not have the details yet. They will install the decorative lighting along Latson Road.

They have decreased the proposed wall signage, but it is still over the ordinance by 14 square feet. They would like some relief from the Planning Commission on this issue.

The required parking is either 105 or 132 (based on the calculations of seating capacity or square footage); however, they are proposing 108 spaces.

They are proposing a landscape plan that will shield the rear of the building from the existing Meijer store.

Mr. Purdy reviewed his letter of November 18, 2003. He reiterated his concerns for the pitched roof and less E.F.I.S.; however, based on the petitioner's comments, he is satisfied with what they have proposed. Commissioner Litogot likes the design of the roof. He feels it adds some contrast to the area. Commissioner Mortensen likes the proposed elevation. He would not suggest adding more brick. Chairman Pobuda and Commissioner Brown would like the pitched roof as well as the added brick.

Commissioner Cahill noted that residential is across Latson Road and he feels the pitched roof would give it a "softer" feel/look. He would like the additional brick and the pitched roof.

Mr. Vamosi noted that they would not have an entirely pitched roof. They would just pitch the front parapet. Mr. Purdy agrees that matches the styles in the area. All Commissioners agreed to have the front parapet pitched.

Mr. Purdy noted that curb ramp details as well as all lighting fixture details need to be submitted. The petitioner will submit this information.

The proposed wall sign exceeds the allowable area. Commissioner Brown questioned how the 100 square feet for the sign is measured. Mr. Purdy advised it is measured as a rectangle of the four points of the sign. Commissioner Brown noted that the surface area of the sign is less than 100 square feet so the petitioner could put an even larger sign than is proposed. He would recommend approving the 114 square feet for the wall sign.

Commissioner Cahill noted that due to the design of the sign, he would approve the 114 square feet also. Commissioner Litogot feels the sign is fine.

Ms. McAvoy reviewed her letter of November 19, 2003. She noted the following comments:

1. The petitioner should consider modifying the diameter of manhole #4 from a four-foot diameter manhole to a five-foot diameter manhole.
2. The size of the storm sewer pipe between manhole #4 and the building should be 12 inches in diameter. Genoa Township standards require a minimum size of 12 inches for any storm sewer pipe located in paved areas.
3. The minimum time of concentration for the storm sewer design is 15 minutes. The storm sewer calculation should be modified accordingly.
4. Hydraulic calculations should be provided with the storm sewer calculations.
5. The petitioner should reference or provide the Genoa Township details that are applicable on the drawings.
6. An easement should be shown for the sanitary sewer main as the portion of the line between the two manholes will be a public sewer. The easement for the sanitary sewer should be shown with a width of twice the depth of the main.
7. The water main is currently shown as tapping a hydrant lead. Typically, hydrant leads are six inches in diameter. Connecting an eight inch water main to this line would be unacceptable. The petitioner will tap the 16 inch water main with a tapping sleeve and valve.

Mr. Gardner advised they will comply with all of Ms. McAvoy's requests.

Ms. McAvoy also noted that herself and staff will calculate the REU's as this restaurant is not typical as it does not have dishes or silverware.

The call to the public was made at 8:42 p.m. with no response.

Commissioner Mortensen questioned if a PUD amendment would be required. Ms. Kolakowski advised that if none of the conditions of the PUD are being changed, then an amendment is not needed.

Commissioner Litogot noted that the store hours need to be revised in the Impact Assessment. The petitioner will comply.

**Moved** by Litogot, seconded by Mortensen, to recommend to the Township Board approval of the Impact Assessment dated November 5, 2003 for a proposed 6,022 sq. ft. restaurant (Buffalo Wild Wings) located on Latson Rd., north of Grand River Ave., Sec. 5, within the Lorentzen PUD, petitioned by Intertech Design Services on behalf of Jim Womac with the following changes:

1. Section "E", shall stated "Parking will be provided for 108 cars."
2. Section "F", shall be revised to state the following hours of operation
  - a. Friday and Saturday – 11:00 a.m. to 2:00 a.m.
  - b. Sunday – 12:00 p.m. to 12:00 a.m.

**The motion carried unanimously.**



**Moved** by Mortensen, seconded by Litogot, to recommend to the Township Board approval of the Site Plan for a proposed 6,022 sq. ft. restaurant (Buffalo Wild Wings) located on Latson Rd., north of Grand River Ave., Sec. 5, within the Lorentzen PUD, petitioned by Intertech Design Services on behalf of Jim Womac with the following conditions:

1. No outdoor seating or patio is permitted.
2. The roof in the center portion of the front of the building will be pitched and the building will be 85% brick.
3. All rooftop equipment will be screened.
4. Curb ramp details will be provided prior to submission to the Township Board.
5. Building mounted light fixtures need to be included in the photometric grid.
6. Ornamental lighting fixtures are required to be installed along Latson Road.
7. Details for all light fixtures will be provided.
8. The sign on the front of the building will be 114 square feet as calculated according to the mathematics used in the Township Ordinance due to the unique design of the sign. This modification is being permitted for this specific sign design only. Any different sign must comply with the conditions of the PUD.
9. Conditions spelled out by the Howell Fire Marshall's letter of November 7, 2003 will be adhered to.
10. All landscaping will be irrigated.
11. Township Staff and Attorney will make a determination as to whether this proposed project requires a PUD Agreement amendment.
12. The petitioner will modify the diameter of manhole #4 from a four-foot diameter manhole to a five-foot diameter manhole.
13. The size of the storm sewer pipe between manhole #4 and the building should be 12 inches in diameter. Genoa Township standards require a minimum size of 12 inches for any storm sewer pipe located in paved areas.
14. The storm sewer calculation should be modified to show the minimum time of concentration is 15 minutes.
15. Hydraulic calculations should be provided with the storm sewer calculations.
16. The petitioner will provide the Genoa Township details that are applicable on the drawings.
17. An easement will be shown for the sanitary sewer main as the portion of the line between the two manholes will be a public sewer. The easement for the sanitary sewer should be shown with a width of twice the depth of the main.
18. The petitioner will tap the 16-inch water main with a tapping sleeve and valve.
19. A detailed review of the water main and sanitary sewer will be performed during the construction plan review.

20. Standard MHOG SWATH details for the sanitary sewer main, sanitary sewer lateral, water main, fire hydrant and other items associated with the construction of the proposed utilities will be required on the construction plans.
21. Township Staff and Engineers will determine the REU's that will apply for water and sewer.
22. Any proposed work that affects any existing features of the adjacent properties should be restored to its pre-construction state.
23. The proposed asphalt pavement section should be consistent with section 3.08.C of the Genoa Township Design Standards. This section indicates a 1.5-inch wearing course (MDOT 36A), 1.5-inch leveling course (MDOT 13A) with a bond coat, 6-inches of MDOT 22A aggregate and 6 inches of MDOT Class II sand.
24. 108 Parking spaces are acceptable.

**The motion carried unanimously.**

**Moved** by Mortensen, seconded by Litogot, to approve the minutes of November 10, 2003. **The motion carried unanimously.**

### **Member Discussion**

Commissioner Mortensen advised the Planning Commission that Township Staff had a focus group meeting with a group of people that do business with the Township (i.e. engineers, developers, builders, etc.) and they discussed the Township's procedures and how they feel about doing business with the Township. He noted that most of the individuals feel the Township is very professional and easy to deal with. One negative item that was discussed was how board members talk to each other while a meeting is going on. The petitioners do not like this. Some other comments that were made were:

1. Genoa Township is the only Township that requires an environmental impact assessment.
2. In most townships, the Planning Commission approves the Site Plans and is not a recommending body to the Township Board.
3. The Township still needs to work on prioritizing agendas. Commissioner Mortensen knows that Ms. Kolakowski is working hard on this; however, he noted that staff tends to put ones that are going to last longer at the end of the agenda and then sometimes it will not even get heard because of the 10:00 time limit.

He feels the comments were very insightful.

Commissioner Cahill noted that when members of his association were before the Planning Commission with regard to Meijer being built, they did not feel they were listened to. He was not a member of the Planning Commission then and did not attend the meeting as a concerned resident; however, when he went to the Board Meeting on the same issue, he feels they were very attentive. He feels it

is very important to have the public comment and for the Boards to be attentive to the residents.

Ms. Kolakowski distributed updated fire and school district maps and a 2003 Genoa Township Community Profile.

The meeting adjourned at 9:15 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary