

GENOA TOWNSHIP  
PLANNING COMMISSION  
WORK SESSION  
October 14, 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, Barbara Figurski, James Mortensen, Curt Brown, and Bill Litogot. Also present was Kelly Kolakowski, Township Planner; Jeff Purdy from Langworthy, Strader, LeBlanc & Associates, Inc. and James Miller 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 Figurski, seconded by Litogot, 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...** Rezoning application, environmental impact assessment, conceptual PUD plan and PUD agreement (Chemung Condominium Community) to rezone 49 acres located on the south side of Grand River Avenue, between Grand River and I-96. Section 10. The request is to rezone property from OSD (PUD) office service district PUD) to MDR (PUD) (medium density residential PUD) petitioned by B/K/G Development L.L.C. (PC 03-04).

- **Planning Commission Disposition of Petition**
  - A. Recommendation regarding PUD rezoning application
  - B. Recommendation regarding conceptual PUD plan
  - C. Recommendation regarding PUD agreement
  - D. Recommendation regarding impact assessment

Messrs. Chris Burton and Larry Goss from Burton-Katzman and Mr. Michael Polmear from Giffels-Webster Engineers were present to represent the petitioner.

Mr. Burton advised they have been working on this plan for 13 months and have been before the Planning Commission before. Twenty different plans have been developed of this site and each time they took into consideration the Planning Commission and Township Board's suggestions. They feel they have a solution and a good plan.

He noted the following changes:

- Although the Township Board approved 130 units, they have decreased the proposed units to 96.
- They have installed a loop road, which will help with the water quality, traffic flow, and utilities.
- They now have a community area with a sidewalk that extends from Grand River through the common area and continues through the site to the nature trail.
- The buildings are within the Township height requirements and they are four-plex instead of eight-plex.
- They have provided a conservation easement for the additional seven acres of upland to the southwest.
- There is a curb cut provided to the residential area to the east.
- There is an additional vegetation system along I-96, which will be above what is required by the Township.
- They have added sufficient guest parking.

They are asking for a side yard setback leeway for 11 units that are 20 feet from other buildings. The remaining buildings have an average side-yard setback of 40 feet.

Commissioner Mortensen questioned the requirement from the Township Board that the sidewalk be installed along Grand River. The petitioner advised they will comply with this request.

Commissioner Brown asked why the applicant is not installing sidewalks and greenbelt areas throughout the development as noted by the Planner. Mr. Burton advised they are unable to do this due to financial constraints. He noted that they developed Pine Creek Ridge in Genoa Township, which was voted Community of the Year in 2001, and there are no sidewalks in there.

Mr. Polmear, the project engineer, gave a brief description of the project and showed colored architectural drawings and building material samples.

- The road width has been widened to 26 feet, which meets Township standards.
- Eleven building separations are 20 feet and the remaining are 40 feet, which gives an average of 30-feet of separation.
- The shared driveway at the southeast corner of the site is 24-feet wide. They have added a circular drive, which is similar to a cul-de-sac, with a 45-foot radius at the end. Commissioner Mortensen suggested increasing the width of the shared driveway to 26 feet and the "tail" road to 24 feet. All Commissioners agreed and the petitioner will comply with this request.
- The wetlands, upland, open space, and buffers amount to 36 acres or 2/3 of the total site.
- They are proposing street trees throughout the development approximately 10 feet from the curb.

The call to the public was made at 7:52 p.m. with no response.

Mr. Purdy reviewed his letter of October 8, 2003. He advised that the applicant has addressed many of his issues.

1. As advised by the petitioner, some of the building space is 20 feet where it is required to be a minimum of 30 feet. All commissioners agree that 20 feet is allowed.
2. A narrower median for the site entrance may be needed to accommodate larger trucks. He suggests making either side of the boulevard 18 feet wide. Mr. Goss advised they would prefer a larger green area for the entrance; however, they will comply with what the Township requires. After a brief discussion, all Commissioners agreed to a wider driveway.
3. Five-foot-wide sidewalks are required along both sides of the road, including a five-foot wide grassed area. He noted that the Pine Creek subdivision PUD mentioned by Mr. Burton predates the ordinance change where sidewalks began being required. The petitioner noted that a five-foot wide concrete sidewalk would be built from Grand River to the park area, it would then be asphalt in the park area, and then continue between the buildings leading to the southwest area of the site into the wetland area. After a brief discussion it was decided that the sidewalks are not needed on this site due to the wetlands, the alternate pathway system, the topography of the site, as well as it being self-contained. Mr. Purdy noted that this issue needs to be in the motion as reasons not requiring the sidewalks throughout the development.
4. A traffic impact study must be submitted. The petitioner advised they have hired a firm to perform this study and they will provide the information to the Township. Mr. Burton noted that this is less of a traffic impact than how it is currently zoned as well as the density that was approved by the Township Board.

Mr. Miller reviewed his letter of October 6, 2003.

1. A detailed review of the storm water management system and calculations will need to be submitted for final site plan review.
2. Easements for all public utilities must be shown during final site plan review.
3. Obstacles, such as tree plantings, etc. should not be permitted if they reduce the sight distance between Units 20 and 21 and Units 21 and 22.

The petitioner noted his understanding of these concerns.

**Moved** by Mortensen, seconded by Brown, to recommend to the Township Board approval of the PUD Rezoning Application to rezone 49 acres located on the south side of Grand River Avenue, between Grand River and I-96, Section 10, from OSD (PUD) office service district PUD to MDR (PUD) (medium density residential PUD), due to the rezoning being consistent with the Township Master Plan, and subject to the following:

1. Approval by the Township Board of the PUD Agreement, Impact Assessment, and Conceptual PUD Plan.

**The motion carried unanimously.**

**Moved** by Mortensen, seconded by Litogot, to recommend to the Township Board approval of the PUD Conceptual plan dated October 2, 2003 and reviewed by the Planning Commission this evening, with the following conditions:

1. Two conservation easements will be granted to cover the property from the wetland boundary west to the property line.
2. A five-foot concrete sidewalk will be installed along Grand River; however, during final site plan review an analysis will be made to minimize grading and tree removal to determine where the sidewalk will be placed.
3. The cul-de-sac will be 26-feet wide and the extension or "tail" will be 24-feet wide, which is subject to approval by the Howell Fire Department.
4. The pathway extending from the sidewalk and through the park area will be five-foot wide blacktop, except for the west portion beyond the buildable area, where a natural material shall be used.
5. The water main will loop through the development as shown on the Conceptual Site Plan.
6. Landscaping will be determined at final site plan, but will be no less than required by the Township ordinance.
7. In addition to the typical planting requirements, an additional row of evergreens will be provided along I-96 at one tree every 15 feet behind the buildings only.
8. Additional plantings may be required along the Gray Road property line at final site plan.
9. No grading will occur closer than 10 feet of the wetland.
10. The distance between buildings will not be less than 20 feet at the closest point.

11. The buildings materials presented this evening are acceptable and become the property of the Township.
12. The emergency vehicle access to Gray Road will be eliminated.
13. A shorter median at the entrance will be required at final site plan.
14. The median will be reduced in width to 15 feet with 2 ½ feet in road width added to each side of the median.
15. The five-foot sidewalk and five-foot trails shown on the conceptual site plan area acceptable because this is a self-contained subdivision, there has been a sizable density reduction and extensive preservation of greenspace and wetlands.
16. The curb cut along Grand River will be made during the initial construction phase.
17. The PUD Agreement will be revised to include these items before submission to the Township Board.
18. A preliminary traffic study using the trip generation manual will be compiled prior to submission to the Township Board and confirmed with a more intensive study prior to final Site Plan submission.

**The motion carried unanimously.**

**Moved** by Mortensen, seconded by Litogot, to recommend to the Township Board approval of the PUD Agreement subject to the following:

1. Review and approval by the Township Attorney.
2. Conditional items listed in the Conceptual PUD Plan recommendation shall be incorporated into the Agreement.
3. Township Board approval of the PUD Rezoning Application, Conceptual PUD Plan, and Impact Assessment.
4. All items in Paragraph 15 of the LSL Letter dated October 8, 2003 shall be included in the Agreement.

**The motion carried unanimously.**

**Moved** by Figurski, seconded by Litogot, to recommend to the Township Board approval of the Impact Assessment dated Revision October 2, 2003 with the following conditions:

1. The number of buildings shall be included.
2. Dust control measures shall be added.

**The motion carried unanimously.**

Chairman Pobuda called for a five-minute break. The meeting resumed at 8:47 p.m.

**OPEN PUBLIC HEARING #2...** Review of special use application, site plan, and environmental impact assessment for proposed 2,949 sq. ft. Bank One with four drive thru's fronting the north side of Grand River Ave., west of Grand Oaks Drive, 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

Commissioner Brown reminded all Commissioners and the Planner that he works for a competitor of Bank 1 and asked if he should participate in this discussion. Chairman Pobuda advised the petitioner that Commissioner Brown does not work for a local branch of a bank.

**Moved** by Figurski, seconded by Mortensen, to have Commissioner Brown stay on for discussion of Agenda Item #2 because he has no financial interest. **The motion carried unanimously.**

Mr. Mark Reinoehl of Nudell Architect and Mr. Andy Andre of Wilcox Professional Services, the engineer for the project, were present to represent the petitioner.

Mr. Reinoehl advised the proposed site is approximately one acre and most of the side is used for a detention basin. Based on the Planner's letter and discussions this evening during the work session, they noted that the major concern of the Township is the circulation of the site. The design for the in-out curb cut on Grand River was proposed by MDOT. They understand the "Township" concerns and Bank One will eliminate one drive thru so they will only have two drive thru lanes and an ATM bypass lane. They feel this will accommodate the stacking issue.

They are requesting a variance for the rear-yard setback due to the site constraints. They have moved the building to the north and provided a six-foot high screening wall with additional landscaping to the north of the wall, which will screen the residential area to the north.

He showed colored renderings and building material samples. He noted that Bank One would prefer a blue metal roof.

Commissioner Brown noted that if one of the drive thru lanes is eliminated, then the Special Land Use is not required. Mr. Purdy agreed. The Planning Commission can approve this and it will not be required to go before the Township Board.

Commissioner Litogot questioned the lighting detail. There was a discussion regarding eliminating one of the light poles to the north and replace it with a bollard light.

Commissioner Mortensen questioned the possibility of having the cars leaving the drive thru be required to turn left so not to cross traffic entering from Grand River.

Chairman Pobuda asked Mr. Reinoehl about Bank One's business. He advised they are redoing their concept. They are more of a neighborhood bank. They are encouraging customers to enter the bank instead of using the drive thru. Their hours of operation are 8:30 a.m. to 6:00 p.m. Monday through Friday and Saturday mornings.

The call to the public was made at 9:10 p.m.

Mr. Glenn Nelson of 3365 Dewdrop Lane represents the homeowners of the Ravines of Rolling Ridge, which is located to the north of this site and will be affected by this development.

1. The traffic impact will affect Natana Drive, which is the road that the homeowners use to access their neighborhood. They currently have difficulty coming out of there to make a left during rush hour. This bank will increase the traffic on Grand River, which will affect their entrance.
2. The proposed property is higher than where the homes are located. The six-foot wall will block the headlights, but it will not block the building. They would like to see more screening in this area.
3. He stated lighting can travel beyond property lines and without screening, there will be light spill over to their property.

Ms. Louise Laurila of 3397 Dewdrop Lane asked about a traffic light on the corner of Natana and Grand River. Chairman Pobuda advised that Genoa Township does not control this. MDOT would have to make this decision. Ms. Laurila reiterated Mr. Nelson's comments of it being very difficult to get out onto Grand River because of the traffic. She does not feel anything can be put there without a traffic light.

Mr. Arnold Werstine of 3389 Dewdrop questioned the groundwater and the drainage problem they currently have. They do not want this development to make this matter worse.

The call to the public was closed at 9:20 p.m.

Mr. Purdy advised the SLU will no longer be need because the petitioner has eliminated one of the drive thru lanes.

He stated there are still concerns regarding the cross traffic entering from Grand River and customers exiting the drive thru lanes as noted by Commissioner Mortensen. Chairman Pobuda suggested "flipping" the bank on the site. Mr. Andrew advised that due to the 250-foot requirement between curb cuts as well as a three-lane drive that has been required by MDOT, they cannot do this.

Mr. Andre advised that the traffic impact is approximately 200 cars per day over an eight hour period and they have accel and decel lanes as well as a dedicated

through lane. He does not feel the cross traffic will be much of a concern due to the speeds people will be traveling in the parking lot. He also noted the cross access easement with the property to the east, which will help to eliminate traffic in this area.

Commissioner Brown feels the problem will be when cars are trying to make a left onto Grand River. He does not feel this is the right use for this site. There was a discussion regarding the traffic concerns. Chairman Pobuda does not feel this item should be discussed further before the major issue of the traffic flow is addressed; however, the concerns of the public should be answered.

Mr. Purdy asked to discuss the architecture, materials, and colors. He visited the Lyon Township branch of Bank One and he feels that building would fit in with the surrounding architecture.

He reviewed the photometric grid and advised the public that the light levels at the property line are very low and the wall that is being proposed will help as well. The light levels are within the ordinance standards.

Mr. Miller answered the concern regarding the water runoff. He advised that the residents to the north will actually see some relief because the bank will be collecting the runoff from the residential area and holding it in their detention basin.

**Moved** by Litogot, seconded by Mortensen, to table Agenda Item #2 at the petitioner's request. **The motion carried unanimously.**

**Moved** by Figurski, seconded by Litogot, to approve the minutes of September 29, 2003. **The motion carried unanimously.**

### **Member Discussion**

Commissioner Mortensen advised that the Township Board approved a per diem meeting payment for Planning Commissioners, ZBA Members, and Board Members. Any meeting that you are required to attend (i.e. conferences, staff meetings, etc.) you will be paid.

Chairman Pobuda asked Mr. Purdy if he knew of any communities that require aerators in ponds. Mr. Purdy advised this is a good idea; however, he is not aware of any current ordinances. Chairman Pobuda advised that Holland Township is requiring this now and he wondered if we should be doing something like this. Mr. Miller advised we do not encourage retention basins because they have standing water and a detention basin does not.

Ms. Kolakowski advised there is nothing scheduled for the October 27, 2003 Planning Commission meeting and the deadline for submittal has passed. There will be no second meeting this month.

The meeting adjourned at 9:48 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary