

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
March 24, 2003
6:30 P.M.
MINUTES

The work session of the Planning Commission was called to order by Vice-Chairman John Cahill at 6:30 p.m. The following commission members were present constituting a quorum for transaction of business: James Mortensen, Ken Burchfield, John Cahill, Curt Brown, and Bill Litogot. Also present was Kelly Kolakowski, Township Planner; Mike Archinal, Township Manager; Jeff Purdy from Langworthy, Strader, LeBlanc & Associates, Inc.; and Deb Huntley 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 Vice-Chairman John Cahill at 7:02 p.m.

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

Moved by Burchfield, seconded by Mortensen, to approve the Agenda as presented. **The motion carried unanimously.**

The call to the public was made at 7:04 p.m. to discuss items not on the agenda.

Mr. Larry _____ who lives on Gray Road advised that when Wonderland Marine expanded, they were supposed to install a berm as well as trees to shield it from the residential area and this has not been done. Ms. Kolakowski will review this, visit the site, and follow up.

The call to the public was closed at 7:05 p.m.

Vice-Chairman Cahill 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 Highlands) to rezone 49 acres located on the south side of Grand River Ave., 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**

Vice-Chairman Cahill advised the petitioner that they will not be acting on this item this evening because there is not a PUD Agreement submitted.

Chris Burton and Larry Goss of Burton-Katzman, and Mr. Mike Polmear and Mr. Matt Schwanitz from Giffels-Webster Engineers, were present to represent the petitioner.

Mr. Burton gave a brief overview of his company. They are a family-owned company building homes in Michigan for 95 years and have been building in Genoa Township for 15 years. He feels the PUD can benefit the Township. They are proposing a conservation easement for the area west of the wetlands, which is 14 acres of upland. He also noted this will bring affordable housing to residents of Genoa Township. He showed colored elevations of the proposed two building types.

He noted that the density of 4.67 units per acre has been allowed in Genoa Township in the past. They are requesting 4.81 units per acre. The development of 130 units on this site would not be economically feasible for them with regard to sewer and water.

With regard to the noise of the expressway, he stated that the highway is divided at this point and their garages face the highway, which are double insulated. They will be willing to work with the Township with regard to noise protection, i.e. extra landscaping, burming, etc.

Mr. Polmear advised that what is being proposed with regard to the road length and the water connection is similar to a 38-single family development that was approved by the Township previously. This proposal has the homes further from the wetlands.

Commissioner Litogot feels these are beautiful buildings but he is still concerned with the density and the traffic impact.

Commissioner Mortensen suggested using all of the brownstone-style buildings to save on density. Mr. Burton stated they would like to have two price points as well as different architecture on the site. He reiterated that the eight-plex units would help shield the noise from of the expressway to the residences because of the double-insulated garages that will be facing the expressway.

Commissioner Mortensen asked Mr. Purdy about the conservation easement. Mr. Purdy stated most of the land that they are proposing for a conservation easement is not buildable.

Commissioner Brown feels these are very nice building, but feels it is too dense.

Vice-Chairman Cahill agrees. He likes the buildings. He asked why the applicant is pursuing a PUD on this site. Mr. Schwanitz stated they are requesting a PUD to ensure the Township that this is the plan that is going to be built on this site.

Mr. Purdy reviewed his letter of February 21, 2003.

A draft PUD Agreement has not been provided and should be presented based on the feedback received at this evening's meeting.

The 4.81 dwelling units per acre is inconsistent with the Master Plan and incompatible with the single-family residential zoning to the east. The applicant stated the density of 4.67 units was approved in the past in Genoa Township. Vice-Chairman Cahill advised that each site is different and the Township received many benefits for allowing that density. Mr. Purdy feels that the numbers are not really the issue, but the Township needs to focus on the best design for this site. There was a brief discussion and all commissioners agreed with Mr. Purdy's statement; however, this proposal is too dense and if it would work economically for the petitioner, they would like to see the density decreased as well as have the buildings moved further from the expressway. Mr. Purdy does not want the Township to get into the situation where the future residents of this development petition MDOT to install a noise barrier on I-96. Mr. Schwanitz stated they could put this restriction in the master deed so that homeowners would not be able to petitioner MDOT for this type of request.

The 150 units will be served by a single point of access, which is a concern with regard to natural disasters, etc. There was a discussion regarding having a second access on the out lot on Grey Road as an emergency only entrance. The petitioner will research this suggestion.

The petitioner shall provide shared access easements to the adjoining lots along Grand River Avenue to minimize future curb cuts. The petitioner will comply with this request.

The traffic impact study is required due to the number of units and must be completed and submitted to the Township Engineer for review and approval.

Ms. Huntley reviewed her letter of February 24, 2003. They have the same concern regarding the secondary entrance for emergency purposes.

She noted that the dead end water main is longer than the allowed 600 feet. This can cause problems with regard to water pressure for fire protection and water quality. Mr. Polmear stated they will size the pipes to allow for sufficient fire flows and pressure. They will also internally loop the main so there is no stagnant water. Ms. Huntley feels this is sufficient to improve the water quality.

Mr. Goss asked if they have met the requirements for a PUD with regard to benefits to the Township. Commissioner Litogot would like to see more detail with regard to open space, recreation area, trails, etc. Commissioner Brown would like to see more benefit to the Township; however, he is not sure what exactly he is looking for. Commissioner Mortensen would like to have a PUD on this site to guarantee what is going to be developed here.

The call to the public was open at 8:25 p.m.

Mr. Larry S_____ of Grey Road asked if the grading of this site will affect their well and septic systems. Mr. Goss advised it will have no impact.

He is concerned about this coming in the area. He feels the emergency only access will be used more often as is done with the emergency access for the Wilson Marine expansion. He is also concerned about the impact to the wetlands, wildlife, etc. in this area.

Mr. Dennis Ling of Grey Road is concerned about the increased traffic on Grey Road for emergency vehicles. He reiterated the concern of Mr. S_____ with regard to Wilson Marine's emergency access.

Mr. Joel _____ of Grey Road asked if there was a study done with regard to the price of the units and the impact on the surrounding property values. Mr. Goss stated they did not do a market research, but their developments generally increase the property value of the surrounding areas. There had never been an instance where property values have gone down near their development. Mr. _____ stated he is opposed to this project.

Mr. Kurt _____ of Grey Road has met with the petitioner and is looking forward to working with him.

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

Moved by Litogot, seconded by Mortensen, to table Open Public Hearing #2. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 2...Draft Master Plan Amendment discussion.

- **Planning Commission disposition of petition**
 - A. Recommendation regarding Draft Master Plan Amendment.**

Mr. Purdy reviewed the proposed Draft Master Plan Amendment. The Township would like to expand the Oak Point utility service area for sewer and water. The character of this area would be similar to the current Oak Point development with regard to density and use.

Commissioner Burchfield asked if the Township is taking a risk by rezoning this area without the sewer and water being approved. Mr. Purdy stated that if the amendment does not get approved, the ordinance says that if you have well and septic, you have to have a one-acre minimum lot size.

The call to the public was made at 8:45 p.m. with no response.

Moved by Burchfield, seconded by Litogot to distribute to the Township Board for review and public hearing the Future Plan Use Map dated 2003 concerning the proposed new utility service area south of Oak Point. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 3...Discussion regarding 2003-2008 Township Capital Improvement Program.

Mr. Archinal reviewed the proposed Capital Improvement Products for 2003 through 2008 and asked the Commissioners for input.

Commissioner Burchfield feels it is difficult to “size up” priorities when we are not sure if the revenue that is proposed is accurate. Mike advised that should not be a concern when considering these projects. The Township needs to decide what they would like to see and then staff will determine what can be accomplished.

Commissioner Burchfield asked about the improvement of Cunningham Lake Road with crushed limestone that was promised to the residents at a previous Planning Commission meeting. Mike advised this is on our list of projects for the spring. He added that crushed limestone has a useful life of approximately 10 to 12 years and the Township is very happy with it.

Commissioner Burchfield feels the priority is with the road, which reflects the most positive statement of the Township.

Vice-Chairman Cahill feels the sidewalks and parks are important and enhance the livability of the Township. He would like the Township to invest in some property. Ms. Kolakowski stated that with the new recreation plan being developed, the Township will be eligible for grants that will help with land acquisition.

Commissioner Brown feels the roads are more important than sidewalks because of the amount of people that use road as opposed to sidewalks.

Commissioner Litogot would like to see sidewalks along Grand River from Hughes Road to the City of Howell. There was a brief discussion and Mr. Archinal advised he would explore the possibility of the Township building sidewalks to connect parts of sidewalks that have been installed by property owners along Grand River.

Commissioner Mortensen feels the roads are more important than the sidewalks. He also advised that with all of the changes that are occurring in the county with regard to parks and recreation, he does not feel the Township should concentrate so much on soccer fields, baseball fields, parkland, etc.

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

Member Discussion

The issue of the Cortland Development and their wish to dedicate the sidewalk to the Township was brought up. Ms. Kolakowski spoke to the attorney and he feels that if the Township asks the petitioner to develop public property, then he and his homeowners should not have to assume the liability.

Commissioner Litogot stated Pet Supplies Plus has a large sign in every window. He does not find anywhere in the ordinance language related to this. Vice-Chairman Cahill feels this is something the Township needs to be careful about when approving site plans.

Vice-Chairman Cahill feels the Planning Commission needs to review its landscape requirements. A lot of the trees and shrubs that were required to be planted are dead or dieing. Mr. Purdy suggested requiring developers to irrigate landscape areas as part of the site plan approval process. Ms. Kolakowski stated that the Township can require commercial developments to replace trees if they die. Vice-Chairman Cahill feels the landscaping along Grand River is very important and needs to look good. It was suggested having developers post a bond for non-building-related site improvements, such as sidewalks, shrubs, lighting, etc. Ms. Kolakowski also suggested the applicant submitting landscape architect proof that all of the required landscaping has been installed and when it was installed and she can go back and review the site after a year.

The meeting adjourned at 9:31 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary