

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
October 15, 2002
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, Ken Burchfield, Curt Brown, and Bill Litogot. Also present was Michael 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 Chairman Don Pobuda at 7:07 p.m.

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

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

- A. 1. Under Open Public Hearing #1, add "Recommendation regarding Grand River Corridor Plan Update"

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 7:09 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, site plan, and environmental impact assessment, for proposed Detroit Edison electrical substation located east of Latson Rd., north of Grand River Ave., in the Lorentzen PUD, Sec. 4, petitioned by Detroit Edison Co.

- **Planning Commission disposition of petition**

- A. Recommendation regarding impact assessment.
- B. Recommendation regarding site plan.

Mr. Paul Gantz, the Regional Relations Manager with Detroit Edison, was present to represent the petitioner. He advised that the addition of this substation is a necessary and critical element for the continuing growth in Genoa Township. The other stations have been stretched to capacity and are currently operating over 100 percent.

Detroit Edison feels this site is appropriate as it is near the center of the customer base it will service, it is near an existing transmission line corridor, and it is on available property at market rates.

They want to be good neighbors and appreciate the considering that the Township has given them. They would like approval this evening so they could begin working in December with an aim at a June 2003 in-service date.

Chairman Pobuda asked about the name, "Flint". Why was that chosen? Mr. Jim Holtzgrove with Detroit Edison advised that was the next name in their nomenclature book.

Mr. Purdy reviewed his letter of October 10, 2002. They have addressed most of their previous concerns; however, there is a system of roads that is interconnected within this PUD and it has been the general practice that each developer complete his portion of the roads. They propose that Detroit Edison construct all of the remaining road. The Township should seek some type of assurance that these roads are going to be constructed, such as a bond or letter of credit.

Mr. Randall Book of Syndeco, the real estate agent for Detroit Edison, stated they have gotten an estimate of \$460,000 for the completion of the road and will supply a letter of credit to validate that what they say they will do, will get done. He spoke to Township Engineers and they agreed this amount is acceptable to complete the walkways, driveways, and ornamental lighting. Mr. Purdy outlined the area that needs to be developed and Mr. Book agreed.

Ms. Huntley advised that the \$460,000 does not include approximately 500 feet of roadway across the easement. Mr. Book ensured that whatever needs to be done, will be done. They will revise the amount of their letter of credit when the Township advises the cost of that additional 500 feet.

Mr. Purdy advised the driveway outside of the gate should be asphalt paved. The petitioner will comply.

The call to the public was made at 7:25 p.m. with no response.

Ms. Huntley reviewed her letter dated October 9, 2002.

Stormwater detention should be provided for the additional runoff resulting from the proposed road improvements. The size of this detention pond will be determined by the engineer. The petitioner will comply.

The portion of the driveway between the entrance and the concrete pad has to have a minimum slope of 0.5%. The petitioner will comply.

The portion between the berms and the concrete pad should be adjusted to grades that will provide sufficient runoff capability and prevent ponding. The petitioner will comply.

Mr. Archinal stated the part of the road over the easement will eventually be dedicated to the public. The Township is hoping to receive a subordination of easement for this purpose. Mr. Gantz advised that Consumers Power owns this easement, but they will work with them and do what they can to support the subordination of the easement across the corridor. Mr. Dennis Kelly, the architect from Detroit Edison, advised that the easement is 215 feet wide and 59 feet on each side is owned by Detroit Edison, with the remainder being owned by Consumers Power.

Moved by Figurski, seconded by Litogot, to recommend to the Township Board approval of the Impact Assessment dated August 15, 2002 for the proposed Detroit Edison Flint electrical substation located east of Latson Rd., north of Grand River Ave., in the Lorentzen PUD, Sec. 4, petitioned by Detroit Edison Co. with the condition that dust control measures will be added. **The motion carried unanimously.**

Moved by Burchfield, seconded by Mortensen, to recommend the Township Board approval of the Site Plan dated September 24, 2002 and signed by architect Dennis M. Kelly for the proposed Detroit Edison Flint electrical substation located east of Latson Rd., north of Grand River Ave., in the Lorentzen PUD, Sec. 4, petitioned by Detroit Edison Co. with the following conditions:

1. Detroit Edison shall post a bond as suitable to the Township in an amount to be determined by the Township Engineer and duration to be determined by the Township Board for the construction of a service drive from the east end of the Detroit Edison / Consumers Power corridor west, north, and then west to Latson Road, to the specifications of the Livingston County Road Commission, including compliance required for acceptance of the service drive as a public road by the Road Commission.
2. The internal access drive and turnaround shall be hard surface up to the gate.
3. Township Board approval of the Impact Assessment as recommended by motion this evening.

4. Placement of a stormwater detention area on site as determined by the Township Engineer.
5. The petitioner shall meet the design standards of the Township Engineer, including a 0.5% slope along the driveway, grade adjustment between the berms and concrete pads to prevent ponding, and the extension of the water main to include an additional hydrant.
6. Dust control measures shall be added to the site plan and construction plan.

The motion carried unanimously.

OPEN PUBLIC HEARING # 2... Review of site plan application, site plan, and environmental impact assessment for proposed 3,000 sq. ft. office building, located at the north-west corner of the Grand River Ave./Euler Rd. intersection, Sec. 13, petitioned by Ronald Godair.

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

Mr. Ron Godair was present to represent the petitioner. They are proposing to demolish the existing buildings, bring the property back to a level state, and construct a 3,000 square foot office building. He showed colored photographs of the proposed building as well as elevations. They will be eliminating the curb cut on Grand River.

Commissioner Burchfield feels strongly that the petitioner will be better served by the use of the Township's PUD Ordinance as opposed to trying to squeeze this building on this site of a lot with the number of variances that are needed.

Commissioner Brown likes this project and feels it is a great improvement to this site.

Mr. Purdy reviewed his letter of September 26, 2002.

He recommends rezoning the site to OSD zoning so the variances requested would be less than if it was zoned industrial. He also recommended the petitioner seek PUD zoning. Mr. Godair asked what he would have to do for the PUD zoning. Mr. Archinal stated a PUD agreement would have to be drafted. He added that the request would not have to go to the ZBA, where it has a potential to be denied, and would be worked through with the Planning Commission.

Commissioner Mortensen advised that the rezoning to PUD would not be for the purpose of "avoiding the ZBA", but will help the petitioner as well as the Township in improving blight, unsightly properties, such as in this case.

Mr. Purdy stated that since this building is on a corner, the east side of the building should have the same façade as the south side. Mr. Godair advised they want to enforce that the front of the building is the entrance. After a brief discussion, the petitioner agreed to change the gable on the east side.

Mr. Purdy recommended a service drive connection to the property to the west as well as a shared access agreement be provided. He also recommends a future drive be planned with the property to the north. This will eliminate the need for another curb cut on Grand River. Mr. Godair stated they have taken out their Grand River curb cut. He does not want the traffic from the neighboring site using their property. Mr. Purdy advised the Township has always encouraged service drives and suggests the petitioner posting a financial guarantee that this will be done when the adjoining property is developed.

There was a brief discussion regarding this issue. Commissioner Brown likes the fact that they have taken out the curb cut on Grand River. He would support one access drive, but not two.

Commissioner Mortensen stated that since the petitioner is eliminating the curb cut off Grand River, he would support a shared access to the north and not the west. Commissioners Figurski and Burchfield agree.

Commissioner Litogot does not see the purpose of an easement due to the small size of this lot.

Mr. Purdy advised the site cannot be used for medical offices due to the parking requirements.

A five-foot wide sidewalk is required along Grand River. The petitioner will comply.

There is additional landscaping required. The petitioner will comply.

A waste receptacle enclosure should be provided and should be constructed of the same brick as the building. Mr. Godair advised they do not have any room on the site for a dumpster and are proposing to handling the garbage internally and put it out on a weekly basis for pick up. Mr. Purdy advised there has to be some plan as to where the trash is going to be stored until it is picked up at the end of the week.

Manufacturer's sheets for the lighting, a photometric grid, and sign details must be provided. Also, the sign must be set back 15 feet from both front lot lines. The petitioner will comply with these requests.

Ms. Huntley advised that the petitioner has stated they will comply with all of her requests from her letter dated October 9, 2002.

The call to the public was made at 8:16 p.m. with no response.

Commissioner Figurski stated there is no architect stamp on the drawings. Mr. Godair advised they are waiting to stamp it until the Township approves the final plans.

Moved by Figurski, seconded by Mortensen, to table Open Public Hearing #2, a request for a proposed 3,000 sq. ft. office building, located at the northwest corner of the Grand River Ave./Euler Rd. intersection, Sec. 13, at the petitioner's request. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 3... Review of a site plan application, sketch plan review, and impact assessment for proposed covered storage shed on the east side of existing service building located at 1850 Dorr Rd., Sec. 10, petitioned by Wilson Marine Corp.

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

Mr. Ron Wilson of Wilson Marine was present. They are proposing to begin on-site service and the additional vehicles needed for this need to be stored out of the elements.

Commissioner Litogot asked what color is being proposed for the building. Mr. Wilson advised it will be the same color as the existing building, which is a cream color.

Commissioner Litogot asked about that additional runoff. Mr. Wilson stated it will go into the retention pond that is currently there.

1. Samples of building materials need to be shown. All commissioners agree that the cream color proposed is acceptable.
2. Lighting fixture detail must be shown. Mr. Wilson advised there will be no additional lighting.
3. Information on potential impacts from hazardous material storage needs to be provided. Mr. Wilson advised there will be no hazardous material stored, except for any chemicals that are stored on or in the trucks.

The call to the public was made at 8:30 p.m. with no response.

Moved by Litogot, seconded by Mortensen, to recommend to the Township Board approval of the Impact Assessment dated October 8, 2002 for a proposed three-sided vehicle storage area on the east side of existing service building located at 1850 Dorr Rd., Sec. 10, petitioned by Wilson Marine Corp. **The motion carried unanimously.**

Moved by Burchfield, seconded by Litogot, to recommend to the Township Board approval of the Sketch Plan for a proposed three-sided vehicle storage area on the east side of existing service building located at 1850 Dorr Rd., Sec. 10, petitioned by Wilson Marine Corp. with the following conditions:

1. The building colors are to be the same as the color of the existing building.
2. There will be no storage of hazardous materials, except what is stored in or on the vehicle.
3. Prior to the Township Board meeting, compliance with Township Engineer recommendations, if any.
4. Compliance with all prior site plan conditions approved by this Planning Commission on November 22, 1999.

The motion carried unanimously.

OPEN PUBLIC HEARING # 4...Grand River Corridor Plan update.

- B. Recommendation regarding Grand River Corridor Plan Update

Mr. Purdy reviewed the proposed changes to the Master Plan as discussed at the joint meeting last month.

Chairman Pobuda suggested amending the Detroit Camp area near Dueler Road to public / quasi public. All Commissioners agree this is a good suggestion.

The call to the public was made at 8:54 p.m. with no response.

Moved by Burchfield, seconded by Figurski, to approve and recommend approval to the Livingston County Planning Commission the Future Land Use Plan of the Grand River Avenue Areas Corridor dated October 4, 2002 and further amended by the discussions at this evening's meeting. **The motion carried unanimously.**

Moved by Figurski, seconded by Mortensen, to approve the minutes of September 23, 2002 as corrected. **The motion carried unanimously.**

Member Discussion

Mr. Archinal advised the Township is working on the issue of the reader boards as put up by McDonalds. The Township ordinance only allows them to display time and temperature and therefore, the tenants of Country Corners are saying that the Township is limiting their freedom of speech. There are two ways the Township can handle this problem. We can permit the signs and regulate what is displayed or eliminate all of them. This is something that would be at the Planning Commission's discretion.

There was a discussion regarding signage and the Planning Commissioner's role in regulating them. Mr. Archinal feels the Planning Commission should not put conditions on signage; they should just enforce what the ordinance says and if the Planning Commission doesn't like the current ordinance, they should change it.

Mr. Archinal attended the Michigan Department of Transportation Summit today and gave a brief review of the upcoming plans for the Township.

1. The I-96 / Lake Chemung exit is funded and planned to be completed in 2003.
2. There will be four new signals on Grand River in Genoa Township. One at St. Joe's, one at the new Chemung exit, one at Dorr Road, and one at Lawson Drive.

He advised that he will be giving all of the Commissioners a list of the Township's CIP projects for this year.

Chairman Pobuda reviewed the recent case in Holland regarding granting use variances. This now establishes that in Townships use variances can be granted. Mr. Purdy suggested amended the ZBA section of the ordinance to allow for use variances.

Chairman Pobuda distributed a chart showing the proper channels / offices to go to when dealing with MDOT. This will ensure that you receive the correct direction and answers to your questions.

The meeting adjourned at 9:18 p.m.