

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
June 25, 2001
6:30 P.M.
MINUTES
(REVISED)

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, Jerrold Joseph, James Mortensen, and Bill Litogot. Also present was Michael Archinal, Township Manager; Jeff Purdy from Langworthy, Strader, LeBlanc & Associates, Inc.; and Mark Coleman 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.

Chairman Pobuda reviewed a letter submitted to the Township from Doyle Homes. They would like to rezone a piece of property that is on Chilson Road between Detroit Edison and Vic and Bob's party store from residential to office. Commissioner Litogot feels that office is the best use for this property. All commissioners agree.

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 7:05 p.m.

The Pledge of Allegiance was recited.

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

1. Open Public Hearing #1, Letter C shall be changed to Recommendation regarding site plan amendment.

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 7:06 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 special use application, environmental impact assessment, and site plan for proposed outdoor storage at 741 Victory Lane, Lot 20 of Grand Oak West Industrial Park on the east side of Victory Drive, petitioned by Rand Construction. (PC 01-18)

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

Todd Bell of Rand Construction Engineering, Ed Akin, the building owner, and Ken Coles, from Krug Ford were present to represent the petitioner.

Mr. Bell stated Mr. Akin built the building in question and has now found a potential tenant for it. They need approval from the Township for this to be used as an auto body facility. It is a 26,600 square foot building with 164 parking spaces. They have added additional spaces from the original 114. He stated these additional spaces will be used for outdoor storage of cars in a fenced-in, nicely-landscaped area.

Commissioner Litogot asked about the stacks on the building. Mr. Bell stated they are very low profile hoods and exhaust. They are similar to the ones currently at Champion Chevrolet.

Commissioner Litogot asked if there was any signage proposed. There is no signage proposed at this time. Commissioner Litogot feels the motion for approval should state that the petitioner needs to go through the Township for approval of any signage.

Chairman Pobuda asked about screening for the stacks. Mr. Bell stated they are the same color as the roof and anything put up there to screen them would draw more attention than the stacks themselves.

Commissioner Mortensen wanted to know what kind of automobiles were going to be parked in the additional parking spaces. He does not want any "junkers" parked there. Mr. Coles stated there will be some new car storage as well as automobiles from the body shop. Insurance companies do not let "totaled" vehicles sit very long before they come and pick them up.

Chairman Pobuda asked about the proposed fence. Mr. Bell stated it is a chain link fence and very landscaped.

Chairman Pobuda asked about the proposed security system. It will be a monitored alarm system and have a motion detector around the fence. Commissioner Litogot suggested a light sensor alarm to deter any theft as well as the monitored alarm. The petitioner will comply with this request.

Commissioner Joseph asked what Mr. Coles' position is at Krug. He is the body shop manager.

Jeff Purdy reviewed his letter of June 22, 2001. The petitioner has addressed the majority of their concerns. He stated all building materials, colors, etc. will need to comply with the original site plan approval.

Mr. Purdy inquired as to what the outdoor storage was going to be used for. The additional parking spaces will be used to store new and licensed vehicles. It was agreed that this should be stated in the motion for approval.

Chairman Pobuda asked where the scrap is stored. Mr. Coles stated it gets picked up by vendors weekly. Until it is picked up, it will be stored inside the building on racks.

Mark Coleman reviewed his letter of June 22, 2001. Only wastewater of a sanitary sewage nature is allowed to be discharged into the sanitary sewer system. Wash water is not allowed to be discharged into the system. It needs to have its own collection system. Mr. Ball stated only the wash bay and the estimating bay floor grates are being discharged into the system. There is another floor grate in the paint room that will discharge into a 1500 gallon concrete tank that will be stored under the building and emptied by Safety Clean at regular intervals.

Commissioner Litogot asked about safety precautions that will be taken for all solvents and paint. Mr. Coles stated they have a manufactured booth installed for the paint mixing. All supplies stay in the mix room. They usually wash the room once a year and then use a dry absorption product to absorb the water. There was a question about the paint spraying on the walls when the cars are being painted. Mr. Coles stated there is new technology which allows air to flow a special way to protect the spray of paint onto the walls.

Mr. Coleman stated there is no floor plan in the package. This would help him to be able to see where the cross contamination could occur. He needs more detail to make a determination if there is a possibility of contamination of the plant. This is a very important issue because the plant where this waste is pumped to is a groundwater discharge so it has very stringent regulations. Mr. Coleman asked if all of the floor grates could be tied into the underground storage tank. Mr. Bell stated the tank would fill up every five days if they did that. All Commissioners agreed that they do not feel comfortable approving a site plan when the engineer

is not satisfied with what he sees. This is a very important issue and they feel it needs to be addressed before approval from the Planning Commission.

Mr. Akin asked how car wash facilities dispose of their water. Chairman Pobuda stated car wash facilities are required to recycle their water so none enters into the sanitary sewer system.

The call to the public was made at 7:25 p.m.

The owner of DNS Enterprises at 840 Victory Lane had a question regarding the landscape requirements for this building. He is a neighbor of this building and wants to know if the landscaping will need to be completed prior to the final Certificate of Occupancy being issued. Mr. Archinal stated that it will be put in the motion for approval that all landscaping should be completed prior to the final Certificate of Occupancy is issued.

Moved by Litogot, seconded by Figurski, to table at the petitioners request a review of special use application, environmental impact assessment, and site plan for proposed outdoor storage at 741 Victory Lane, Lot 20 of Grand Oak West Industrial Park on the east side of Victory Drive, petitioned by Rand Construction. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 2...Public Hearing on proposed Zoning Ordinance Map Amendment. (PC 01-21)

A. Recommendation regarding Zoning Ordinance Map Amendment

Mr. Purdy explained the reason for the zoning ordinance map amendment being proposed. In accordance with the master plan update adopted in 1999, the amendment recommended establishment of regional commercial district to provide for retail uses in excess of 70,000 square feet, also known as “big box retailers”, which can include drive thru restaurants and automobile service centers. This amendment was adopted earlier this year and the map needs to reflect the change. This area includes Grand River at Latson Road west approximately one mile. The Home Depot, Wal-Mart, and Meijer stores are not included in this rezoning because they are included in Planned Unit Developments.

Commissioner Mortensen asked if there are any large vacant parcels in this area that are being rezoned. Mr. Purdy stated there is a small parcel behind Nappa Auto. Most of this area is already built up; however, someone could tear down an existing building and build something else.

The call to the public was made at 7:48 p.m.

Tom Sullivan of 3750 Cleary College Drive stated he wants to tell the Planning Commission that they have done an excellent job developing the community. He

has a concern with traffic as this area gets developed. He stated there is already a problem when heading west on Grand River and trying to turn into the college. He wanted to underline the Township's concerns for traffic.

Lowell Allen has owned an office on Grand Oaks Drive for 20 years. He asked about the property that is being proposed by Pier I. He asked if this will be rezoned as well. Mr. Purdy stated no, it is general commercial and the use that is being proposed will not be affected.

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

Moved by Litogot, seconded by Figurski, to recommend approval of the amendment of the Zoning Ordinance Map. **The motion carried unanimously.**

Moved by Mortensen, seconded by Joseph, to approve the minutes of June 11, 2001. **The motion carried unanimously.**

Member Discussion

Commissioner Joseph announced that he will not accept another term on the Planning Commission. This is his last meeting.

Moved by Litogot, seconded by Figurski, to have the Township send a letter to Mr. Joseph thanking him for his outstanding service to the Township. **The motion carried unanimously.**

The meeting adjourned at 7:58 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary