

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
January 22, 2001
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, Jerrold Joseph, John Cahill, James Mortensen, Bill Litogot, and Ken Burchfield. Also present was Michael Archinal, Township Manager; Jeff Purdy from Langworthy, Strader, LeBlance & Associates, Inc.; and Mark Brown 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.

1. **Moved** by Mortensen, seconded by Figurski, to approve the Agenda with no changes. **The motion carried unanimously.**

Commissioner Mortensen had the opportunity to attend the inauguration celebrations in Washington D.C. this weekend. He gave a brief overview of his experience. He attended the parade, the inauguration ceremony, and the black-tie ball held by Mike Rogers. He expressed that it was a wonderful experience.

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 7:08 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 a site plan amendment for the Covington Greens Condominiums located east off Hughes Road, north of Grand River Avenue, Section 3, petitioned by Orchards Development Group L.L.C. (PC 00-47)

- **Planning Commission disposition of petition**
 - A. Recommendation regarding site plan amendment.

There was no one present to represent the petitioner.

The call to the public was made at 7:10 p.m. Mr. Marshall G. Shook had written a letter to the Township in October notifying them of his concerns for this proposal. Each of the Commissioners had a copy of the letter in this evening's packet. Mr. Shook stated he would answer any questions the Commissioners may have for him. Commissioner Cahill informed Mr. Shook that his comments were well received. Commissioner Burchfield thanked Mr. Shook for his letter. Commissioner Litogot asked Mr. Shook asked if there was a president of their association and if Mr. Shook was he? Mr. Shook stated he is not the president, but they do have one. Commissioner Litogot suggested having someone from the association at the next meeting. Commissioner Litogot also asked if the association has been turned over to the residents? Mr. Shook stated it was turned over approximately two years ago.

Moved by Figurski, seconded by Litogot, to table Open Public Hearing #1 due to the lack of a representative for the petitioner. **The motion carried unanimously.**

OPEN PUBLIC HEARING #1... Review of a site plan amendment, PUD amendment, and environmental impact assessment for a proposed 2,834 square foot First National Bank building; located on 2.6 acres at Grand River east of Latson Road., Section 9, petitioned by National Bank/Boss Engineering. (PC 00-42).

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

Mr. Tom Dumond, the landscape architect from Boss Engineering and Jason Rodriguez from Ann Arbor Architects were present to represent the petitioner.

Mr. Dumond stated they are asking for a favorable recommendation from the Planning Commission this evening. They were approved for this plan in 1999, but their approval has expired. They have added a fourth drive through lane, which is the reason for the PUD amendment. They have answered all of the Township Engineer's concerns and have received approval from them.

Mr. Rodriguez gave an overview of the building style and materials. It will be constructed of a red masonry brick with a black hip roof. All four sides will have store-front-type windows. There will be white and beige accent bands between the windows and the roof.

Commissioner Litogot asked about the proposed signage. There is a 6-foot, back lit ground sign on the southeast corner of the site of the same style and materials as the building, a sign above the entryway door consisting of individual letter signs lit from the

soffit with recessed lighting, and a 24-hour banking sign on the ATM drive through lane on the west side of the site. Mr. Rodriguez added that all lights will be at 90 degrees and downward-facing.

Chairman Pobuda asked about the fourth drive thru lane proposed. There was a discussion regarding the fourth drive thru lane. Mr. Purdy prefers the fourth drive thru lane be approved by the Township Board, not the ZBA.

Commissioner Litogot proposed the ATM be on the inside lane against the building, making it a three-lane drive thru.

Commissioner Burchfield agrees with Commissioner Litogot. He does not favor the fourth drive thru.

Commissioner Figurski agrees.

Commissioner Mortensen does not have a problem with the fourth drive thru lane.

Commissioner Joseph asked how much the drive thru area will increase by adding the fourth lane? Mr. Rodriguez stated it will increase in length by 12 feet and the roof will overhang an additional 8 feet.

Commissioner Cahill is not inclined to approve the fourth drive thru lane. He asked if the other banks along Grand River have four lanes? No. The newly constructed banks have three lanes. He asked why First National needs four lanes. Mr. Rodriguez stated that is a question that the bank would have to answer.

It was the consensus of the Planning Commission to approve three drive thru lanes.

Commissioner Mortensen asked if the dark window glass was the original material proposed. Mr. Rodriguez stated the bank has redesigned the facility since 1999. He showed the Planning Commission a photograph of the First National Bank on Challis Road in Brighton that was constructed two years ago that is made of very similar materials.

Mr. Purdy reviewed his letter of December 18, 2000. The new plans have been revised to address most of their concerns. He would like to see a letter of agreement that could be recorded with the PUD specifying responsibility of the rear service drive be constructed by the next developer who develops the property to the rear of this site. The petitioner will comply with this request.

Mr. Purdy stated he would like an access agreement recorded for the private drive between the bank and the other commercial property further north. This document should be reviewed by the Township Attorney before the Township Board meeting.

Mr. Purdy stated the Planning Commission has the discretion to require a photometric grid. The petitioner stated all of the fixtures will be downward directed, shoebox fixtures. They will be on 24 hours for security reasons. After a brief discussion, the Commissioners were satisfied with the lighting proposed and a photometric grid would not be required.

Mr. Purdy asked for additional shrubbery across the front of the site. The petitioner will comply with this request.

Mark Brown stated the petitioner has addressed all of their concerns and they are satisfied. He added the number of REU's have not yet been determined. They will be calculated at .25 REU per employee station and the fees are \$3,500 per REU for sewer and \$3,000 per REU for water.

The call to the public was made at 7:51 with no response.

Moved by Figurski, seconded by Litogot, to recommend to the Township Board approval of the revised environmental impact assessment dated November 30, 2000 for a proposed 2,834 square foot First National Bank building; located on 2.6 acres at Grand River east of Latson Road, Section 9, petitioned by National Bank/Boss Engineering with the following changes:

1. Page 4, Item E: "Potential for approximately 100 square-foot future expansion....." shall be stricken.
2. Page 5, Item #3: Add dust control measures to the site plan.

The motion carried unanimously.

Moved by Burchfield, seconded by Joseph, to recommend to the Township Board approval of the site plan amendment filed and revised on December 1, 2000 for a proposed 2,834 square foot First National Bank building; located on 2.6 acres at Grand River east of Latson Road, Section 9, petitioned by National Bank/Boss Engineering with the following conditions:

1. All building materials shall be as presented to the Planning Commissioner this evening.
2. All exterior lighting fixtures are to be permanently pointed at a 90-degree, downward angle.
3. Only three drive thru lanes will be permitted with the location of the automatic teller machine within the three approved lanes at the bank's discretion.
4. A letter of agreement from property owner requiring construction and completion of rear service drive, pathway, and ornamental lighting to be completed temporarily with the development of the adjoining land to the north.
5. A letter of agreement shall be provided by the property owner requiring construction of the rear service drive to be recorded after Township Attorney approval.
6. Appropriate access drive permits shall be obtained from MDOT.

7. Elimination of direction sign as shown on the site plan.
8. Additional landscaping along Grand River Avenue frontage to shield headlights of vehicles in the drive thru lanes.
9. All signing is to be shown on the site plan.
10. Subject of approval of the Township Engineer.
11. Dust control measures during construction shall be on the site plan and construction plan.
12. REU's as determined by the Township Engineer shall be \$3,500 per REU for sewer and \$3,000 per REU for water.
13. If the petitioner chooses to use a water softener, the discharge cannot be connected to the sanitary sewer and a potassium based regenerate should be used.
14. The bike path shall be extended to the Detroit Edison easement to the west.

The motion carried unanimously.

Moved by Burchfield, seconded by Litogot, to not recommend to the Township Board approval of the PUD amendment for four drive thru windows. **The motion carried (Cahill – Y; Joseph – Y; Mortensen – N; Figurski – Y; Burchfield – Y; Litogot – Y).**

OPEN PUBLIC HEARING #3... public hearing for the purpose of considering amendments to the Zoning Ordinance text affecting the entire Township of Genoa. The purpose of the public hearing is to explain the proposed changes to the Zoning Ordinance to the public and receive public comment on the proposed changes (PC 00-44).

- **Planning Commission disposition of petition**
 - A. Recommendation regarding Zoning text amendment.

Mr. Purdy gave a review of the major points of the amendment.

Article 4 will be amended to add a regional commercial district.

- A. The following changes will be made to Table 4.4 (Dimensional Standards for Principal Buildings and Parking Areas):
 1. 2 acre minimal lot size
 2. 200 foot minimum lot width
 3. 75 foot front yard setback
 4. 35 foot rear yard setback
 5. 25 foot side yard setback
 6. The parking lot specifications will be similar to the general commercial district.
- B. Access point will be located 600 feet from expressway interchange but can be modified by the Township on a case-by-case basis.
- C. Article #8, Section 8.202 C will have the following change:
 1. Banks are permitted by a special land use.

- D. General commercial will be limited to 60,000 square feet and will eliminate automobile gasoline service stations and restaurants with drive thru lanes.
- E. Article 12 Special Land Uses, Section 12.25.10 M. and Section 12.2576 B shall be amended to state that a new drive thru-restaurant to gasoline service station shall be separated a minimum of 500 feet from any other lot containing the same type of establishment due to the high traffic areas these uses generate.

The call to the public was made at 8:12 p.m. with no response.

Moved by Figurski, seconded by Litogot, to recommend to the Township Board approval of the Zoning text amendments as presented by LSL Planning this evening.
The motion carried unanimously.

Moved by Figurski, seconded by Mortensen to approve the minutes of January 8, 2001 with the following changes:

1. The first motion to approve reelection of all offices was seconded by Commissioner Cahill, not Figurski.
2. The first motion shall list the Commissioners and their titles. It shall read:
Chairman – Don Pobuda
Vice Chairman – Bill Litogot
Secretary – Barbara Figurski
3. The motion to table Open Public Hearing #3 shall state “.....to table the request, at the petitioner’s request, for a”
4. Page 6, 4th paragraph, last two sentences shall read: “It appears that the Commission is being given only two alternatives – 6.35 units per acre or light industrial.

The motion carried unanimously.

Member Discussion:

Commissioner Joseph asked if the Commission members can be notified when a petitioner approaches the Township and their project will soon be on the Planning Commission agenda. This will give the Commissioners a “heads up”, which will allow them to review this request further and/or attend the staff meetings regarding a particular issue. Mr. Archinal stated there is an article that is generated when a staff meeting is scheduled. He stated the Commissioners can be copied on these memos. This will give the Commissioners a one to two-week advance notice of a specific petitioner being on the agenda.

Commissioner Joseph asked what the Township does to ensure that another business will take over a building that was occupied by someone else that has since closed down. Mr. Archinal stated Genoa Township has never felt the need to solicit business as other counties do.

The meeting adjourned at 8:42 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary