

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
November 13th, 2000
6:30 P.M.
AGENDA

CALL TO ORDER:

APPROVAL OF AGENDA:

DISCUSSION: of Agenda items of the regular meeting of the Planning Commission

DISCUSSION: of general items

ADJOURNMENT:

GENOA TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
November 13th, 2000
7:00 P.M.
AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

CALL TO THE PUBLIC: *(Note: The Board will not begin any new business after 10:00 p.m.)*

OPEN PUBLIC HEARING # 1...Review of rezoning application, environmental impact assessment, and site plan to rezone Parcel "A", 3.4 acres and Parcel "B-C", 3.9 acres at Coon Lake Road & Pardee Lake Road, Section 30, the request is to rezone property from CE (Country Estates) to RR (Rural Residential) Petitioned by Enrico Ingratta. (PC 00-39)

- **Planning Commission disposition of petition**

- A. Recommendation regarding impact assessment.
- B. Recommendation regarding rezoning request.

OPEN PUBLIC HEARING # 2... Review of special use application, environmental impact assessment, and site plan for a 6,961 square foot radio

station facility with radio tower located in Section 9, Parkway Industrial Park, off Grand River, Parcel 3, Petitioned by Lindhout Associates. (PC 00-40)

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

Administrative Business:

- *Planners report presented by The Strader Group*
- *Approval of October 23rd , 2000 meeting minutes*
- *Member Discussion*

Adjournment

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
NOVEMBER 13, 2000
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, Gary McCririe, Bill Litogot, and Ken Burchfield, Also present was Michael Archinal, Township Manager; Caryn Champine from Langworthy, Strader, LeBlanc & Associates, Inc.; and Melissa Talley and Tisha Yielding from TetraTech 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 7:10 P.M.

The Pledge of Allegiance was recited.

Moved by McCririe, seconded by Figurski to approve the Agenda as presented.
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 7:16 P.M. Chairman Pobuda noted that the Commission will not begin any new business after 10:00 P.M.

OPEN PUBLIC HEARING #1...Review of rezoning application, environmental impact assessment, and site plan to rezone Parcel "A", 3.4 acres and Parcel "B-C", 3.9 acres at Coon Lake Road & Pardee Lake Road, Section 30, the request is to rezone property from CE(Country Estates) to RR(Rural Residential) petitioned by Enrico Ingratta. (PC00-39)

. Planning Commission disposition of petition

- A. Recommendation regarding impact assessment.
- B. Recommendation regarding rezoning request.

Mr. Enrico Ingratta of 223 E. Coon Lake Road was present to represent his petition.

Mr. Ingratta would like to rezone his property consisting of 7.37 acres from CE to RR to accommodate a division into parcel "A" consisting of 3.4 acres and parcel "B-C" consisting of

3.9 acres. These parcels were surveyed by D Hughes & Associates, Inc., and copies of the survey were enclosed with the petition. Mr. Ingratta wishes to sell his present home on Parcel "B" and build a new home on Parcel "A". This action will also involve building a new driveway to the old residence which will be satisfied by a 20' wide easement from Pardee Lake Road to the existing home. Mr. Ingratta will use his former driveway to service his new home.

Commissioner McCririe asked if his neighbor to the immediate east of his property had been notified and if they considered rezoning as well. Mr. Ingratta said that the neighbor was a widow and had not considered it because her property was largely swampy. This comment led to the question of whether his property had been "perked" and he assured the commission that it had. Mr. Ingratta was also questioned about whether he realized that Parcel "B-C" could qualify for other uses after rezoning to RR such as two family dwellings, licensed adult and child care facilities. He assured the commissioners that he realized that fact.

Ms Champine reviewed the Langworthy, Strader, Leblanc & Associates, Inc. letter of October 24, 2000 which held that the differences between CE and RR zoning are mainly lot size, that the property in question has considerable frontage along Pardee Lake Road which would cause no traffic problems, and that the RR designation for the site makes a good transition between the varying density land uses in the area. On-site well water and septic system would service the site so there would be no additional burden for Genoa Township or Livingston County to provide these services.

Ms Talley cautioned that a permit will be needed from the Livingston County Road Commission for any proposed driveway and noted that the encroachment issue existing last summer between the Livingston County Road Commission and Mr. Ingratta had been resolved.

The call to the public was made at 7:45 P.M. with no response.

Moved by Figurski, seconded by Litogot, to recommend to the Township Board approval of the Impact Assessment for rezoning Parcel "A", 3.4 acres and Parcel "B-C", 3.9 acres at Coon Lake Road & Pardee Lake Road, Section 30, from CE(Country Estates) to RR(Rural Residential) petitioned by Enrico Ingratta (PC 00-30) with the following addition:

1. Add dust control measures.

The motion carried unanimously.

Moved by McCririe, seconded by Litogot, to recommend to the Township Board approval of the rezoning of Parcel "A", 3.4 acres and Parcel "B-C", 3.9 acres at Coon Lake Road & Pardee Lake Road, Section 30, from CE(Country Estates) to R(Rural Residential) petitioned by Enrico Ingratta (PC 00-39) with the following conditions:

1. The petitioner has met the requirements in Section 22.04 of the Zoning Ordinance for a positive recommendation for zoning.

The motion carried unanimously.

OPEN PUBLIC HEARING #2...Review of special use application, environmental impact assessment, and site plan for a 6,961 square foot radio station facility with radio tower located in Section 9, Parkway Industrial Park, off Grand River, Parcel 3, Petitioned by Lindhout Associates. (PC 00-40)

. Planning Commission disposition of petition

- A. Recommendation regarding special use application.
- B. Recommendation regarding impact assessment.
- C. Recommendation regarding site plan.

Brad Alvord ,Project Manager and Michael Kennedy , Architect Director, of Lindhout Associates architects were present with Greg Jablonski of Livingston County Radio (WHMI) to present the project.

Mr. Alvord presented the drawings for the one-story, 6961 square foot office building which will be the business and studio offices of Livingston County Radio(WHMI). Building and tower materials and color samples were included in the presentation. Mr. Alvord felt that they had addressed most of the Township's concerns especially that they had been able to lower the proposed tower height to 60 feet, making it 7 feet below F.C.C. and F.A.A. requirements for special lighting and/or painting. They have also purchased frontage from Plymouth Wayne, allowing for an additional sign on the I-96 side of the building. Mr. Alvord hoped that the only issue needing resolution was the disposition of the tower.

Ms Champine raised several questions: the need for a letter from the F.A.A. and F.C.C.regarding the tower; the requirement for a self-collapsing tower; on-site lighting; signage/attachments on the tower and/or the satellite dish;provisions for adequate removal of the tower especially when no longer used; and the need for proper documentation of the frontage purchase from Plymouth-Wayne.

Ms Talley said that all of the revisions requested in her November 6th letter had been addressed, but wanted to emphasize the cost of connection fees for the project: MHOG Water will cost \$9000.00 and Genoa/Oceola Sewer fees will be \$10,500.00. She also reminded all about the restrictions against using sodium-based water softener salt, and that no sodium may be drained into the sewer system.

The Commissioners questioned Jablonski whether the tower would cause interference with neighboring TV/radio reception? Jablonski claimed that the 944 Mgh microwave tower simply 'arcs' over Grand River to their main tower in Howell and would cause no local interference.

Commissioner Litogot questioned the size and lighting power of the 2 signs on the building and the one free-standing sign. Alvord said the signs are 'internally' lit, creating no interference and that the site lighting consists of two light poles in the parking lot which conform to the 1 foot-candle requirement of the Code.

Commissioner Pobuda inquired about leasing tower space, and was assured by Jablonski that there will be no attachments on either the tower or the satellite dish. Jablonski also addressed the issue of the tower falling, which he felt was impossible in this case. However they plan to have a 10 foot by 10 foot by 4 foot concrete base under the tower, and "one reason for lowering the tower to 60 feet will assure that if it should fall, it would be within our property".

Commissioner Pobuda addressed the size of the satellite dish at a 12.5 foot diameter which exceeds current ordinance. Ms Champine said it was a 1995 ordinance – possibly outdated. Pobuda- Can we do something about this? Jablonski said that ABC provides the programming and they must upgrade to a 3.8 meter, i.e., a 12.5 foot diameter dish. Archinal suggested they include the satellite dish under the 'special use' application.

The call to the public was made at 8:15 P.M. with no response.

Moved by McCririe, seconded by Pobuda, to recommend to the Township Board approval of the special use application subject to review of Section 12.08 of the Ordinance, with the following changes:

1. The special use will apply to both the radio tower and the satellite dish.
2. Subject to Township Board approval of the following:
 - A. Galvanized color for tower is acceptable, otherwise, beige, white or grey are recommended.
 - B. No signage or attachments of any kind on the tower or satellite dish.
 - C. Removal of tower responsibility belongs to owner, and should be stated in any transfer of ownership.
 - D. No co-location will be required.
 - E. Materials will be available at the Township Board presentation and become the property of the township

The motion carried unanimously.

Moved by Figurski, seconded by Litogot, to recommend to the Township Board approval of the Impact Assessment dated October 24, 2000 for the 6961 square foot radio station facility with radio tower located in Section 9, Parkway Industrial Park, off Grand River, Parcel 3, Petitioned by Lindhout Associates.

(PC 00-40) with the following addition:

1. Add dust control measures to Impact assessment plan.

The motion carried unanimously.

Moved by McCririe, seconded by Litogot, to recommend to the Township Board approval of the site plan for the 6961 square foot radio station facility with radio tower located in Section 9, Parkway Industrial Park, off Grand River, Parcel 3, Petitioned by Lindhout Associates, (PC 00-40) with the following conditions:

1. Township approval of the special use permit with the listed conditions.
2. Township approval of the Impact Assessment as recommended by motion this evening.
3. Township Engineer review and approval of all plans.
4. The sign on the SE wall of the building is contingent on proof of property acquisition.
5. Petitioner accepts calculation of REUs with regard to sewer and water, resulting in connection fees of \$9000. for MHOG water and \$10500 for Genoa/Oceola Sewer.
6. The recharge from a water softener, if one is chosen, must not drain into the storm sewer, and a potassium-based regenerant must be used.

The motion carried unanimously.

Moved by Figurski, seconded by Burchfield, that the Planning Commissioners thank and commend Commissioner McCririe for his public service on this board since 1992, and wish him well as he steps into his new position as Genoa Township Supervisor.

The motion carried unanimously.

Moved by Figurski, seconded by Joseph, to approve the minutes of October 23, 2000 with changes noted by Commissioner Figurski.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS

Commissioners were reminded that the next meeting will be on November 27, 2000.

The meeting was adjourned at 8:30 P.M.

Submitted by: Lillian Tubbs

Approved by: Barbara Figurski