

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
OCTOBER 23, 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, and Bill Litogot. Also present was Michael Archinal, Township Manager; Jeff Purdy from Langworthy, Strader, LeBlance & Associates, Inc.; and Kevin Fern 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 7:00 p.m.

The Pledge of Allegiance was recited.

Moved by Joseph, seconded by McCririe to approve the Agenda with the following change:

1. **Open Public Hearing #1** – Change "...rezone property from LRR to NSD...." to "...rezone property from LRR and GCD to NSD....."

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 7:04 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 rezoning application and site plan to rezone Lots 8 & 9 Chemung Lakeview Subdivision, frontage along Grand River, Section 11. The request is to rezone property from LRR (Lakeshore Resort Residential) and GCD to NSD (Neighborhood Service) petitioned by Robert and Elsie Strong. (PC 00-38)

- **Planning Commission disposition of petition**
 - A. Recommendation regarding impact assessment.
 - B. Recommendation regarding rezoning request.

Mr. Pete Lindhout from Lindhout Associates Architects was present to represent the petitioner, Robert and Elsie Strong.

They would like to rezone the two lots, which are split between GCD and LRR to NS. They are proposing to build a six-foot office building to share a common driveway, parking lot, and drainage with the neighbor. Construction would start next spring and would continue through the summer. They are also proposing to give the neighbor building a “face lift”. He stated they agree with all of the suggestions from the Planner and the Engineer.

Chairman Pobuda asked if the neighbors have been notified. Mr. Lindhout stated the neighbors have been notified and they have received no concerns from them.

Commissioner Joseph asked about the “face lift” to the neighboring building. He asked if the parking would be eliminated from the front. Mr. Lindhout stated they will probably keep the parking there because there are two tenants in that building whose business entrance is in the front. They feel that if they moved the parking to the rear it would affect their business. They are hoping to enhance the green space, but leave the parking where it is.

Mr. Purdy reviewed his letter of October 9, 2000. He summarized all of the criteria that the Township would take into consideration for the rezoning. He stated the rezoning to NS would be consistent with the master plan. He also stated the property to the northwest is residential. He feels the Planning Commission would have to take this into consideration when developing the property (i.e. lighting, buffers, and limiting the intensity of uses).

Chairman Pobuda asked the petitioner if it is their intent to build the proposed plan. Mr. Lindhout stated that is the only plan they have developed and that is their intent.

The call to the public was made at 7:13 p.m. with no response.

Moved by Figurski, seconded by Litogot, to recommend to the Township Board approval of the Impact Assessment dated October 16, 2000 for rezoning Lots 8 & 9 Chemung Lakeview Subdivision, frontage along Grand River, Section 11. The request is to rezone property from LRR (Lakeshore Resort Residential) and GCD to NSD (Neighborhood Service) petitioned by Robert and Elsie Strong (PC 00-38) with the following addition:

1. Add the dust control measures under Item D.

The motion carried unanimously.

Moved by McCririe, seconded by Figurski, to recommend to the Township Board approval of the rezoning of rezoning Lots 8 & 9 Chemung Lakeview Subdivision, frontage along Grand River, Section 11. The request is to rezone property from LRR (Lakeshore Resort Residential) and GCD to NSD (Neighborhood Service) petitioned by Robert and Elsie Strong (PC 00-38) with the following conditions:

1. The petitioner shall modify their application to depict that the zoning request is from LRR and GCD to NSD.
2. The Planning Commission held a public hearing on this date.
3. The petitioner has met the requirements in Section 22.04 of the Zoning Ordinance for a positive recommendation for zoning.

The motion carried unanimously.

Commission Cahill added he would be concerned about the landscaping that butts the residential area as stated by Jeff Purdy.

OPEN PUBLIC HEARING #2... Review of a site plan application and site plan for an elevated storage tank to be connected to the City of Brighton water system, located south of Hamburg Road, west of Northern Ridge Drive, Section 36, located on the Township line with Brighton and Hamburg. (PC 00-35)

- **Planning Commission disposition of petition**

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

Larry Goss, Project Manager for Pine Creek Ridge and Mike Palmear, Engineer and Project Manager for Pine Creek Ridge were present to represent the petitioner.

Mr. Goss stated they are proposing a water tower at the intersection of Hamburg, Genoa Township, and Brighton. They are required, through their PUD Agreement, to provide this water tower. They have created access to the tower with an easement through their residential development. They were originally going to put it in Hamburg, but they ran into some problems with Hamburg. They have found an alternate location, which is not as high in elevation, but it is appropriate.

Mr. Archinal stated they have been meeting with the petitioner and they have decided that this is a “viable site” for the water tower. It will have less impact on the residence than the original location.

Commissioner Figurski stated the Impact Assessment should include the following items:

1. Item J – “Operation and maintenance of the water tower station shall be handled by the City of Brighton”. There is nothing that states who is going to handle the maintenance.
2. The height of the tower as well as the amount of gallons it holds should also be stated.

3. The dust control measures should be stated in the Impact Assessment.
4. Item B – “The water station site of Pine Creek Ridge Development is located.....”

The petitioner will comply with these requests.

Commissioner Figurski stated the height of the tower is listed as 140 feet in the Impact Assessment and 160 feet on the soil investigation. Mr. Purdy stated that when they investigate the soil, the soil investigators just used the 160 as an estimate. The tower is going to be 140 feet. Commissioner Cahill stated the high-water line is 145 feet, and that is not even to the top of the tower. The petitioner stated the high-water line is 145 feet, that is correct; they will clarify what the actual height of the tower will be.

Commissioner Litogot asked if this is going to be a secure tower? The petitioner stated the access to the tower is from the inside. There is not external access to the tank and there is no exterior equipment. It will be very similar to the tower that is on Conference Center Drive in Brighton.

Commissioner Litogot asked about the proposed lighting plan. The petitioner stated they have not determined the lighting plan yet. They have submitted an application to the FAA. They are not sure what the FAA's requirements are.

Commissioner Litogot asked about the color of the tower. The petitioner would like to make it blend into the sky the best it can. They would like suggestions from the Planning Commission regarding the color.

Mr. Purdy reviewed his letter of October 19, 2000. He stated the final site plan needs to be approved by the Township Board upon recommendation from the Planning Commission.

Mr. Purdy stated the setback for this tower is required to be equal to the height. This tower is not meeting that ordinance. The petitioner stated, due to the natural restrictions (topography) of the site, it is not possible to meet the setback requirement. Chairman Pobuda asked if it was affecting any of the residents. None of the Commissioners have a problem with this setback not being met by the petitioner.

Mr. Purdy stated the Planning Commission needs to approve the color of the tower. Mr. Purdy suggests a very light blue or gray; almost white.

Mr. Purdy stated they would prefer to have preliminary approval from the FAA, but is it their discretion as to what type of lighting is required. The Township does not want a strobe light at night. The petitioner stated they will comply with the FAA and the Township's requirements.

Mr. Purdy stated signs are not permitted on the tower. The petitioner will comply with this request.

Chairman Pobuda asked if the petitioner is planning on putting any cellular antennas on this tower. The petitioner would like to have that option, but if something is done, it is going to be determined by the City of Brighton because they are going to own the tower. Mr. Purdy stated the Township would prefer to have antennae co-exist on this tower instead of building another tower for the cellular. He also stated this can be handled administratively. He added the Township can put certain restrictions such as it can not increase the height of the tower and it has to be the same color as the tower. Commissioner McCririe stated the Planning Commission can put in their motion that any additions to the tower need to receive site plan approval from the Township.

Mr. Purdy stated no fencing is required because the access to the tank is from the inside of the tower.

Mr. Fern reviewed his letter of August 30, 2000. He stated the petitioner needs to present a model of the tower to the Township Engineer to show that it will provide the proper pressure. Also, the tower elevations need to match the elevations of the existing tower on Conference Center Drive in Brighton. The rest of Mr. Fern's concerns can be handled during the construction phase of development.

Commissioner Cahill asked how it is being handled to have the City of Brighton own this tower. Commissioner McCririe stated the property owner will grant and easement to the City of Brighton.

The call to the public was made at 7:47 p.m.

Mr. Jim Rosso of 3747 Nixon, Brighton asked that since Brighton is going to own the tower, how is the Township going to make certain they do not change the color of the tower later on. Chairman Pobuda stated the tower is a structure located within Genoa Township so any changes made will have to be approved by the Township. It will be in the Township's jurisdiction.

The call to the public was closed at 7:49 p.m.

Moved by Figurski, seconded by Joseph, to recommend to the Township Board approval of the Impact Assessment dated October 10, 2000 for an elevated storage tank to be connected to the City of Brighton water system, located south of Hamburg Road, west of Northern Ridge Drive, Section 36, located on the Township line with Brighton and Hamburg (PC 00-35) with the following changes:

1. Add to Item J – "Operation and maintenance of the Pine Creek Ridge Development water tower station shall be handled by the City of Brighton".

2. The maximum height of the tower shall be 160 feet and the gallon capacity shall be inserted.
3. The dust control measures should be stated in the Impact Assessment.
4. Change Item B to read "The water station site of Pine Creek Ridge Development is located....."

The motion carried unanimously.

Moved by McCririe, seconded by Figurski, to recommend to the Township Board approval of the site plan for an elevated storage tank to be connected to the City of Brighton water system, located south of Hamburg Road, west of Northern Ridge Drive, Section 36, located on the Township line with Brighton and Hamburg (PC 00-35) with the following conditions:

1. Township Board approval of the Impact Assessment as recommended by motion this evening.
2. Township Engineer review and approval of all plans.
3. Review and approval from the FAA
4. No printing, logos, advertisements, drawings, illustrations, lettering, or any other like depictions shall be on the tower at any time.
5. The tower shall be a maximum of 160 feet tall.
6. There shall be no night time strobe lighting on the structure.
7. The color shall match the existing tower on Conference Center Drive in Brighton and shall not change.
8. Any other structure to be affixed to the tower shall required site plan approval from Genoa Township.
9. No fencing or curbing is required.
10. The setbacks as depicted on the drawing are satisfactory.

The motion carried unanimously.

Planner's Report

Jeff Purdy reviewed the issues that will be discussed at the joint meeting on October, 30, 2000.

Moved by Figurski, seconded by Joseph, to approve the minutes of October 9, 2000. **The motion carried unanimously.**

Member Discussion

Commissioner McCririe notified the Planning Commission that the Township Board reviewed and approved the application for Chemung Highlands. They felt that the lot line error was not the fault of the developer. The Board wanted to convey their thanks to the Planning Commission for all of their hard work with this project.

Chairman Pobuda asked the commissioners, Mr. Purdy, and Mr. Fern if they have ever attended another Township's Planning Commission meeting. He

attended Brighton's meeting last week and he was curious to find if anyone thought this Planning Commission could make some improvements. Commissioner McCririe stated, based on feedback that he has received, builders, developers, and residents know that when they come before this Planning Commission they are going to be treated firmly but fairly. He added that the residents feel their concerns are being heard. Commissioner Litogot has heard all positive feedback regarding this Planning Commission. Mr. Purdy stated he has attended a lot of Township meetings and feels that Genoa Township is in the top percentage of running an organized meeting. We get as much in writing as possible with the review letters so when the developer comes to the meeting, they know what to expect. He also feels that Genoa Township puts their policies in their ordinances and follow the ordinances. Chairman Pobuda stated he feels very comfortable and confident with Genoa Township's Planners and Engineers.

The meeting adjourned at 8:12 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary