

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
June 26, 2000
6:30 P.M.
MINUTES

The work session of the Planning Commission was called to order by Vice Chairman Bill Litogot at 6:45 p.m. The following commission members were present constituting a quorum for transaction of business: Barbara Figurski, Jerrold Joseph, Gary McCririe, and Bob Litogot. Also present was Michael Archinal, Township Manager; Jeff Purdy from Langworthy, Strader, LeBlance & Associates, Inc.; and Melissa Talley 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 Vice Chairman Bill Litogot at 7:00 p.m.

The Pledge of Allegiance was recited.

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

1. Deletion of Public Hearing #1 at the petitioner's request. It was on the agenda because it was in the newspaper.

The call to the public was made to discuss items not on the agenda.

Mr. Jeff Wengel, a local business and home owner who lives on Beck Road, would like to receive a variance to split his five-acre parcel to two two-and-a-half-acre parcels. The property is now zoned Country Estates and he would like to change it to Rural Residential, which allows for two-acre lot sizes. Commissioner McCririe suggested that Mr. Wengel get his neighbors to join him in getting a larger area rezoned. The Township is not interested in rezoning one individual parcel.

The call to the public was closed at 7:08 p.m.

Vice Chairman Litogot noted that the Board will not begin any new business after 10:00 p.m.

OPEN PUBLIC HEARING #1...Review of rezoning application, impact assessment, and site plan for a proposed 143,000 sq. ft. middle school on 163.57 acres at the northwest corner of Crooked Lake and Nixon, Section 16, petitioned by Howell Public Schools to rezone property from AG (agricultural) to PRF (public recreational facility).

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

Mr. Woody Isaacs of O'Boyle, Cowell, Blalock & Associates, Inc. was there to represent the Howell Public Schools and Kingscott Architects for the rezoning of this land from Agricultural to Public Recreational Facility. He gave a brief summary of their plans. This middle school will house 1,058 students. Visitors' access would be off of Crooked Lake Road and busses would use Nixon road. There was a traffic study done and they have received approval from the Livingston Country Road Commission on the safety of these roads. Several athletic fields are proposed and would be available to the public at all times. They are in the process of surveying the wetlands. They are very sensitive to the natural features of the site. The school district is still working on their options for the utilities. There is more of the site that is not part of the current bond proposal but it may be developed later with other schools.

Commissioner Joseph asked how the fire marshal would access this site. Mr. Isaacs stated they would access from either road and the gates will be designed to allow emergency access.

Commissioner McCririe asked if the petitioner has been able to locate an area on the north side of the site that is suitable for on site sewage disposal. Mr. Isaacs replied yes.

Commissioner Litogot stated this looks like a very nice set up for a middle school.

Mr. Purdy stated the site is currently zoned agricultural. The Master Plan is Agricultural/Country Estate. He stated rezoning this parcel would not be contrary to the Master Plan. He stated that golf courses, churches, hospitals, public institutions, etc. would be permitted on this site. He stated both Nixon and Crooked Lake Roads are gravel roadways.

Ms. Talley reviewed her letter of May 31, 2000. They have reviewed the proposed rezoning for utilities, drainage and grading, and traffic. The traffic study did not include a location analysis of the driveways. This should be resubmitted

at the time a site plan is provided. Overall traffic impact study shows it would not impact any intersections on the area.

The proposed drainage is adequate for this site.

The proposed utilities include wells for water. The Livingston County Health Department would have to approve any wells installed. The petitioner would need to receive the approval of the appropriate agencies for the proposed sanitary sewer.

The call to the public was made at 7:23 p.m.

Mr. Jim Skinner of 4740 Crooked Lake Road asked the petitioner if it is possible that water and sewer will be brought into this area. Mr. Isaacs stated it is still very preliminary, but it is determined that there would be on-site wells, although public sanitary sewer is a possible solution. Mr. Skinner asked what direction would it come from? Mr. Isaacs stated it would come north on Nixon across I-96 and up to the treatment plant north of I-96.

Mr. Skinner stated both roads are gravel. Are there plans to pave them? If so, who is going to pay for it? Mr. Isaacs stated the school would like to see them paved. A lot more discussion and agreements have to be done before that will happen. The school district is willing to work with the Township.

Ms. Carolyn Skinner of 4740 Crooked Lake Road state there is a high volume of truck traffic on Crooked Lake Road. She hopes there will be some speed controls on that road. She sees vehicles going speeds of 60 to 70 MPH. She feels the trucks should be rerouted for the safety of the children attending the school.

The call to the public was closed at 7:28 p.m.

Mr. Archinal stated the reason the water and sewer will be to the north is because the treatment center to the west is full to capacity. Also, the Township has been putting away money to make some major road improvements and Crooked Lake is one that keeps coming up, but the Township would not be able to pay for the whole project but in speaking with the school, they have agreed to work with the Township. He wanted to make the Planning Commission aware that the Township is aware of these issues and they are looking for solutions.

Commissioner McCririe stated the Township is reluctant to extend sewers to this area. They do not have the capacity to service it. The lines getting to the plant are not large enough to accommodate that site. One option would be one single line to serve the school only. The plan that the Township is looking at does not include any sewer line to accommodate growth in that area. It would be one line to service the school only. Ms. Talley agreed with Commissioner McCririe.

Moved by Figurski, seconded by Joseph to recommend to the Township Board approval of the impact assessment dated May 25, 2000 for a proposed 143,000 sq. ft. middle school on 163.57 acres at the northwest corner of Crooked Lake and Nixon, Section 16, petitioned by Howell Public Schools to rezone property from AG (agricultural) to PRF (public recreational facility). **The motion carried unanimously.**

Moved by McCririe, seconded by Figurski, to recommend to the Township Board approval of the rezoning for a proposed 143,000 sq. ft. middle school on 163.57 acres at the northwest corner of Crooked Lake and Nixon, Section 16, petitioned by Howell Public Schools to rezone property from AG (agricultural) to PRF (public recreational facility) taking from the Township Zoning Ordinance Section 22.04 Criteria for Amendment of the Official Zoning Map. The petitioner has demonstrated the conditions necessary for said recommendation, specifically per B, D, E, F, G, and H. **The motion carried unanimously.**

Administrative Business

Moved by Figurski, seconded by McCririe to approve the June 26, 2000 minutes with the noted changes. **The motion carried unanimously.**

The meeting was adjourned at 7:40 p.m.

Prepared by: Patty Thomas, Recording Secretary

Signed by: Barbara Figurski, Secretary