

GENOA TOWNSHIP
PLANNING COMMISSION
NOVEMBER 22, 1999
WORK SESSION
6:30 P.M.
MINUTES

The work session of the Planning Commission was called to order by Vice Chairman Don Pobuda at 6:30 p.m. The following commission members were present constituting a quorum for transaction of business: Don Pobuda, Jim Mortensen, Gary McCririe, Bill Litigot and Jerry Joseph. Also present were Michael Archinal, Township Manager; Jeff Purdy and Caryn Champine from The Strader Group; and Melissa Talley from McNamee, Porter & Seeley. By the end of the work session there were numerous persons in the audience.

Items scheduled for action during the regular session of the commission were discussed. No formal action was taken. It was noted that public hearings #1 (Crest Mobile Home Sales) and #5 Mt. Brighton Golf Course Phase II) would be tabled as the petitions are incomplete.

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 Don Pobuda at 7:08 p.m. **Moved** by McCririe, supported by Litigot to approve the Agenda with the following changes:

- Public Hearing #1 (Crest) is tabled.
- Public Hearing #2 (River Bend) will become Public Hearing #1
- Public Hearing #3 (Wilson) will become Public Hearing #2
- Public Hearing #4 (Ravines at Rolling Ridge) will become Public Hearing #3
- Public Hearing #5 (Mt. Brighton Golf Course) is tabled.
- Public Hearing #6 (Pine Creek Phase VI) will become Public Hearing #4
- Public Hearing #6 *sic* (Lake Villas of Pine Creek) will become Public Hearing #5

Motion unanimously carried.

Vice Chairman Pobuda made a call to the public to discuss items not on the agenda with no response. He noted that the Commission will not begin any new business after 10:00 p.m.

- 1) OPEN PUBLIC HEARING #1...REVIEW OF A SITE PLAN APPLICATION, SITE PLAN AND ENVIRONMENTAL IMPACT ASSESSMENT FOR A PROPOSED RIVER BEND OFFICE CENTER, LOCATED AT A 3.19 ACRE SITE ON THE EAST SIDE OF GRAND RIVER AVENUE, WEST OF HACKER, PETITIONED BY RICHARD GRIFFITH/DESINE INC. (TABLED FROM 11/08/99 MEETING)

Planning Commission disposition of River Bend Office petition

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

Mr. Wayne Perry of Desine Inc. introduced Mr. Griffith, owner of River Bend. Outstanding issues are architectural revisions. They have made an attempt to break up long south elevation as show on sheet A1. This has been accomplished through the addition of entryways, peaks and windows. The addition to the existing will match the existing building.

Mr. McCririe questioned the aesthetics of the existing building relative to the proposed building.

Mr. Joseph stated that the proposed building was rather stark and plain.

Mr. Litigot asked if the existing building had metal panels.

Mr. Griffith responded that the existing building has brown metal panels. The roof is a standing seam. The exterior is mostly brick however. The new building will use the same materials but will use no metal except on the roof.

Mr. McCririe stated that the proposed building is not compatible with the existing.

Ms. Champine acknowledged that attempts have been made to improve the aesthetics of the proposed building but more could be done. She raised a question about the need for ZBA action for an expansion of a nonconforming structure.

Mr. Perry stated that dust control and lighting issues have been addressed. Architecture has been broken up. They need to know what changes need to be made. The existing building is a two-story and the proposed is a single story. The existing building has a flat roof and the proposed has a pitched roof.

Mr. Purdy stated that since the proposed building is below Grand River a flat roof would not be recommended.

Mr. Perry stated that landscaping is elevated above the building's finish floor elevation. This will help to break up the building.

Vice Chairman Pobuda suggested a meeting with staff.

There was general discussion about the merits of a flat roof versus a pitched roof.

Mr. McCririe asked if the existing building's transformer would be screened with landscaping.

Mr. Perry responded in the affirmative.

Vice Chairman Pobuda made a call to the public at 7:20 p.m. There was no response.

Moved by McCririe, supported by Mortensen to table the site plan to allow the petitioner an opportunity to meet with staff and revise the building elevations. **Motion carried unanimously.**

- 2) REVIEW OF A SITE PLAN FOR A BOAT PREP ADDITION TO WILSON MARINE, 1850 DORR ROAD, SECTION 10, PETITIONED BY A.C. MOLLER CONSTRUCTION. (TABLED FROM THE 11/08/99 MEETING).

Planning Commission disposition of the Wilson Marine petition.

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

Ron Wilson stated that the proposed addition will add six additional prep bays and will be 3,460 sq. ft. in size.

Mr. Joseph asked about the floor drains in the proposed addition.

Mr. Wilson stated that all floor drains are connected to a system that captures and recycles all water. Grit is pumped and hauled.

Mr. Mortensen asked about the overhead doors facing Dorr Road.

Mr. Wilson stated that the building is so far away from Dorr Road that they will not be visible.

Ms. Shambolt with A.C. Moller Construction stated that the building is shorter than the existing and that the color and panels for the addition are almost identical to the existing.

Mr. Litigot asked why the lighting is not downward directed

Mr. Wilson responded that theft is an ongoing problem. Because his property is isolated he does not feel his lighting is causing a problem for anyone.

Mr. McCririe stated that the lighting he is proposing is simply not allowed.

Mr. Wilson stated that he will direct his existing lights down and that the new lights will conform.

Ms. Champine made reference to her letter dated 11/15/99. Site upgrades for nonconforming lots can be requested. Also the applicant has not provided a calculation for lot coverage.

Ms. Shambolt stated that she will provide the calculations.

Ms. Champine stated that the existing parking lot spaces are not wide enough.

Mr. Wilson stated that he will have the parking lot striped to conform.

Ms. Champine reiterated her letter which calls for two canopy trees along the Grand River access drive.

Mr. Wilson stated that he will place two canopy trees along the access drive.

Ms. Talley made reference to a number of issues in her 11/16/99 letter.

Mr. Wilson responded with the following:

- rim elevation on catchbasin will be changed.
- ponding at southeast corner of building will be addressed
- he does not feel that curbing is required.

There was general discussion about the requirement for curbing. The commission generally considered it impractical.

Moved by Litigot, supported by Mortensen to recommend approval of the impact assessment last revised 11/4/99 with the addition of language to limit the storage of hazardous materials to less than 25 gallons. **Motion carried unanimously.**

Moved by McCririe, supported by Mortensen to approve the site plan with the following conditions:

1. Township Board review and approval of the impact assessment as modified.
2. Township Engineer review and approval of all plans and specifications.
3. The applicant will supply an impervious surface calculation proving compliance with the ordinance prior to Township Board review.
4. The existing parking spaces will be remarked to provide 9' wide spaces.
5. Fire lanes shall be shown on drawings.
6. New lighting shall conform to the ordinance with cut off shoebox fixtures with the luminaries within the fixture.
7. All existing fixtures will be directed downward at 90 degrees.
8. Building materials and colors will match existing.
9. Applicant shall install 2 canopy trees on the north side of the access drive.
10. Floor drains shall not be connected to the sewer.
11. Hazardous materials storage shall be less than 25 gallons.
12. Curb and gutter shall not be required.

The motion carried unanimously.

- 3) REVIEW OF A PRELIMINARY PLAT FOR THE RAVINES AT ROLLING RIDGE, SECTION 5, NORTH OF GRAND RIVER, WEST OF LATSON, EAST OF GOLF CLUB, FORMALLY KNOWN AS THE DART PROPERTY FOR 97 SINGLE FAMILY HOME SITES AND 64 MULTIPLE FAMILY UNITS, PETITIONED BY THE SELECTIVE GROUP. (TABLED FROM THE 11/08/99 MEETING)

Planning Commission disposition of the Selective Group petition.

- A. Recommendation regarding impact assessment.
- B. Recommendation regarding preliminary plat.

Dave LeClair of Boss Engineering introduced Al Ludwig from the Selective Group. Mr. LeClair presented a letter from the Howell Fire Department stating that the turning radii were acceptable. He also presented a letter from the traffic engineering firm of Reid, Cool & Michalski stating that since the radii will only serve the residents of the proposed development a 40' radius will work with speeds posted at 10 miles per hour. He also distributed a plan showing a revised layout. The number of units can not be accommodated without very similar geometrics. The revised drawing is laid out in a grid and is not nearly as aesthetically pleasing as the first proposal.

Mr. Joseph asked if sight distance was still an issue with the revised layout.

Mr. LeClair stated that it is not because the curves are now changed to intersections with three way stops.

Mr. Purdy stated that even though this is a PUD the ordinance should be complied with to the furthest extent possible. The revised plan is not acceptable.

Mr. LeClair stated that they are not proposing any on street parking.

There was general discussion on what the appropriate disposition on this matter should be and whether or not this matter should simply be remanded to the Township Board.

Vice Chairman Pobuda made a call to the public at 8:35 p.m. with no response.

Moved by Litigot, supported by McCririe to recommend approval of the impact assessment last revised 10/27/99. **Motion carried 4 to 1 (Mortensen dissenting).**

Moved by Mortensen, supported by Joseph to recommend denial of the original site plan. **Motion carried 3 to 2 (Litigot and McCririe dissenting).**

- 4) REVIEW OF A TENTATIVE PRELIMINARY PLAT FOR PINE CREEK PHASE VI, 50 LOTS, EAST OF BAUER ROAD, NORTH OF BRIGHTON LAKE ROAD, SECTION 36, PETITIONED BY RIVER PLACE/ABBHEY.

Planning Commission disposition of the Pine Creek petition.

- A. Recommendation regarding impact assessment.
- B. Recommendation regarding tentative preliminary plat.

Larry Goss with Burton Katzman introduced Mike Palmeer with Giffels Webster and Bob Katzman.

Mr. Palmeer presented the plan and explained that they are seeking tentative preliminary plat approval for the final phase of the 1989 PUD. There will be 50 lots in Phase VI. Wyndam

Lane in Hamburg Township will be dedicated to the public prior to final plat approval. The wetland crossing has already been permitted by the DEQ.

Mr. Goss explained that the homeowners would enjoy all the amenities of the Pine Creek association.

Mr. McCririe asked if the density is in conformance with the PUD.

Mr. Purdy responded in the affirmative.

Mr. Goss explained that the Hamburg portion of this phase is being reviewed concurrently.

Mr. Purdy made reference to his 11/16/99 letter, which included the following:

- Some of the lots exceed a 4:1 depth to width ratio.
- Wetland areas should be considered common elements.

Mr. McCririe stated that the PUD predated the 4:1 subdivision requirement.

Mr. Purdy stated that at a minimum conservation easements should be placed over the wetland areas.

Mr. Goss replied in the affirmative.

Ms. Talley stated that engineering concerns are minor in nature and can be handled during construction plan review.

Vice Chairman Pobuda made a call to the public at 9:18 p.m.

Ronald Taylor; 5771 Lakeridge Drive asked about the density of the project.

Mr. Purdy stated that the minimum lot size in this area will be one half acre.

Mr. Palmeer stated that the PUD allowed 430- total units. They have built or are proposing a total of 269 single-family lots and 97 condominiums for a total of 366 units.

Moved by Litigot, supported by Joseph to recommend approval of the impact assessment last revised 10/27/99 with the deletion of Columbia Cable as the cable franchisee. **The motion carried unanimously.**

Moved by McCririe, supported by Litigot to recommend approval of the tentative preliminary plat for Pine Creek VI with the following conditions:

1. Township Board review and approval of the impact statement.
2. Township Engineer review and approval of all plans and specifications.
3. Confirmation from the applicant of a wetland crossing permit before consideration by the Township Board.
4. Establishment of conservation easements, in recordable form for all wetland areas.
5. All lots will be a minimum of one half acre in size.
6. Wyndam Lane will be dedicated to the public prior to final plat approval.

The motion carried unanimously.

- 5) REVIEW OF A FINAL PRELIMINARY PLAT FOR LAKE VILLAS OF PINE CREEK, SECTION 36, PETITIONED BY RIVER PLACE/ABBEY.

Planning Commission disposition of the Lake Villas at Pine Creek petition

- A. Recommendation regarding impact assessment.
B. Recommendation regarding final preliminary plat.

Mr. Goss introduced Todd Hamilton with Giffels Webster. The project consists of 40 duplex units starting in the \$300,000 price range and 56 single-family units starting at the \$400,000 price range. Elevations of the clubhouse were shown including landscaping.

There was general discussion favorably disposed towards the clubhouse.

Mr. Goss explained that there would be card key access to all amenities and that there would be video cameras and security lighting. The association will own all boats. Owners of single family homes will have access to these amenities as well as the condo owners. There will be no nighttime operations.

Ms. Champine asked about pedestrian connections for the club house and beach areas. Mr. Goss stated that they would be tied into the overall system and that the pool would be used from Memorial Day to Labor Day.

Elevations for the units were described. Duplex units will range from 2250 to 2500 square feet. Detached units almost meet deed restrictions for Pine Creek single family homes and will have a minimum of 2,000 square feet on the first floor. They will range from 2,700 to 2,950 square feet.

There was general discussion on the issue of front loaded garages.

Ms. Talley referenced her 11/17/99 letter with the following outstanding issues:

- Road commission approval for a cut in Brighton Road will be required.
- Spot grades around the homes will help assure proper slopes.
- Homeowners will own the storm sewer system.

Mr. Goss explained the screening of the high school bleachers.

Vice Chairman Pobuda made a call to the public at 9:52 p.m.

Ron Taylor stated that the front facing garage doors would cause poor aesthetics. He would prefer to have two doors instead of one. He is concerned about the screening of the pool from Brighton Road. The berm should be increased. The cupola on the clubhouse should be deleted.

Joe Norton 5261 Hidden Pines expressed concern about the landscaping along Arbor Bay Drive.

Ralph Belamy 4394 Arbor Bay questioned the compatibility of units with the homes. He would prefer split garages, additional details around doors and masonry chimneys.

Daryl Philips 5450 Hidden Pines concurred with Mr. Belamy. He asked that the Commission's decision be postponed until details are revised.

Mr. Goss responded that dual garage doors are not practical with today's larger vehicles. Under the terms of the PUD agreement Burton/Katzman is under no obligation to have the condominium units comply with Pine Creek deed restrictions.

Mr. Purdy recommended that the landscaping adjacent to the pool is very intense and that the cupola is an attractive architectural feature.

Mr. Goss stated that landscaping could be added near the intersection of Hidden Pines and Arbor Bay Drive.

Moved by Litigot, supported by Mortensen to recommend approval of the impact assessment dated 11/10/99 with the following changes:

1. Page 2 item C will be changed to 56 units.
2. Page 4 will be revised to simply say that cable television will be provided.
3. The pool will be operated during daylight hours from Memorial Day to Labor Day.
4. The tennis court will be operated during daylight hours only.
5. Page 2 item D will be revised to state that construction will begin summer of 2000.

The motion carried unanimously.

Moved by McCririe, supported by Mortensen to recommend approval of the final site plan contingent upon the following:

1. Township Board approval of the impact assessment as modified.
2. Township Engineer review and approval of all plans and specifications.
3. The petitioner will provide the Township a copy of a current DEQ permit for the wetland crossing.
4. Renderings for the clubhouse are acceptable and must be constructed using earth tone materials.
5. Any security lighting on the community building must be shown on the plan prior to submittal to the Township Board.
6. The plan shall not exceed 96 units.
7. The petitioner acknowledges that a connection fee will be assessed for the community building and pool. Fees will be determined by the Township engineer and staff.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS

Mr. Purdy reminded the Planning Commission that there was a special meeting scheduled for the 29th.

Moved by Litigot, supported by Mortensen to approve the Minutes of the November 8, 1999 meeting with the following addition:

Page 6 last sentence should be revised to state that "Single-family residential" with 2 to 4 units per acre is almost an oxymoron.

The motion carried unanimously.

The meeting was adjourned at 10:31 p.m.

Respectfully submitted,

Michael Archinal
Township Manager