

GENOA TOWNSHIP
PLANNING COMMISSION
AUGUST 23, 1999
WORK SESSION
6:30 P.M.
MINUTES

GENOA TOWNSHIP
AUG 25 1999
RECEIVED

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

Items scheduled for action during the regular session of the commission were discussed. No formal action was taken.

GENOA TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
7:00 P.M.
MINUTES

The regular session of the Planning Commission was called to order by Chairman Bill Colley at 7:00 p.m. **Moved** by Pobuda, supported by Joseph to approve the Agenda with a correction to Public Hearing #1: the application is for an additional 3 service bays, not 5 service bays. **Motion unanimously carried.**

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

- 1) OPEN PUBLIC HEARING #1...REVIEW OF A SITE PLAN APPLICATION, ENVIRONMENTAL IMPACT ASSESSMENT AND SITE PLAN FOR AN ADDITION OF 3 SERVICE BAYS AND A TIRE STORAGE AREA FOR A 2.22 ACRE SITE LOCATED ON THE NORTH SIDE OF GRAND RIVER, PETITIONED BY BELLE TIRE/ENRIGHT. (Tabled from previous meeting.)
 - A. RECOMMENDATION REGARDING IMPACT ASSESSMENT.
 - B. DISPOSITION OF SITE PLAN.

Mr. Chris Enright, architect, stated the proposed addition is located on the southwest corner of the existing building and is comprised of three service bays (without hoists) and a tire storage area. Additional landscaping and parking is provided. The building materials and colors will be the same as the existing building. A standing seam metal fascia with split-faced block and ground-faced block is proposed. The colors are gray, off-white and blue. No roof-top equipment is proposed.

The Strader Group letter, dated 8/5/99, was reviewed. Mr. Enright agreed that curb and gutter will be provided for all parking area expansion. Shoe-box fixtures will be used. After discussion, it was noted that the loading and unloading will not be affected.

Ms. Melissa Talley reviewed the McNamee, Porter & Seeley letter, dated 8/12/99. It was noted that the thickness of the concrete slab is 6", not 4". The connection fees are \$6,200 for sewer and \$6,000 for water.

Chairman Colley made a call to the public at 7:10 p.m. with no response.

Commissioner Figurski noted that the hours of operation were not included in the Impact Assessment. Chairman Colley noted that this information is not always included on various impact assessments. Is it always required? And if not, should it be?

Mr. Purdy stated this information is not required except for special use applications.

The Commissioners felt this topic should be discussed at the joint meeting on August 30, 1999.

Moved by Figurski, supported by Litogot to recommend to the Township Board the approval of the Impact Assessment dated 8/23/99. **Motion unanimously carried.**

Moved by McCririe, supported by Pobuda to approve the site plan for Belle Tire with the following conditions:

1. Township Board approval of the Impact Assessment as presented.
2. Township engineer review and approval of all plans and specifications.
3. Building materials shall match the materials currently existing on site.
4. The entire parking area shall be curb and guttered subject to approval of the township engineer.
5. The petitioner shall revise the cut sheet for the lighting fixtures to conform with township ordinances and present the same to the Township Board.
6. Petitioner acknowledges and accepts the REU calculations of \$6,200 for sewer and \$6,000 for water, in addition to any already previously paid.
7. If the property uses now, or will use in the future, a water softener, it shall not be discharged into the sanitary sewer system and shall only use potassium.

Motion unanimously carried.

- 2) OPEN PUBLIC HEARING #2...REVIEW OF A SITE PLAN APPLICATION, ENVIRONMENTAL IMPACT ASSESSMENT, SPECIAL USE APPLICATION AND SITE PLAN FOR A PROPOSED 3,200 SQ. FT. KENTUCKY FRIED CHICKEN RESTAURANT AT 3768 EAST GRAND RIVER, 0.9 ACRES, SECTION 05, PETITIONED BY LAWRENCE RYBO/ASHOR ASSOCIATES. (Tabled from previous meeting.)
 - A. RECOMMENDATION REGARDING SPECIAL USE APPLICATION.
 - B. RECOMMENDATION REGARDING IMPACT ASSESSMENT.
 - C. RECOMMENDATION REGARDING SITE PLAN.

Mr. Ed Ashor, architect, stated the proposed development is on a one-acre site in front of the Livingston Commons development. There is a detention basin behind them which has been designed to take water from their site. The restaurant would have a drive-through window. The site is accessed from a service drive off Grand River. Traffic would come onto the site, go along the north and around the west to the drive-through.

Chairman Colley voiced his concern with the drive-through setback and buffer zone requirements.

Mr. Ashor noted that the width of the property is only 125' and they would need a variance from the ZBA for the drive-through setback.

Mr. Purdy stated he would be very reluctant to advise granting a variance on a piece of property just for the purposes of having a special land use on it. The site is very tight. He voiced his concern with the site circulation. There is essentially no stacking space at the entrance. Also, the loading area in the southwest need work.

Mr. Ashor noted that deliveries are made at 3:00 a.m. and so loading should not be a problem.

Chairman Colley stated that while he is not against this use of the site per se, the proposed lay-out does not meet the ordinances. He felt the only action that could be taken on the site would be to table it or deny it. He suggested the petitioner go back and look at the lay-out, circulation and landscaping and come back. Or, they could go to the ZBA and try to get the required variances.

Mr. Ashor noted that KFC doesn't have the traffic that other fast-food restaurants have (McDonald's, Wendy's etc.), and the parking requirement may be too much.

Chairman Colley noted that, in the past, on occasion, if the applicant can present documentation that the required parking is not needed, the Planning Commission has

considered the information. He noted that he is not interested in seeing more paving and asphalt than what is deemed necessary.

The petitioner requested to be tabled in order to review the plan.

Moved by Pobuda, supported by Litogot to table the Kentucky Fried Chicken application at the request of the petitioner. **Motion unanimously carried.**

3) OPEN PUBLIC HEARING #3...REVIEW OF A SITE PLAN APPLICATION, ENVIRONMENTAL IMPACT ASSESSMENT, AND SITE PLAN FOR A PROPOSED 8,000 SQ. FT. GOLF CART STORAGE FACILITY AT 4500 GOLF CLUB, SECTION 27, PETITIONED BY OAK POINTE/ BOB GARBUTT. (Tabled from previous meeting.)

A. RECOMMENDATION REGARDING IMPACT ASSESSMENT.

B. RECOMMENDATION REGARDING SITE PLAN.

Moved by Litogot, supported by Figurski, to table the Oak Pointe petition due to inadequate drawings and lack of information. **Motion failed (3 yes, 3 no - Colley, McCririe and Joseph dissenting).**

Mr. Bob Garbutt of Garbutt Associates stated a pre-engineered, steel golf cart storage building is proposed. It will be an unoccupied building located west of two existing driving ranges. The spot chosen is a depressed area, about 6' deep. The south elevation which faces the driving range will only show about 3-4' of the top of the building. The Club Drive elevation is set down about 4' which will leave about 10' visible. The east elevation will show about 5-10' over the top of a berm. He stated they wish to keep the vegetation down in the area because of the need to retrieve golf balls. There is no residential to the west. To the north is the water supply building, swimming pool and tennis courts. To the south is an entrance to one of the housing developments. That development is about 400 feet east of the cart building on the other side of the driving range. The colors will match the club house.

Chairman Colley noted that the building will not be visible except to the residents of Oak Pointe. What do they say?

Mr. Garbutt referenced a letter from the Oak Pointe Architectural Review Committee (dated May 24, 1999) approving the project with some conditions.

Chairman Colley stated if the Oak Pointe residents didn't mind a metal building, why should the Planning Commission? He didn't have a strong feeling against the building if the residents don't.

Mr. Purdy stated that the building is still subject to review by the Planning Commission taking into consideration the visibility of the building from adjacent land uses. The same

architectural standards should be used. The Review Committee is a private group that is implementing their requirements through the Master Deed. The building must still meet township ordinances.

Commissioner Pobuda stated that the residents he had spoken with do not see the metal building as appropriate. It is not aesthetically pleasing. Other similar buildings at Oak Pointe were there prior to the development of Oak Pointe. Residents have voiced their concern to him about an all metal building.

Commissioner Joseph wondered about the gauge of the metal. Won't the building be pelted with errant golf balls?

Mr. Garbutt stated the building should withstand the golf balls. It is 24 gauge steel.

Commissioner McCririe stated the Planning Commission is supposed to be representative of the people of the township. He noted to Mr. Garbutt that he did not vote in favor of tabling his petition at the beginning because he felt the petitioner should go away with some direction from the Planning Commission. He could not see why Oak Pointe would spoil such a nice facility by proposing a metal building across the front of it. While he is not opposed to the location of the building, he is not in favor of the materials proposed. He feels something more substantial is needed in keeping with the architecture. He stated he felt the old buildings are an eyesore and he doesn't believe the Planning Commission would endorse those buildings today. Also, the landscaping needs more work.

Mr. Garbutt stated that a metal building is more substantial than a wood building in some cases.

Commissioner McCririe stated he was a little appalled that it would be across the road from a very nice clubhouse.

Mr. Garbutt stated he disagreed. He is currently building a 12,000 sq. ft. home for an auto executive in the Novi area that will be metal and will be an award-winning building. Metal can be attractive.

Commissioner Figurski asked about the washing of the golf carts.

Mr. Garbutt stated the golf carts will be washed in the same area that they are now. There will be no washing in the proposed building.

Chairman Colley made a call to the public at 7:45 p.m. with no response.

Mr. Purdy advised a self-contained floor, making sure the floor slopes in and away from the doors for gas spills.

Commissioner Pobuda voiced his concern with the overall staging of the operation of the championship and honors course. How does that building tie with the amount of traffic coming through there? The parking for the championship course will be the same spot. There will be a traffic problem with the number of carts going across the drive. It hasn't been mastered out. It would help to see some type of traffic flow. Also, he was concerned with the trees that have already been taken down.

Commissioner McCririe asked if, indeed, trees had been taken down before site plan approval?

Mr. Garbutt answered that ten trees were taken down, three of which were dead. The trees ranged 18-24" in diameter. He stated the trees were taken down with permission of the township.

Mr. Archinal stated his office did not give permission to take down the trees.

Commissioner McCririe stated that it was absolutely unacceptable to take down trees before a site plan has been approved. He asked how they dare do that?

Mr. Garbutt reiterated that the trees were taken down with permission.

Moved by McCririe, supported by Figurski to table the Oak Pointe petition. Motion carried (4 yes, 2 no with Colley and Joseph dissenting).

- 4) OPEN PUBLIC HEARING #4...REVIEW OF A SITE PLAN APPLICATION, ENVIRONMENTAL IMPACT ASSESSMENT, AND SITE PLAN FOR A PROPOSED ADDITION OF CAR PREP BAYS AT 5000 EAST GRAND RIVER, PETITIONED BY CHAMPION CHEVROLET. (Tabled from previous meeting.)

- A. RECOMMENDATION REGARDING IMPACT ASSESSMENT.
- B. DISPOSITION OF SITE PLAN.

Mr. Stan Schafer of Schafer Construction, Inc. introduced Mr. Len Nadolski from Champion Chevrolet. Mr. Schafer stated they are proposing an expansion of the existing building for additional service bays. The addition will match the existing materials and colors on the site. The exterior walls will be single-scored block with two regular block accent bands. It will have a flat roof with roof drains. No roof-top equipment is proposed.

He explained that the area will be a vehicle prep addition, used for preparing cars for display and delivery. It is a staging area. When new cars arrive, items installed for shipping (plastic wraps and stickers) will be removed. When a car is sold, it is prepared for delivery which includes: cleaned inside and out, tire dressing, light wax and a

complete inspection. The proposed addition will allow for more room in the Body Shop and Service Area, where these functions are currently being done. There will be no hazardous materials and no exterior lighting. There will be a floor drain to collect moisture that falls from the cars (from washing, which is done at another location, and rain/snow). He noted that most customers enter and exit at the west driveway, while the employees use the east driveway. So there should be no conflict with east/west traffic flow in this area. There will be no stacking space needed.

Mr. Schafer questioned whether the additional evergreen trees were needed in front of the bays on the I-96 side. They want people to know that the dealership is there.

Commissioner Figurski asked if the banner will be taken down on the I-96 side?

Mr. Nadolski answered "Yes" the banner will be taken down.

Commissioner McCririe noted that Mr. Nadolski needed to sign the site plan application.

Ms. Champine reviewed The Strader Group letter of 8/18/99. All the items have been addressed except the three evergreen trees in front of the bays. Mr. Purdy noted that I-96 would be treated in the same way as other roadway frontage. It influences the perception of the community. Actually, more people probably drive by the site on I-96 than Grand River. He advised planting the trees.

Commissioner McCririe agreed with Mr. Purdy. He noted that the Planning Commission has been consistent in the past on screening requirements. He felt adequate screening was needed for the doors and he felt three evergreen trees was a reasonable request. Commissioners Figurski and Pobuda voiced their agreement with Commissioner McCririe.

Mr. Schafer and Nadolski agreed to the evergreen trees.

Chairman Colley made a call to the public at 8:05 p.m. with no response.

Ms. Talley reviewed the McNamee, Porter & Seeley letter of 8/12/99. She asked if this site was serviced by a well? (Answer: "Yes.") She noted that the township may need an easement on the property to install water. She is in the process of investigating this. Mr. Nadolski stated that should not be a problem. Ms. Talley also noted that there will be a connection fee based on square footage at \$3,100/REU.

Moved by Figurski, supported by Litogot to recommend to the Township Board approval of the Impact Assessment, dated 8/2/99, for Champion Chevrolet. **Motion unanimously carried.**

Moved by McCririe, supported by Litogot to approve the site plan for Champion Chevrolet with the following conditions:

1. Township Board approval of the Impact Assessment as presented.
2. Township engineer review and approval of all plans and specifications.
3. All banners currently on the fence shall be removed immediately and no banners shall reappear at any time.
4. The materials and colors for the expansion shall match the materials and colors contained on the existing building.
5. Petitioner acknowledges and accepts the amount of \$3,100/REU for connection to the sanitary sewer for a total amount to be determined by the township engineer and staff pursuant to the township schedule of costs and fees.
6. Petitioner shall provide three evergreen trees to screen the overhead doors from I-96 which shall appear on the plan prior to submission to the Township Board.
7. Petitioner shall cooperate with the township for the needed possible easements for the installation of municipal water along their Grand River frontage.
8. Petitioner shall sign the application for site plan review.
9. If there is now, or will be in the future, a water softener used on the site, it shall not be connected to the sanitary sewer system and shall only utilize potassium.
10. The bays shall only be used for car prepping.

Motion unanimously carried.

- 5) REVIEW OF A SITE PLAN APPLICATION, REVISED ENVIRONMENTAL IMPACT ASSESSMENT, AND REVISED SITE PLAN FOR A PROPOSED 6,000 SQ. FT. WAREHOUSE ADDITION AT 6095 EAST GRAND RIVER, SECTION 10, PETITIONED BY WILSON MARINE/BC ARCHITECTS.

- A. RECOMMENDATION REGARDING REVISED IMPACT ASSESSMENT.
B. DISPOSITION OF REVISED SITE PLAN.

Chairman Colley noted that because this revised site plan only deals with increasing the size of the building, and to keep continuity in the meeting, he will remain at the Chair for the meeting, but he will abstain from voting as he has involvement on the project. He noted the petitioner is requesting to increase the size of the building, which was previously approved, from 4,000 sq. ft. to 6,000 sq. ft., all other conditions being the same.

Mr. Ron Wilson of Wilson Marine apologized for being back in front of the Commissioners. He stated that there had been a miscommunication with his builder and the footprint that he brought before the Planning Commission at the last meeting was the wrong one. He called Mr. Archinal when he realized this and was given the opportunity to come right back for the approvals he needs.

Commissioner McCririe noted that the display area in front was not on the plan. Are they going to do this?

Mr. Wilson stated they intend to do this but are looking at pricing.

Chairman Colley pointed out that there is a note on the plans pertaining to that.

Commissioner Litogot noted that the REU's will change, too.

Chairman Colley made a call to the public at 8:15 p.m. with no response.

Ms. Talley noted that water lines will go by the site, and it has not been determined yet whether an easement will be needed.

Mr. Wilson stated he would grant the easement, but asked the Commissioners to reconsider installing the sidewalk at this time, since it will not connect with anything, plus it will be tore up for the water lines.

Ms. Talley noted that it is much easier to install the water main before a sidewalk is installed.

Commissioner McCririe suggested that Mr. Wilson write a letter to the Township Board and they will take that into consideration.

Mr. Purdy suggested putting the money into escrow.

Moved by Pobuda, supported by Litogot to recommend to the Township Board the approval of the Impact Assessment for Wilson Marine, revised 8/18/99, with the addition of dust control language. **Motion carried (5 yes, 1 abstention with Colley abstaining).**

Moved by McCririe, supported by Litogot to approve the site plan for Wilson Marine, revised 8/18/99, with the following conditions:

1. It is specifically agreed that the building proposed is for the warehousing of boats and there shall be no offices, sales area, repair areas, or restroom facilities provided.
2. Petitioner shall cooperate with the township for water easements necessary for installation along Grand River.
3. Petitioner acknowledges and accepts that along with the increase in square footage will be a requisite increase in sewer REU charges.

Motion carried (5 yes, 1 abstention with Colley abstaining).

ADMINISTRATIVE BUSINESS

There was no Planner's Report.

Moved by Pobuda, supported by Litogot to approve the minutes of the August 9, 1999 meeting as written. **Motion unanimously carried.**

Mr. Archinal reminded the Commissioners of the joint meeting on August 30, 1999.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Dia M. Moulton
Recording Secretary