

GENOA TOWNSHIP

GENOA TOWNSHIP
PLANNING COMMISSION
JUNE 14, 1999
WORK SESSION
6:30 P.M.
MINUTES

JUN 16 1999

RECEIVED

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, Barbara Figurski, Gary McCririe, Jim Mortensen, Jerry Joseph and Bill Litogot. Also present were Michael Archinal, Township Manager, Caryn Champine from The Strader Group, and Melissa Talley from McNamee, Porter and Seeley. By the end of the work session there were a few persons in the audience.

It was noted that agenda items #1, 2, 3, 5, 8 and 9 will be tabled. Items scheduled for action during the regular session of the commission were discussed. No formal action was taken.

During discussion, Mr. Archinal asked the Commissioners for their input on how to better handle the large number of agenda items that are being advertised, only to have petitioners not be completely ready by the time the meeting date arrives. Applicants are not meeting the deadlines to submit their materials. Township staff are being required to spend more and more time following up with the applicants. The Commissioners agreed that with the current trend of longer agendas, petitioners that are not completely prepared should be tabled. They agreed that it is not a good practice to hear applicants when materials are incomplete. Also, it is not fair to those applicants who are prepared, to spend an inordinate amount of time on an incomplete petition. They agreed that consistency is important. As time passes and applicants are compelled to have complete information, it should become less and less of a problem.

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 Pobuda at 7:00 p.m. **Moved** by Figurski supported by Litogot to approve the Agenda with Items #1, 2, 3, 5, 8, and 9 tabled, and add the approval of the April 12, 1999 meeting minutes. **Motion unanimously carried.**

Vice Chairman Pobuda made a call to the public to discuss items not on the agenda.

Ms. Linda Keenley, 4859 Crooked Lake Road, stated she had recently lost her husband and is finding it very difficult to maintain her property, financially and otherwise (west of Fishbeck and east of Springhill). She has five acres and is interested in splitting it to sell two acres and the home, keeping the remaining three acres and the pole barn for herself. She noted that most of the properties near Fishbeck are 1-2 acres. She asked for some input from the Commissioners on possibly rezoning that larger area to a more dense zoning. It is currently master planned for two acres. She has talked to most of her neighbors and has sent letters to those she couldn't contact in person. She has received no negative calls or comments on the rezoning.

Commissioner Joseph stated he would be willing to look further at the area. However, he would like to see more detailed information on how big of an area this would involve.

Commissioner McCririe stated the DeLuca farm seems to be the line of demarcation. When putting together the Master Plan, the township knew this area would be changing.

Mr. Archinal noted that there are more non-conforming parcels in that area than there are conforming lots.

The Commissioners agreed that they would be willing to consider her request with more detail and information.

With no other public comments, the call to the public was closed at 7:10 p.m. Vice-Chairman Pobuda noted that the Board will not begin any new business after 10:00 p.m.

- 1) OPEN PUBLIC HEARING #1...REVIEW OF A REZONING APPLICATION AND ENVIRONMENTAL IMPACT ASSESSMENT FOR ST. JOSEPH MERCY HEALTH SYSTEMS TO REZONE 78 ACRES, LOCATED ALONG THE NORTH SIDE OF GRAND RIVER BETWEEN HACKER ROAD AND EULER ROAD, SECTION 13, FROM PRF TO MIXED-USE PUD.
 - A. RECOMMENDATION REGARDING IMPACT ASSESSMENT.
 - B. RECOMMENDATION REGARDING REZONING REQUEST.
 - C. RECOMMENDATION REGARDING PUD AGREEMENT.
 - D. RECOMMENDATION REGARDING CONCEPTUAL SITE PLAN.

Ms. Linda Grosh, 5301 East Huron River Drive, Ann Arbor, stated she is the project manager for the facility. She has been working with the township and its consultants and staff for the past few months on this project. They are committed to Genoa Township and look forward to being in the community. The parcel is about 78 acres, currently the Woodland Golf Course. An ambulatory health center, consisting of a 96,000 square foot building, related parking and open space would be included in Phase I. Professional

offices arranged in a campus-like setting and assisted living units are proposed as Phase II. They are requesting rezoning from PRF to a mixed-use PUD.

Mr. Paul Andriese, Grissim/Metz Associates (landscape architect) reiterated the first phase includes a 96,000 sq. ft. building with up to an 240,000 sq. ft. expansion for medical offices at a later phase. A later phase also includes an assisted living complex with approximately 90 units. He noted the parking formula used is a St. Joe's formula based on their past experiences with such developments. They have documentation to support their numbers. The roads will be owned and maintained by St. Joe's. Phase I proposes two access points on Grand River. They are working with the Livingston County Road Commission on this. A sidewalk along Grand River will be provided, and a walk will be provided that comes into the development, circles the buildings and connects to a small picnic area near the pond.

Mr. Robert Piatek, MAS Associates (architect), reviewed the building elevations. The building in Phase I will be brick and stone with a metal roof. The design is an image design for St. Joe's. The physician/office space part of the building is about 37,000 sq. ft. with a height of 37' to screen the mechanical equipment. (Mr. Purdy from The Strader Group arrived at this time, it being 7:20 p.m.) The remainder of the building is the surgery suite with a height of 42'. He noted that 14-16' ceilings are needed for the surgery suite. In the center of the two wings is a focal point/tower which includes the main entrance and lobby. This is 46' 1" in height.

Mr. Andriese noted that there is some land-banked parking in order to add parking, if needed, at a future date. Also, there are 11 acres of water on the site, and they took 25% of that to count towards the open space.

Commissioner Mortensen stated he did not feel the proposed 90 units of assisted living was a good transition for the large lots with large homes to the north. He also voiced his concern with the height of the proposed building. 35' is allowed in the ordinance and he felt this requirement should be adhered to.

Mr. Purdy suggested providing for an extensive buffer zone with a 50' setback for the residential area in the PUD Agreement. One of the main reasons for PUD developments is to allow "trade-offs" for the developer and township which provide specific benefits. For example, certain architectural features and open space might be a good benefit to the township, which in turn, could allow for a slightly higher building to the developer.

Mr. Piatek noted the building is over 500' back from the road and the smaller, center portion of the building is the tallest. Also, the surgery wing requires taller ceiling heights. The mechanical equipment must be screened, and they have chosen to incorporate that screening into the design of the building. Without the mansard roof, they would still be required to screen the equipment by ordinance.

Mr. Purdy stated he felt the township was getting some trade-offs here. A flat roof could be done, but it is less aesthetically pleasing. They are putting some nice architectural features into the building.

Commissioners Mortensen and Figurski reiterated their concerns with the building height. The other Commissioners agreed with Mr. Purdy.

It was noted there is about 430' between the two access points on Grand River. However, the western access is only 150' from the welding supply company's drive.

Ms. Caryn Champine reviewed The Strader Group letter of June 2, 1999. A special land use permit is required for the health center at the time of final site plan approval. The PUD Agreement is asking to approve the use without a special use permit (Section 1.1 in PUD).

Ms. Grosh explained that with the rezoning, they are not keeping this in a PRF zone.

Commissioner McCririe stated he did not have a problem with designating this as an approved use in the PUD Agreement. It will be reviewed by the Township Board and township attorney. In concept he could agree with this. They must come back to the Commission again and he would like to see specific language at that time.

Commissioner Litogot voiced his agreement.

Mr. Purdy noted a conceptual residential layout is required for the assisted living units. The other Commissioners agreed that at the next review, a conceptual plan for the seven acres of assisted living needs to be submitted.

Ms. Grosh noted that this hasn't been done because they really don't have the funding for the assisted living yet. But she could ask that a plan be put together. Such developments like this are beginning to be planned across the state.

Commissioner Mortensen reiterated his concern with such a high density being planned next to a low density neighborhood. Even with substantial screening, he has a problem with this. Commissioner Figurski agreed, noting that the area next to this development is a very nice area.

Commissioner Joseph stated he, too, felt the units might be too intense of a use next to the lower density area. But, if properly screened and buffered, he would be willing to look at it. At the next review, he wanted to see specific details in a landscape plan for the screening.

Ms. Grosh noted they are preparing a natural features analysis. Vice-Chairman Pobuda suggested trees, bushes, wildlife, etc. should be included in the analysis. The Commissioners are very conscious of developer's "scrub areas" due to past experiences.

Not only should they show what will be removed, but also what won't be disturbed and/or removed.

It was noted that language should be included in the PUD Agreement for open space connections.

Regarding circulation, access and traffic, Ms. Grosh noted they will take into consideration the review comments from the planner. They are working with the Livingston County Road Commission. Details will be provided by final site plan review.

Mr. Purdy noted that an easement and maintenance agreement defining responsibility and ownership of the road is needed. Private road easement widths must be 66' wide.

Ms. Grosh noted that the PUD Agreement states they will own and maintain the roads. There will be one owner of the development, although there will be multiple tenants.

Vice-Chairman Pobuda cautioned that the Commissioners won't deviate from the 66' wide requirement.

Ms. Grosh agreed to the review comments regarding the pedestrian circulation (item #11 on page 7 of The Strader Group letter).

Regarding parking, Ms. Grosh noted that it is in their best interests to have enough parking. They have documentation supporting their parking requirements. Mr. Purdy suggested language in the PUD Agreement providing that the banked parking will be constructed when determined appropriate by the Township.

It was noted that REU's and connection fees will be determined by the Township, and Ms. Grosh agreed that any signage will be limited to 72 sq. ft. in area per phase.

Commissioner Figurski asked for language in the Impact Assessment to include dust control and a PIP Plan. This was agreed to.

The PUD Agreement was discussed:

Section 2.1: Delete "**....or other residential uses.**"

Section 2.4: Revise per the comments in The Strader Group letter of 6/2/99.

Section 3.1: Revise per the comments in The Strader Group letter of 6/2/99.

Section 3.2: Add the words "and approved" to the following - "...access points utilizing safety standards established **and approved** by the Township and Livingston County Road Commission."

Article 3: Revise per the comments in The Strader Group letter of 6/2/99.

Section 3.4: Revise per the comments in The Strader Group letter of 6/2/99.

The Commissioners wanted pedestrian connections where the Township deems them necessary.

Section 4.2.4: Language should be included that storm water control devices will be designed so as to not need any fencing.

Section 4.3: Delete "...individual lot owners,..." and better define maintenance.

Section 5.1: Revise per the comments in The Strader Group letter of 6/2/99.

(Mr. Purdy noted that the architectural design of the residential assisted living units could help in the transition to the low-density residential.)

Section 5.1.1.: Change to read "**Pitched roof buildings are required.**"

Sections 6.1 and 6.2: Include language that the developer shall pay REU and connections fees as required by the Township.

Ms. Melissa Talley reviewed the McNamee, Porter & Seeley letter of 6/1/99. A full impact traffic study is required. (Ms. Grosh stated they are working on this.) More detail will be needed for their calculations as the project progresses. She noted that the Livingston County Drain Commission is steering away from temporary sedimentation basins. Language should be included in the PUD for the water phases. The other issues are site plan issues.

Commissioner Mortensen asked how the Commission could possibly recommend approval of the rezoning without having the results of a traffic study? Also, as long as the high density residential is included in the project, he would not be in favor of the development.

Mr. Purdy suggested a general, overall traffic study for the total site, and then at individual site plan reviews, look at specific access points and their detail. Traffic can be curtailed by limiting floor space in the office buildings and/or the number of residential units.

Ms. Grosh noted that their facility would fit in the current zoning. The Township asked them to come forward with a PUD concept. They are working on the traffic study. It should be done by the end of next week.

Mr. Purdy noted that the ordinance requires it to be at the rezoning approval.

Vice Chairman Pobuda made a call to the public at 8:50 p.m. with no response.

Commissioner McCririe noted for the record the receipt of a letter from Steve E. Andersen of Pyro Heating and Cooling, dated 6/13/99. His property abuts the Woodland parcel on the east. The letter requests the Planning Commission to include his parcel in the rezoning.

The Commissioners agreed that a Traffic Impact Assessment was needed before taking action.

Moved by McCririe, supported by Figurski to table St. Joseph Mercy Health Systems at the request of the petitioner. **Motion carried (5 yes, 1 no with Mortensen dissenting).**

The meeting was recessed at 8:55 p.m. and reconvened at 9:00 p.m.

- 2) OPEN PUBLIC HEARING #2...REVIEW OF A SITE PLAN APPLICATION, ENVIRONMENTAL IMPACT ASSESSMENT, AND SITE PLAN FOR A PROPOSED 18 HOLE GOLF COURSE AT 4141 BAUER ROAD, SECTION 25, PETITIONED BY MT. BRIGHTON.
 - A. RECOMMENDATION REGARDING IMPACT ASSESSMENT.
 - B. DISPOSITION OF SITE PLAN

Mr. Bill McCririe, representing Mt. Brighton, briefly reviewed the steps that had been taken by Mt. Brighton for this development. The parcel has been through the rezoning process and they are looking for approval of the impact assessment and site plan for phase one. He stated they have taken into account the comments of the township staff review letters; much of the comments are concerned with phase two.

Mr. Howard Nauboris of Design 3 reviewed the existing conditions of the site. There are 26.7 acres of wetlands, which were delineated in February, 1999. Of the 75 acres of vegetative area, approximately 5.5 acres is mature woodlot. There are two cul-de-sacs from the Mt. Brighton Subdivision that extend onto the property. They have been trying to meet with Mike Crain to discuss giving those cul-de-sacs to the County. The golf course has been designed around them. It will have no impact on the cul-de-sacs. Mr. Nauboris presented a soils map and noted that Frank Schaldach (a registered forester) has completed a woodland inspection. His report is included in the site plan submittal.

Phase I includes the driving range, 18-hole championship golf course and a clubhouse area, which uses an existing lodge. Restrooms are proposed at the third and fourth holes. Health Department permits will be required for the septic. Phase II includes the parking lot, cart storage building and cart staging area.

Mr. Nauboris reviewed the drainage system. He stated Mt. Brighton already has a pretty good drainage system. Current underground pipes connect some of the ponds. The irrigation pond is designated as Pond "C". Existing flow patterns will remain unchanged. He noted that they cannot control the amount of water that comes out of Worden Lake. Retention basins will be used, which will cause some ponding. This is intentional and will be incorporated into the design of the golf course. The ultimate run-off from the site is to be through the existing 36" culvert under Brookview Drive and will be less than is currently being directed to this culvert. Hole numbers 4 and 16 will impact the wetlands; DEQ approval is required.

Commissioner Litogot asked about the cart path near the Bauer Road fence.

Mr. Bruce Matthews of Design 3 stated there is a location where the proposed cart path encroaches the required 50' setback on Bauer Road. The path has been moved away from Bauer Road except where the existing gated fence is 20' away from the right-of-way.

They have attempted to adjust the path away from the road in this area to the extent allowed by the current hill. Moving the cart path further east of the gate at this location will require significant grading and is not an environmentally prudent approach.

Commissioner Mortensen asked about possibly upgrading the unsightliness of the fence on Bauer Road.

Mr. Purdy suggested language in any motion that the frontage landscaping will be completed prior to the operation of the golf course. Although, he did note that some areas of the fence are pretty close to the road right-of-way.

Commissioner McCririe asked about the two homes on the site.

Mr. Joseph Bruhn, owner, answered the home by the pond will be removed in Phase I. The other will stay where it is. He noted that it is a good idea to have someone on the property anyway for security purposes.

Commissioner Joseph asked what precludes any view of Worden Lake in the design of the golf course?

Mr. Nauboris answered there is over 200' of wetlands in that area which cannot be disturbed.

Vice Chairman Pobuda asked about the sand in the sand traps.

Mr. Matthews answered the bunker sand will be either wash mason sand or crushed silica sand. Both are environmentally safe.

Mr. Purdy briefly reviewed The Strader Group letter of 6/1/99. He noted that both green 2 and tee 3 are near residential property lines. He suggested additional setback or screening there.

Mr. Bruhn noted that in the meetings they have had with area residents, they've stated they would like a better view of the golf course. Mr. Matthews also noted that there is natural buffer in these areas, and they are 200' from center line to center line, which is more than the industry standard.

After discussion, the Commissioners agreed with Mr. Matthews and felt these two areas were fine as proposed.

Regarding the pedestrian tunnel, details are provided in the site plan submittal. It is 83" tall and 128" wide. It is only 3' underground but is designed to be used at larger depths.

Ms. Talley reviewed the McNamee, Porter & Seeley letter of 6/1/99. She noted that they have not done a review of the pedestrian tunnel. Is that something the Commissioners want done?

The Commissioners agreed that it would be prudent for the township engineer to do a structural review of the pedestrian tunnel.

Ms. Talley stated several other issues have been resolved or are part of Phase II. The biggest issue is the irrigation system and its affect, if any, on area wells. More information is needed on this.

Mr. Matthews stated the current ski hill uses approximately 52,000,000 gallons/year during seasons when there is very little, if any, recharge rate on the wells. The proposed golf course will only use about 16,400,000 gallons/year during seasons when there is a maximum recharge on the wells. No drawn down of the wells is expected.

Commissioner McCririe stated language to that effect should be included in the Impact Assessment. The Commissioners agreed with him.

Commissioner Figurski asked where the hazardous building is located.

Mr. Nauboris answered it will be next to the electrical building.

Commissioner McCririe asked the petitioner to prepare a drawing that super imposes the greens and fairways over the existing woodlot in order to get a better idea of the lay-out and what will be affected on the site. Mr. Matthews stated that could be done.

Vice Chairman Pobuda made a call to the public at 10:07 p.m. with no response.

Moved by Mortensen, supported by Figurski, to recommend to the Township Board approval of the Impact Assessment for a golf course at Mt. Brighton, dated 5/5/99, to include language stipulating the amount of water usage, as discussed at tonight's meeting. Such language shall be included before submittal to the Township Board. **Motion unanimously carried.**

Moved by McCririe, supported by Figurski, to approve the site plan for Phase I of the Mt. Brighton Golf Course with the following conditions:

1. Township Board approval of the Impact Assessment as modified by motion tonight.
2. Township engineer review and approval of all plans and specifications, and a review and approval of the structural integrity of the pedestrian tunnel.
3. Petitioner shall receive all MDEQ permits for work within the wetlands and copies of all shall be provided to the township.
4. Petitioner shall maintain both cul-de-sacs for use by the Mt. Brighton

Subdivision subject to change in ownership and any modifications shall be acceptable to the Livingston County Road Commission.

5. Petitioner shall remove the affordable housing adjacent to green #18.
6. The golf course shall not be opened for business prior to township approval and construction of Phase II; however, the petitioner shall be entitled to open the driving range from 6:00 a.m. to 9:00 p.m., 7 days a week, until October 1, 2000, or completion of Phase II, whichever comes first.

Motion unanimously carried.

Moved by Mortensen, supported by Litogot, to recommend to the Township Board an amendment to the Impact Assessment, dated 5/5/99, previously recommended for approval to the Township Board, which states the driving range will be permitted to open between the hours of 6:00 a.m. and 9:00 p.m., 7 days a week, until October 1, 2000, or the completion of Phase II, whichever comes first. **Motion unanimously carried.**

- 3) OPEN PUBLIC HEARING #3...REVIEW OF A SITE PLAN APPLICATION, ENVIRONMENTAL IMPACT ASSESSMENT, AND SITE PLAN FOR A 40,000 SQUARE FOOT EXPANSION TO MICHIGAN ROD PRODUCTS MANUFACTURING FACILITY, LOCATED AT 1326 GRAND OAKS DR., PETITIONED BY RHOADS & JOHNSON.

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

Mr. Jerry Tomczak of Rhoads & Johnson stated they are proposing a 40,000 sq. ft. expansion to an existing 88,000 sq. ft. building. It is a pre-engineered, metal building which will match the existing building. They have outgrown their current capacity and have had to store some materials outside. This outside storage will be taken care of by the new building.

Ms. Champine reviewed The Strader Group letter of 6/9/99. Mr. Tomczak agreed to the review items in the letter.

Ms. Talley reviewed the McNamee, Porter & Seeley letter of 6/9/99. Mr. Tomczak agreed to the review items in this letter, also.

Vice Chairman Pobuda noted there was no public present for a call to the public.

Commissioner Figurski noted the Impact Assessment needed to be dated.

Moved by Figurski, supported by Litogot to recommend to the Township Board approval of the Impact Assessment for Michigan Rod Products with a date of 6/14/99 to be included. **Motion unanimously carried.**

Moved by McCririe, supported by Litogot, to approve the site plan for Michigan Rod Products 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 and specifications with special attention to the review items in the McNamee, Porter & Seeley letter dated June 9, 1999.
3. Petitioner shall add the revision date to the plans prior to submittal to the Township Board.
4. All materials of the addition shall match the existing materials on the building.
5. Protective fencing shall be provided during construction for all trees along the east lot line.
6. All outdoor storage as exists on the site now and in the future shall cease and desist.
7. The curb and additional paved area shall be extended as cited in the McNamee, Porter & Seeley letter of 6/9/99.
8. Petitioner shall add a gate to the dumpster enclosure.
9. Petitioner acknowledges and accepts the REU calculations for sewer and water as contained in the McNamee, Porter & Seeley letter of 5/19/99 subject to final confirmation by the township.

Motion unanimously carried.

ADMINISTRATIVE BUSINESS

There was no Planner's Report.

Commissioner Mortensen noted that he did not receive the minutes in time to review them.

Moved by Figurski, supported by McCririe, to approve the minutes of the April 12, 1999 and May 10, 1999 meetings as written. **Motion carried - 4 yes, 1 no with Mortensen dissenting, and 1 abstention (Litogot).**

The Commissioners discussed the need for more resources in order to inspect developments for compliance to zoning and/or other special conditions placed on a development by the Planning Commission and/or Township Board before occupancy permits are granted. They all agreed it was very important to routinely inspect developments.

Moved by Litogot, supported by Figurski, to endorse the concept of withholding the issuance of a certificate of occupancy for a building until a zoning compliance review is performed by the Township. **Motion unanimously carried.**

The meeting was adjourned at 10:40 p.m.

Respectfully submitted,

Dia M. Moulton
Recording Secretary