

GENOA TOWNSHIP

GENOA TOWNSHIP
PLANNING COMMISSION
JANUARY 25, 1999
WORK SESSION
6:30 P.M.
MINUTES

JAN 27 1999

RECEIVED

The work session of the Planning Commission was called to order by Chairman Bill Colley at 6:35 p.m. The following commission members were present constituting a quorum for transaction of business: Bill Colley, Barbara Figurski, Jim Mortensen, Jerry Joseph, Gary McCririe, and Bill Litogot. Also present was Michael Archinal, Township Manager, Jeff Purdy from The Strader Group and Melissa Talley from McNamee, Porter & Seeley. There were a few 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 Colley at 7:00 p.m. He stated that agenda items #2 and 3 will not be heard tonight as the petitions are not completely prepared. **Moved** by McCririe, supported by Joseph to approve the Agenda with items #2 and 3 tabled. **Motion unanimously carried.**

A call to the public was made to discuss items not on the agenda with no response.

- 1) OPEN PUBLIC HEARING #1...REVIEW OF COUNTRY CORNERS SHOPPING CENTER SITE PLAN PARKING LOT CALCULATIONS.
(Tabled from January 11, 1999 meeting.)

A. RECOMMENDATION REGARDING SITE PLAN AMENDMENT.

Mr. Mark Latterman, representing Mesquite Junction Steakhouse, introduced Mr. Mike Boggio (architect). Mr. Boggio stated he has furnished documents relating to the parking lot calculations for the Country Corners development (ref.: January 20, 1999 letter to Michael Archinal from Michael A. Boggio, Jr.). The calculations take into consideration known uses and proposed building uses. At the time of site plan approval, during the summer of 1997, there were no known specific tenants; the parking requirements were tabulated based upon all retail uses. The current calculations show that there is enough overall parking on the site to support the proposed restaurant. The calculations are very realistic.

Mr. Purdy noted the reason the parking requirements for the restaurant can be accommodated is because of the furniture store. If the furniture store was to be replaced by a general retail use, there wouldn't be adequate parking. He wanted this made clear to the applicant.

Chairman Colley noted that any motion needed to be specific in that any deviations or changes in use(s) of the development would have to be approved by the township based on the ordinance for ample parking for the use(s).

Commissioner Figurski asked about a previous plan which showed the islands in the parking lot shortened. Was this done?

Mr. Boggio answered the site plan which showed that was not approved. The islands have not been shortened. However, the west building was moved a little to the east in order to accommodate a water line on the west property line which had a bad elevation. That was approved and is shown on the plan.

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

Mr. Boggio agreed that the township will approve each new tenant as it comes into the development.

Mr. Archinal asked who was in charge regarding infrastructure considerations? There is an exposed water main that needs to be taken care of.

Mr. Boggio stated he would be the person to talk to, and this will certainly be remedied.

Moved by Litogot, supported by McCririe to grant approval to Country Corners Shopping Center for a 5,500 sq. ft. restaurant with additional parking, site plan dated 1/23/98, condition upon any deviation in the use of the site must be approved by the township prior to execution of the lease and the petitioner acknowledges and accepts the memo dated January 15, 1999, from Township Manager, Michael Archinal. **Motion unanimously carried.**

2) OPEN PUBLIC HEARING #2...REVIEW OF A SPECIAL USE APPLICATION, SITE PLAN APPLICATION, IMPACT ASSESSMENT AND CORRESPONDING SITE PLAN FOR A PROPOSED DISCOUNT TIRE STORE; LOCATED ON A VACANT PARCEL AT THE SW CORNER OF GRAND OAKS DRIVE AND GRAND RIVER AVENUE; DISCOUNT TIRE. (Tabled from January 11, 1999 meeting.)

- A. RECOMMENDATION REGARDING SPECIAL USE APPLICATION.
- B. RECOMMENDATION REGARDING IMPACT ASSESSMENT.
- C. RECOMMENDATION REGARDING SITE PLAN.

Mr. Dave Parker, representing Discount Tire, was present to answer the Commissioners' questions. A Discount Tire Company brochure was distributed to each of the Commissioners.

Chairman Colley stated it appeared the major issue with the Commission was the fact that the garage doors would be visible from a major thoroughfare (Grand River Avenue).

Mr. Parker stated they have taken care of just about every issue the township staff has raised except for the building location/configuration. As proposed, the best side of the building faces the street. The showroom area is critical to the development.

Chairman Colley noted that the Commission has worked really hard to keep the view from Grand River aesthetically pleasing. Garage doors attract things during the day that are unsightly. He would like to see the building rotated, or protect the view from Grand River with major landscaping, and possibly a brick or stone wall.

Commissioner McCririe noted the photos in the brochure. The stores in different parts of the country, as photographed in the brochure, show the garage doors open. These doors would be open all day. For him, this view from Grand River doesn't work. He noted that recently a competitor of the petitioner was required to put their doors on the back side of their building.

Mr. Parker stated they are constrained by the building setbacks on three sides (side yard and front yard setbacks).

Mr. Purdy noted that if the parking does not go beyond the front line of the building, you can reduce the front yard setback. The parking could go in the rear and/or the sides.

Mr. Parker stated that would not be a real solid site layout. It would not be functional. He noted, with due respect, that they have built these buildings numerous times. They know what they need to operate and maintain the business (what is needed for the showroom, the supply area, etc.). He didn't feel it needed to be reinvented. Also, reconfiguring the building would make it difficult to get trucks in to load and unload.

Chairman Colley stated he felt that with the right landscaping, the doors could be hidden from view on Grand River.

Mr. Les Listmyer, the designer of the site, stated there is already a gentle berm between the sidewalk and the parking area. There is a sign which has boulders and plantings (sheet #3 of the site plan). He felt this would be effective.

Mr. Purdy noted that sitting at the intersection of Grand Oaks and Grand River, one would be able to see over the berm, as this area is higher than the berm. There would have to be an extensive amount of plant material on the berm in order to get an effective

screen. He, too, felt a low masonry wall with additional landscaping might be a good idea.

Chairman Colley stated he would like to see them come back with a plan for the northeast corner with a stone wall and landscaping showing that it will eliminate the impact of the garage doors. While he realizes it is time and money to the applicant to have to come back, he felt the Commission has worked very hard in the past on the aesthetics as they relate to Grand River.

Commissioner McCririe stated he didn't feel the Commission could grant conditional approval either. This is a special use application, too. This would only be remanded back to the Planning Commission from the Township Board.

Mr. Purdy stated the special land use and site plan go hand-in-hand.

Mr. Parker voiced his concern on the time line of the contract.

Mr. Harvey Wise, representing the owner of the entire site, stated he could see that the Discount Tire people are making a good faith effort and he felt they could be granted additional time. It would be a win/win situation. He stated he could work with them in order to work with the site issues.

Mr. Archinal stated the next Planning Commission meeting would be February 8, 1999. The plans would have to be into the township by February 3, 1999.

Mr. Purdy reviewed The Strader Group letter, dated December 16, 1998. There were still a few outstanding issues. It was noted there would be no outside storage. All roof top equipment will be screened. Shoe-box lighting fixtures are required. Sample boards of materials are needed. The additional driveway located about one hundred feet south, which is not located on the subject property, was discussed. Ideally, he would prefer that the driveway currently shown on the plan be taken out, and the driveway to the south (service drive connection) be put in.

Mr. Parker noted that they would like to connect, but because they don't know the extent of what will be developed there, or where it would actually connect, they took it off the plans. He noted it would be to their benefit to connect. But they would also like the driveway shown.

Chairman Colley noted that there should not be two curb cuts on Grand Oaks.

Commissioner McCririe suggested a shared driveway on the property line.

Mr. Purdy noted that copies of the draft easement for shared access would be needed.

Ms. Talley briefly reviewed the December 16, 1998 letter from McNamee, Porter & Seeley. Storm sewer calculations on down stream are needed. Detail on the parking lot (i.e., flat spots) is needed. The thickness of the concrete should be 6" rather than 4". Easements for off-site grading are needed. And, more temporary soil erosion control measures are needed on Grand Oaks.

Commissioner Figurski noted that the Impact Assessment needed times and days of operation.

Chairman Colley made a call to the public at 8:00 p.m. with no response.

Moved by McCririe, supported by Figurski to table Discount Tire Store in order to obtain additional information. **Motion unanimously carried.**

- 3) OPEN PUBLIC HEARING #3...DISCUSSION REGARDING ZONING ORDINANCE TEXT AMENDMENT ADDITION OF WIRELESS COMMUNICATION REQUIREMENTS. (Tabled from January 11, 1999 meeting.)

Mr. Purdy briefly reviewed the drafted amendment to the zoning ordinance to add Article 3.00 General Provisions, Section 3.29 Use, Wireless Communication Facilities. The amendment regulates the location and design of wireless communication systems. It provides definitions, the approval process, design standards, application requirements, co-location, etc. He briefly reviewed the approval process required as described on page 2 of the drafted zoning ordinance.

Commissioner McCririe suggested that any co-location towers attached to an existing structure be handled by the Zoning Administrator and any new towers require a special use, and just eliminate any new lattice towers.

Mr. Purdy stated a legal use, such as lattice towers, cannot be excluded from a community. The tallest a monopole can be is 180 feet, plus a monopole can't support the same weight as a lattice tower.

Chairman Colley then suggested that lattice towers only be allowed in an industrial district and only when a monopole can't work.

The Commissioners agreed with these suggestions. It was also suggested that wording be added to letter h. (page 6) that any new towers shall allow co-location and any tower that does not permit co-location shall be deemed a non-conforming structure.

Chairman Colley noted that there were no persons in the audience for a call to the public.

Moved by McCririe, supported by Figurski to recommend to the Township Board approval of the amendment to the zoning ordinance for wireless communication facilities with the changes noted. **Motion unanimously carried.**

ADMINISTRATIVE BUSINESS

There was no Planner's Report.

Moved by Litogot, supported by Figurski to approve the minutes of the January 11, 1999 meeting with minor typo corrections on pages 10 and 13. **Motion unanimously carried.**

During membership discussion, Commissioner McCririe stated that at a recent Michigan Township Association meeting, it was strongly advised that township's hold annual elections for Chairman, Vice-Chairman, etc. The Commissioners discussed this and agreed that it should be done on an annual basis. They asked Mr. Archinal to put this on the next meeting's agenda.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Dia M. Moulton
Recording Secretary