

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
WORK SESSION
NOVEMBER 12, 2007
6:30 P.M.
AGENDA**

CALL TO ORDER: At 6:30 p.m., the work session of the Genoa Township Planning Commission was called to order. Present constituting a quorum were Vice Chairman, Dean Tenge, James Mortensen, Barbara Figurski, Teri Olson and Chris Grajek. Also present were Jeff Purdy of LSL, Tesha Humphriss of Tetra Tech and Kelly VanMarter, Planning Director.

APPROVAL OF AGENDA: Upon motion of Barbara Figurski and support by Teri Olson, the agenda was approved as submitted. **Motion carried unanimously.**

DISCUSSION: of Agenda items of the regular meeting of the Planning Commission

DISCUSSION: of general items

ADJOURNMENT: Upon motion by James Mortensen and support by Barbara Figurski, the work session was adjourned at 6:42 p.m.

**GENOA TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
NOVEMBER 12, 2007
7:00 P.M.
AGENDA**

CALL TO ORDER: At 7:00 p.m., the work session of Genoa Township Planning Commission was called to order. Present constituting a quorum were Vice Chairman Dean Tenge, James Mortensen, Barbara Figurski, Teri Olson and Chris Grajek. Also present were Jeff Purdy of LSL, Tesha Humphriss of Tetra Tech and Kelly VanMarter, Planning Director.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited and a moment of silence was observed.

APPROVAL OF AGENDA: Upon motion by Barbara Figurski and support by Teri Olson, the agenda was approved as submitted. **Motion carried unanimously.**

CALL TO THE PUBLIC: (*Note: The Board reserves the right to not begin new business after 10:00 p.m.*)

OPEN PUBLIC HEARING # 1... Review of special use application, environmental impact assessment and sketch plan for a proposed 24 hour drive –through for a White Castle Restaurant to be located at 3832 E. Grand River, Sec. 5, petitioned by White Castle Michigan LLC.

Joe Barts of White Castle, 23985 Industrial Park Drive, Farmington, Michigan addresses the Planning Commission. He presents a rendering with four views to the Planning Commission, as well as a proposed landscaping plan. Their rendering reflects that the building will continue to be predominantly brick, but will have a white vestibule. The awnings will be replaced with blue and white awnings. They proposed to use the trademark White Castle signage.

James Mortensen asks about utilizing a different color scheme to tone down the color contrasts between the red brick and white brick. Mr. Barts shows the Planning Commission photographs from other markets that reflect the contrasts between white and red brick.

Mr. Barts indicates a second window will be added as a pre-payment window in addition to the pick-up window for drive-thru operations.

Parking is discussed. There are 55 existing parking spaces. There is one trash enclosure to hold one trash receptacle at this site. Another one is necessary to accommodate the White Castle cardboard recycling program. The use of a parking space is necessary to accomplish this. The R.V. parking will be moved to accomplish this. The lot is in good shape and they will seal coat it after the winter.

Their operation is 24 hours per day.

Jeff Purdy addresses the Planning Commission. He addresses the change of architecture caused by adding the tower. Under the terms of the PUD and architectural standards in the ordinance, the Planning Commission must approve the change. The square footage of the added tower would exceed 25% of the square footage of the existing façade and therefore, approval by the Planning Commission is required. Ms. VanMarter indicates that the Planning Commission does have the authority to approve these items.

Chris Grajek indicates that the wainscoting on the white tower prevents some of the stark appearance that was initially envisioned. Petitioner offers to modify the plan to take the wainscoting all the way to the top of the tower. The Planning Commission indicates that is their preference.

Jeff Purdy indicates that the plan for the parking spaces is acceptable. The concrete space needs to be extended six feet out from the enclosure. Petitioner agrees to do that. Jeff Purdy indicates that any proposed fixtures must be approved by the Township. Mr. Barts provides documentation to Ms. VanMarter regarding the fixtures. Any signage changes must be approved administratively by the Township.

Tesha Humphriss discusses traffic flow to and from the site. There is no additional impact. The details of the grease trap must be provided to Tetra Tech. Petitioner will do that.

Dorothy Martinez, 320 Jewett, Howell asks about the timeline involved in opening the restaurant. Petitioner indicates as fast as possible. He is hoping to have the restaurant open May 1st at the latest.

Planning Commission disposition of petition

- A. Recommendation regarding Special Use.
- B. Recommendation regarding Impact Assessment.
- C. Recommendation regarding Sketch Plan.

Motion by James Mortensen to recommend to the Township Board approval of a special use permit to allow White Castle to operate 24 hours per day, seven days per week. This recommendation is made because the special use is consistent with the township ordinance and is consistent with the activities and commerce going on in the PUD site, including the 24 hour per day, seven day per week operation of Wal-Mart. Support by Barbara Figurski. **Motion carried unanimously.**

Motion by Barbara Figurski to recommend to the Township Board that the impact assessment dated October 4th by White Castle be approved, with the exception of item "F," which should be changed to Brighton Fire Department. Support by Teri Olson. **Motion carried unanimously.**

Motion by James Mortensen to recommend that the Township Board approve of the sketch plan for White Castle dated October 4th, 2007 subject to:

1. Approval of the Township Board of the special use permit;
2. Approval of the Township Board of the impact assessment;
3. Revision of building materials to use stone to the cap of the tower;
4. Five parking spaces will be eliminated to accommodate two parking spaces for R.V.s;
5. Sheets regarding lighting intensity will be provided to the Township;
6. The Township Engineer will be provided engineering detail regarding grease traps;
7. Requirements of the October 15th letter by Brighton Fire Department will be complied with;
8. Renderings and building materials as revised this evening will become Township property;
9. The concrete base under the dumpster will be extended by six feet.

Second by Barbara Figurski. **Motion carried unanimously.**

John Haas, 7725 Darlene Drive, Brighton, Michigan addresses the Planning Commission. He is in favor of the White Castle.

Administrative Business:

- *Planners report presented by LSL Planners*
- *Approval of October 22, 2007 Planning Commission meeting minutes. Upon motion by and support by, the minutes were approved as amended. **Motion carried unanimously.***
- *Member Discussion. Gary McCririe, Township Supervisor, updates the Planning Commission regarding various matters.*

11-12-07 PC Minutes Approved

The meeting was adjourned at 8:03 p.m.

Respectfully submitted,

Kristi Cox
Recording Secretary