

**GENOA TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
AUGUST 11th, 2008
6:30 P.M.
AGENDA**

CALL TO ORDER: At 6:30 p.m., the Genoa Township Planning commission was called to order. Present constituting a quorum were Chairman Doug Brown, Barbara Figurski, Dean Tngle, James Mortensen, Chris Grajek and Diana Lowe. Also present were Brian Borden of LSL and Tesha Humphriss, Township Engineer, and Kelly VanMarter, Planning Director.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

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

WORK SESSION: A work session was held.

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, impact assessment and site plan for a proposed day care center located in an existing building at 1183 Parkway Dr. Howell, MI 48843, Sec. 5, petitioned by AZD Associates.

The Petitioner, Carol Gatewood, Todd Smith, and Mark Leonard addressed the Planning Commission. She would like to open a high quality day care center in an existing building. This will be her fourth day care center.

Todd Smith discusses the plans with the Planning Commission. The consultants' comments have already been taken into consideration and the plans have been altered to reflect that. The most recent set of plans is dated August 2, 2008. The Planning Commission does not have a copy of these plans. The loading area has been revised, but the width is not yet at 500 feet. It's currently at approximately 420 feet.

Todd Smith presents the color boards to the Planning Commission. The renderings are also presented. A copy of the private road easement was given to the Planning Commission.

Todd Smith discusses the traffic impact study. There is currently a left hand turn lane and a deceleration lane in place. These would be utilized. The traffic consultant indicated they'd be happy to do an impact study, but they feel it is comparable to a light industrial flow.

As it relates to lighting, there are existing can fixtures. Petitioner would like to use those in addition to the decorative light fixtures on the sides of the building.

Chairman Brown discusses traffic and parking with the petitioner. The petitioner uses buses to retrieve the children from school and brings them to the day care center, which decreases the traffic flow.

Brian Borden indicates that the trips were calculated by manual and does not take into account the busing that is offered. Petitioner indicates peak time is 7:30 – 8:30 a.m. and 3:00 – 6:30 p.m. Also, approximately fifty percent of the parents have more than one child in day care. Additionally, approximately 20-25% of the children only attend after school.

Brian Borden indicates the Planning Commission has the discretion to waive the requirement of the traffic study. Tesha Humphriss indicates the negative impact would be on Parkway Drive. Grand River would not suffer a negative impact due to the left hand turn lane and deceleration lane already in existence. MDOT would never approve a light at Grand River and Parkway. Parkway already has a left hand turn lane. Therefore, she thinks a traffic study would indicate that no improvements were needed.

Petitioner indicates that "full capacity" in a child care center is 70%. This should also be taken into consideration.

James Mortensen asks Brian Borden about the smaller loading space referenced in the consultants' letter. This would be for the loading of supplies, not children. Brian Borden indicates the Planning Commission has discretion to allow the smaller space.

The consultants reviewed the updated plans and feel that it successfully addresses their primary concerns. Brian Borden would like to see the parking space next to the waste receptacle removed. The dumpster should be reoriented to allow for direct access to it, rather than angled. Petitioner agrees.

Chris Grajek indicates he feels the traffic study is not needed. Tesha Humphriss indicates that any scope of the traffic study would be "no scope."

Brian Borden indicates that the landscape plan is inconsistent as it relates to the table and the plan. Additionally, the applicant should arrange for the garbage to be collected at off-peak times. The other facilities are done before they open.

Petitioner addresses the Brighton Fire Department letter. Petitioner agreed to all items in the letter and will incorporate those changes that haven't already been made in the final plan.

Planning Commission disposition of petition

- A. Recommendation of Special Use Application.
- B. Recommendation of Impact Assessment.
- C. Recommendation of Site Plan.

Motion by James Mortensen to recommend to the Township Board approval of a special use permit to allow Learning Tree to establish a child care center in an existing facility at the corner of Parkway Drive and Grand River, subject to the following:

1. Approval by the Township of the site plan and impact assessment;
2. This recommendation is given because the Planning Commission believes that this is an appropriate special use permitted within an industrial district and meets the requirements of section 19.03 of the Township Ordinance. Further, the Planning Commission believes this child care center will provide a needed service to nearby employees, as well as other residents of the community.

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

Motion by Barbara Figurski to recommend that the Township Board approve the impact assessment dated July 10, 2008 subject to:

1. The addition of dust control measures;
2. The hours of operation should be outlined, which are 6:30 a.m. to 6:30 p.m., Monday through Friday;
3. The dumpster pick-ups and deliveries will be outside of normal business hours.

Support by James Mortensen. **Motion carried unanimously.**

Motion by James Mortensen to recommend approval of the site plan dated 7/22/08 as amended 8/7/08, subject to the following:

1. Approval by the Township Board of the environmental impact assessment and special use permit;
2. The proposed architectural renderings and materials are acceptable to the Township and will become Township property;
3. A parking space in the vicinity of the dumpster will be removed and the dumpster will be reoriented;
4. The wall-mounted decorative fixtures are acceptable as depicted;

5. The requirements of the Brighton Area Fire Department as spelled out in their letter of July 30, 2008 will be complied with;
6. The Planning Commission finds that a traffic study is not required.

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

**OPEN PUBLIC HEARING #2...Discussion of Planning Commission By-Laws
as presented by Kelly VanMarter, Genoa Charter Township Planning
Director.**

Kelly VanMarter presents a template for By-Laws for the Planning Commission to review and begin paring down. James Mortensen feels that it is necessary to reduce the amount of rules placed upon the Planning Commission and make sure that Board items are in the Board's By-Laws, etc.

Chairman Brown feels that the items pertaining to the Planning Director need not necessarily be in the By-Laws for the Planning Commission.

Kelly VanMarter advises what the By-Laws are required by law to contain. James Mortensen feels that the By-Laws should not contain much more than that.

Kelly VanMarter will pare down the By-Laws and provide copies to the Planning Commission members with time to review it prior to the next meeting.

Administrative Business:

- *Planners report presented by LSL Planners.* Brian Borden has nothing to add, other than his congratulations to the Planning Commission members retained in the last election.
- *Approval of July 14th, 2008 Planning Commission meeting minutes.* **Motion** by Barbara Figurski to approve the minutes of the July 14, 2008 meeting, as amended. Support by James Mortensen. **Motion carried unanimously.**
- *Member Discussion.* The next meeting will be September 8th, 2008. The By-Laws will probably be addressed at that meeting.

Motion by Barbara Figurski to adjourn the meeting at 8:25 p.m. Support by Chris Grajek. **Motion carried unanimously.**