

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
DECEMBER 14th, 2009
6:30 P.M.**

AGENDA

CALL TO ORDER: At 6:30 p.m., the Genoa Charter Township Planning Commission meeting was called to order. Present constituting a quorum were Chairman Doug Brown, Barbara Figurski, Dean Tengel, John McManus, Diana Lowe, and Lauren Brookins, and Jim Mortensen. Also present were Brian Borden of LSL Planners, Tesha Humphriss, Township Engineer, and Kelly VanMarter, Township Planner.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Motion by Barbara Figurski to approve the agenda as presented with addition of the introduction of Board members. Support by James Mortensen. **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 site plan application, impact assessment and site plan for a proposed 6,854 sq.ft. chapel located at the Chaldean Camp on the east side of Kellogg Road, North of Grand River Avenue, Sec. 11 & 12, petitioned by Bishop Abraham M. Abraham.

This project's architect, Kassad Abdonew and the civil engineer, Teon Sujak appeared before the Planning Commission. This proposed project would be in the camp, itself. There will not be a lot of parking/paving in the area for the church. The artist's rendering of the St. George's Shrine was provided to the Planning Commission. Mr. Abdonew believes the design of the building will compliment the design of the camp.

Outdoor lighting was discussed. Petitioner does not believe lighting poles in the parking lot will be required because the church would only be used during the day, except in case of emergency.

Mr. Abdonew addresses the matters outlined in the Planner's letter dated December 3, 2009. He believes there are a lot of trees that provide screening along the property line. Color boards were previously submitted. The parking was also addressed. The petitioner is seeking grass paving. The Township Engineer will discuss that with the petitioner. A loading and unloading zone is

not really needed. There will be no trucks coming in and out of the camp for the purposes of deliveries.

Father Bogi addresses the Planning Commission. He believes the church would be used on occasion for retreats with 40-50 people and perhaps larger events three to four times per year.

Any proposed signage will need to be approved by the Township.

Brian Borden addresses the Planning Commission. The screening requirement could be waived as far as he is concerned. He will defer to Tesha Humphriss' judgment regarding grass pavers. He doesn't believe there should be much concern regarding the loading area because he doesn't believe there will be many deliveries, if any. Mr. Borden will defer to Tesha Humphriss regarding the contouring of the detention pond. There was discussion regarding the necessity of a dumpster. Once one is planned, the details for it will need to be submitted to the Township.

Tesha Humphriss discusses her December 9, 2009 letter. The Fire Department has not granted final approval. She would like a designation of where the final tank will be located re: fire storage. As it relates to drainage, the area has been split into three areas. She is supportive of the best management practices. The drainage areas to the south and the northeast of Euler Road were discussed. They are proposing a gravel check dam level spreader to the west to assist with drainage. The drain is privately owned and maintained, although Kellogg Road is under the jurisdiction of the Drain Commission. The system at the camp must be periodically maintained by the petitioner. A soil erosion permit will be required prior to construction. The existing asphalt drive is being improved and a permit is required for that, as well as a permit from the Health Department will be required, as well.

The letter of the Fire Department dated December 7, 2009 was discussed. The petitioner has made subsequent revisions and the petitioner is still working with the Fire Marshall. Chairman Brown read the letter of December 14, 2009 from the Fire Department and the contents were discussed.

Occupancy was discussed. There is seating for 240 people in the chapel, room for twenty standing, and an additional 25 in the multipurpose room. Some changes have been made to the drawings, which were not provided to the Commission. Fire lane signs were added. The dumpster was updated. One parking stall was deleted. The pond was re-contoured to look more natural, while still providing the volume that was required.

There will be a six inch curb near the placement of the tank at this point.

The propane tank will be relocated from where it is currently located in the middle of the drive. The current well will remain where it currently is. The pump house at the shoreline will remain where it is currently, but could be removed if necessary.

Brian Borden indicates that there is no issue with the building heights due to the setbacks. It is well within the ordinance.

Father Bogi indicates that one mass per year may have bells that would ring outdoors and would have an outdoor mass. This is the Assumption of Mary and is celebrated on a weekend near August 15th. The Township noise ordinance will be observed. The area will be set up that the speakers do not face the lake to prevent further amplification.

Charles Saliba of 1829 Kellogg Road address the Planning Commission. He inquires if the west entrance can be paved since the drive is somewhat hidden. He asks how often the chapel would be used. He believes the noise issues are becoming worse and he fears the chapel would be on the highest geographical point on the camp's land and that it may become loud. Microphones and speakers will not be used outdoors except as noted above for The Assumption of Mary festivities. Chairman Brown answers questions from Mr. Saliba regarding the process regarding approval of the land use permit by the Township or the building permit by the County. Any noise level issues should be addressed to the Township. Mr. Saliba asks if the petitioner can proceed since he believes ownership is in question. He is informed that the Township has been provided legal documentation indicating ownership. He asks what steps can be taken to object to this building. Mr. Mortensen explains this to Mr. Saliba.

Patricia Kopicko, 6843 Filice addressed the Planning Commission regarding road usage on Kellogg Road. She is concerned the increased traffic could cause problems with the road, which is already deteriorating. James Mortensen indicates that it's a Road Commission issue. She asks if it will be lit while unoccupied. It will not be lit.

Father Bogi addresses Chairman Brown's question as to why such a beautiful church would be built for a minimal attendance. The monies for the church were donated by a man who wanted a church built to honor Saint George. Saint George is a saint who is honored in the Chaldean culture. This church is not a parish church, so it is not anticipated that it will be open every week, except in the summer. It is more of a shrine than a church.

Joe Guzek of 1717 South Kellogg, inquires whether there is an ordinance regarding lighting after dark. Brian Borden responds to that question. There is a .5 candle light maximum at a private property line.

This site is not formerly Camp Dearborn. It is formerly the Detroit Recreation Camp.

Planning Commission disposition of petition

- A. Recommendation of Environmental Impact Assessment.
- B. Disposition of Site Plan.

Motion by Barbara Figurski to recommend to the Township Board that they approve the Environmental Impact Assessment subject to:

1. Inserting noise control measures under “e” indicating that the site will comply with the noise ordinance;
2. Dust control measures be taken;
3. The church’s outdoor service is planned to be held once per year during the month of August.

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

Motion by James Mortensen to approve the site plan presented this evening, subject to the following:

1. The site plan that is being approved is the October 31, 2009 site plan, with several minor modifications on the new site plan dated December 11, 2009;
2. The landscaping as proposed this evening on the site plan is acceptable;
3. The site plan rendering, architectural materials and architectural rendering as reviewed this evening are acceptable and will become the property of the Township;
4. Grass paving as shown on the site plan is acceptable;
5. A loading and unloading zone is not required;
6. The storm ponds have been redesigned to blend more with the natural features of the site;
7. No dumpster is required at this time, but may be modified in the future by the Township staff, in which case the conditions for that dumpster as spelled out in LSL’s letter of December 3, 2009, including the base pad, will be complied with;
8. Exterior site lighting is not being provided and is acceptable to the Township Planning Commission. Moreover, the lighting ordinance of the Township will be complied with;
9. The conditions spelled out in the Township Engineer’s letter dated December 9, 2009 will be complied with;
10. Also, the conditions spelled out in the Fire Department’s letter of December 7, 2009 will be complied with subject to future modification

- between the Township Engineer, petitioner, applicant and Fire Department;
11. Signage will comply with the Township ordinance and will be reviewed by the Township staff.

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

OPEN PUBLIC HEARING # 2...Review of amendment to Zoning Ordinance Article 7.

This was reviewed last month, but because it was to be added to the Commercial Zoning, it was not published last month. The actual change is on page nineteen, which is 7-4 of the ordinance.

Planning Commission disposition of petition

A. Recommendation of Zoning Ordinance Text Amendments.

Motion by James Mortensen to recommend to the Township Board that they approve the amendment to ordinance 7.02.02 to add shooting ranges as a special use in the general commercial and regional commercial zoning districts. Support by Barbara Figurski. **Motion carries unanimously.**

Administrative Business:

- *Planners report presented by LSL Planners. There is nothing to add per Brian Borden.*
- *Approval of 11-9-09 Planning Commission meeting minutes. Motion by Barbara Figurski to approve the minutes as amended. Support by James Mortensen. **Motion carried unanimously. Diana Lowe abstained from voting. All other members voted affirmatively.***
- *Discussion of Capital Improvement Plan Projects. Kelly VanMarter addresses the Planning Commission regarding applying a schedule to her list of projects. James Mortensen discussed his thoughts regarding the Nixon/Latson Road interchange. He supported the project when it was \$500,000.00. He will vote against it if it continues to cost \$1 million dollars.*
- *Member Discussion*

Adjournment. At 8:40 p.m., motion by Barbara Figurski to adjourn. Support by John McManus . **Motion carried unanimously.**