

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
APRIL 12, 2010
6:30 P.M.**

Minutes

CALL TO ORDER: At 6:30 p.m., the meeting of the Genoa Township Planning Commission was called to order. Present constituting a quorum were Diana Lowe, James Mortensen, Barbara Figurski, Chairman Doug Brown, and John McManus. Also present were Tesha Humphriss, Township Engineer, and Kelly VanMarter, Planning Director.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

WORK SESSION: No work session was requested.

APPROVAL OF AGENDA: Upon motion by Barbara Figurski and support by James Mortensen, 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 extension of site plan approval for a proposed 16-unit single family site condominium development located north of Cunningham Lake Road, East of Sundance Trail in Section 34, petitioned by Doyle Homes, Inc. (Mountain Top Estates)

Planning Commission disposition of petition

A. Disposition of site plan extension.

Motion by Barbara Figurski to extend site plan for another year from May 1, 2010 to May 1, 2011. Support by Diana Lowe. **Motion carried unanimously.**

OPEN PUBLIC HEARING # 2... Review of sketch plan application and sketch plan for a proposed access road and canopy to convert the existing urgent care to a 24/7 emergency room located in the existing Woodland Health Care Facility at 7575 W. Grand River, Brighton, petitioned by Desine, Inc.

Wayne Perry addressed the Commission. The petitioner would like to combine the existing urgent care facility with an expansion that was previously built to

create a 24/7 emergency room. The only external improvement would be an expansion of the canopy and ambulance access on the west side of the building. The existing urgent care canopy/drive-up area on the south side of the building will be utilized for citizens to drive-up to the emergency room.

The proposed ER will have full hazardous materials capability with an onsite hazardous materials trailer. The proposed parking pad for this trailer will be near the MRI dock. There will be internal wash-off capability inside the ER, but there will be an additional concrete pad for external wash-off capabilities on a temporary basis.

No additional water/sewer connections are necessary. There will be some adjustments made to accommodate the additional storm drains.

Kelly VanMarter addresses the Commission. She has four concerns. She believes additional landscaping of trees and shrubs is necessary. She would like proof that the current water/sewer is adequate. She will need to determine if additional lighting is necessary. The signage does not meet the ordinance, but because it's a PUD, the Commission may deviate from the ordinance. The petitioner is not requesting signage on the north side of the building. The signs will be lit. The petitioner feels it's critical to exceed the signage permitted by the ordinance because those who will be seeking the medical care will be under stressful physical/emotional/psychological conditions and will need clear guidance. There will only be two additional signs necessary. The existing signs will be changed.

The petitioner will work with Ms. VanMarter to reach the necessary landscaping requirements. The light poles will be taken down and moved when the utilities come through and will be put up again. If an additional light pole is required, it will be identical to those in existence.

The petitioner will discuss waste facility expansion (if necessary) with his clients. He will submit a letter indicating existing trash facilities are adequately handled and there is no need for additional dumpsters.

Tesha Humphriss reviews her letter of April 6th with the Commission. The petitioner's documentation indicates that the existing storm sewer is adequate. She supports the deviation from the Township's engineering standards of the roadway because the service road going to the ambulance entrance on the west side of the building will be used primarily by ambulances and not the general public. She indicates there will be no negative impact to water and utilities.

The Brighton Fire Department letter of April 6th is read by Chairman Brown. He indicates that negotiations with the Fire Department are taking place and that a subsequent approval by the Fire Department is forthcoming.

Planning Commission disposition of petition

A. Disposition of sketch plan.

Motion by James Mortensen that the Planning Commission approve the sketch plan for an emergency operation and facility at the Woodland Health Care Center, subject to:

1. Clusters of evergreen and shrubs for screening will be provided for area between access drive and service drive. The specific manner of accomplishing this will be handled by the petitioner with the approval of Township staff;
2. Prior to a land use permit, the petitioner will provide Township staff with a letter indicating that no additional waste receptacles will be required;
3. Lighting will be consistent with that shown on the sketch plan dated March 23, 2010;
4. Two signs may be added to the ER canopy of the same size as the existing urgent care sign facing south. These will say "ambulance." It is further understood that the urgent care signs will be converted to the words "emergency;"
5. The requirements of the Township Engineer as stated in her letter of April 6th will be complied with, particularly items one through four;
6. The concurrence of the Brighton Area Fire Marshall will be obtained prior to a land use permit being issued; and
7. Dust control measures will be added.

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

Administrative Business:

- *Planners report presented by LSL Planners.* No planners report is presented, since no representative of LSL is present.
- *Approval of February 8th, 2010 Planning Commission meeting minutes.* **Motion** by Barbara Figurski to approve the minutes of February 8, 2010. Support by John McManus. **Motion carried unanimously.**
- *Member Discussion.* Tesha Humphriss indicates to the Commission that the engineering standards have been updated and can be viewed online.

Adjournment. **Motion** by John McManus. Support by Barbara Figurski. **Motion carried unanimously.** Meeting adjourned at 7:30 a.m.