

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MARCH 14th 2011
6:30 P.M.
AGENDA**

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 Chairman Doug Brown, Barbara Figurski, James Mortensen, Diana Lowe, John McManus, and Lauren Brookins. Also present was Kelly VanMarter, Planning Director.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance recited.

WORK SESSION: No work session was held.

APPROVAL OF AGENDA: Upon motion by Barbara Figurski and support by James Mortensen, the agenda was approved as submitted, except that the work session is removed. 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 # 2...Review of site plan application, impact assessment and site plan for a proposed 477 sq.ft. utility storage addition to an existing building located at 6168 W. Grand River, Howell, petitioned by Maicom.

Michael McKelvey, the site's architect addressed the Planning Commission.

Chairman Brown inquired about the environmental impact assessments and how they conflict as it relates to the storage of fuel.

Chairman Brown inquired how the planned eye wash stand would operate, since there is no provision in the plans for water and sewer. The architect is unable to explain this, but indicated he would look into it and provide an answer to the Township.

Chairman Brown indicated that there is a trailer and tires currently on the property that should be removed or stored properly.

The petitioner indicated that he does not believe there will be any issues with contamination on the Glenn Miller property.

Kelly VanMarter discussed her letter of March 10, 2011. There is some mis-labeling as to the north/south elevations. She further recommended that the front door be replaced and that there be now HAC units on the north elevation.

The Town Center overlay requires street lights and a large sidewalk. They are on the drawings, but with this property being the only parcel being developed at this point, she would be willing to forego enforcement of these things until there is further development if the petitioner is willing to place those funds in escrow, sign a performance bond, or whatever is required by the Township Attorney.

Kelly VanMarter further discussed her concerns about the planting of the trees. The architect indicated that any trees that are transplanted and perish will be replaced and that the plantings will meet the site plan and/or ordinance.

The Township Engineer's report did not indicate any issues.

The letter from the Brighton Area Fire Department dated January 4, 2011 was reviewed. The petitioner shall put the address on the building in block letters as required by the Fire Department. The petitioner shall have a Knox box installed.

Planning Commission disposition of petition

- A. Recommendation of Impact Assessment dated 12-16-10
- B. Recommendation of site plan dated 2-28-11.

Motion by Barbara Figurski to recommend that the Impact Assessment dated 12/16/10 be approved, subject to the following:

1. Dust control measures should be included;
2. The purpose of the eye wash stand will be clarified in light of the fact that there will be no water supply for same;
3. Approval by the Township Board of the site plan.

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

Motion by James Mortensen to recommend approval of the site plan dated February 28, 2011, subject to:

- 1) The mislabeled north and south elevations on Sheet A-2 shall be corrected;
- 2) The door on the north elevation should be a decorative door acceptable to Township Staff and the petitioner should clarify that no HVAC units are proposed on the north elevations.
- 3) The petitioner will take special care to assure that the transplanted trees survive or are replaced in the event that they die and shall provide a mixture of species consistent with the township ordinance;

- 4) The expansion to the existing sidewalk shall be provided in the form of a performance guarantee acceptable to the Township Attorney to be installed at a future date as determined by the Township
- 5) The purchase and installation of street lights shall be provided as a performance guarantee to the Township in a form acceptable to the Township Attorney and shall be installed at a future date as determined by the Township
- 6) The applicant shall provide an easement or agreement satisfactory to the Township Attorney to facilitate the installation of the sidewalk and/or street lights at a future date.
- 7) The existing white trailer and miscellaneous material currently stored or existing on the property shall be removed prior to the granting of a land use permit;
- 8) The requirements of the Brighton Area Fire Department as spelled out in their letter dated January 4, 2011 shall be complied with. The Township Staff will work with the fire department to correct the error regarding building size.

Support by Diana Lowe. **Motion carried unanimously.**

Administrative Business:

- *Staff report*
- *Approval of January 10th, 2011 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes of the January 10, 2011 meeting. Support by Lauren Brookins. **Motion carried unanimously.***
- *Member Discussion*
- *Adjournment. **Motion** by Barbara Figurski. Support by Diana Lowe. **Motion carried unanimously.***