

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JULY 11, 2011
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 Barbara Figurski, James Mortensen, Chairman Doug Brown, Lauren Brookins, Diana Lowe, and Dean Tngle. Also present were 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 submitted. 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 sketch plan application and a sketch plan for paving of a 13,800 sq. ft. parking lot located at 599 Chilson Road, Howell, Sec. 6, petitioned by Liberty Baptist Church.

Pastor Kim Perdue, Senior Pastor for Liberty Baptist Church addressed the Planning Commission regarding the petition. The petitioner indicated that as the church has grown, the parishioners have begun parking on the gravel portion of the property behind the church. Therefore, the church is seeking to pave that area. They have received a bid from Tom Rogers Asphalt. The plan is to level the area with crushed materials and then pave it. Additionally, the church would like to put a concrete pad under the dumpster and screen the dumpster. There will be some additional trees planted, as well.

Kelly VanMarter indicated that the proposed changes are minor and therefore, the proposal was treated as a sketch plan. There is a required 50' setback from the property line and any existing gravel in that area should be removed. She would like to see a marked plan reflecting an accurate depiction of what is out there now, i.e., landscaping. Ms. VanMarter would like to see some additional landscaping by the petitioner along the north property line. She believes 8 to 10 additional evergreens would be appropriate. She indicated the petitioner should add islands in the new parking area with landscaping planted in the islands. Mr. Mortensen suggested that should be waived because it's not a public area and is rather secluded. Chairman Brown concurred.

Ms. VanMarter would like the plans to reflect an accurate parking amount to make sure there is sufficient parking on the property. There is no loading area currently on the plan and one should be added, as well. If no loading area is needed, the Planning Commission can waive that requirement. The petitioner indicated there is no loading area necessary.

The dumpster enclosure was discussed. The original plan did not include one, but now one is necessary. A pad and enclosure must be provided now. The petitioner proposed a wooden enclosure to match the stained, treated yellow pine of the existing deck.

The petitioner indicated the little road goes back to a bonfire area. It is rarely used and is on church property.

The petitioner believes that an additional 30 parking spaces would be created by paving the gravel lot. Chairman Brown indicated that striping will be required. At this time, the petitioner is seeking to only provide single stripes and do the loop striping at a later time.

Kelly VanMarter indicated she would like an updated plan provided to the Township prior to issuing the permit. Otherwise, she has little recourse. Barbara Figurski inquired as to whether the outdoor lighting complies with the requirements of the Township. The petitioner indicated that he believes the currently lighting is appropriate. No complaints have been made. James Mortensen indicated that because no complaint have been made, perhaps this does not need to be addressed further at this time.

Tesha Humphriss discussed her letter dated July 6, 2011. She believes an updated plan would be a good idea. She believes the drainage path is in place, but the outlet pond was not built to the standards specified on the original plan from 1995. She is concerned that forcing them to comply would cause more problems given that the water is currently draining appropriately. She supports deferring any changes to the storm water management system until any further earth work is done in the future.

Tesha Humphriss believes that there should be a recordable agreement prepared and executed that will require the petitioner to comply with the storm detention plan when earthwork is done on this property.

Tesha Humphriss' remaining concerns were addressed in the petitioner's presentation.

The Brighton Area Fire Department letter of June 29, 2011 was discussed. The petitioner indicates the current pavement plan should be sufficient to address the concerns in the letter from the Fire Department.

Dean Tngle inquired as to the ratio of impervious surface. Kelly VanMarter indicated that the lot is so large, she's not worried about it. She will run the calculation when the updated plan is received.

Planning Commission disposition of petition

- A. Disposition of sketch plan.

Motion by James Mortensen that the sketch plan review for Liberty Baptist Church conducted this evening be approved, subject to:

- A. The site plan will be revised to meet the 50' property line setback and the existing gravel in that area will be removed;
- B. Eight to ten evergreen trees will be added along the north property line, subject to approval of Township Staff;
- C. The sketch plan should be revised and updated to reflect the approvals given this evening and to reflect the actual conditions existing today on the site. This sketch plan will be required prior to the issuance of a land use permit by the Township;
- D. The dumpster will be enclosed using treated lumber to match the existing deck and the petitioner will coordinate with his waste hauler to ensure that the enclosure is compatible with the equipment used by the waste hauler to remove waste;
- E. The parking lot additional will be single striped at the outset and double striped at a later date when additional earthwork is performed on the site;
- F. The requirements contained in the Fire Department letter dated June 29, 2011 will be complied with;
- G. The requirements contained in the Township Engineer's letter dated July 6, 2011 will be complied with, subject to:
 - 1. The petitioner will sign an agreement suitable for recording in the opinion of the Township attorney, committing to installing the required storm water management system with the next improvement that requires earthwork. This agreement shall also include the requirement that this storm water management system will be upgraded in the event of a change of ownership of the property. The agreement will include a statement agreed to by the Township that the upgrade of the storm water management system is being deferred at this time because the level of disruption to the ground carries greater risk at this time than continuing with the existing system.
 - 2. Item 5 in the engineer's letter has been covered elsewhere in this motion.

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

Presentation by Fire Marshall, Michael O'Brian of the Brighton Area Fire Department.

Fire Marshall Michael O'Brian discussed fire flow as it relates to water.

Administrative Business:

- Staff report
- Approval of May 9, 2011 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes of May 9, 2011. Support by James Mortensen. **Motion carried unanimously.**
- Member Discussion

Adjournment. **Motion** by James Mortensen to adjourn the meeting. Support by Diane Lowe. **Motion carried unanimously.** Meeting adjourned at 8:14 p.m.