

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
SEPTEMBER 12, 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, Diana Lowe, Lauren Brookins, John McManus, and Dean Tengel. Also present were Tesha Humphriss, Township Engineer, Brian Borden of LSL, 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 John McManus. **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...Request for approval of special use, impact assessment and site plan for a proposed redevelopment of the former Brighton Athletic Club site into a church and community center located at 7526 W. Grand River Brighton. Sec. 13, petitioned by 2|42 Church.

Wayne Perry of Desine Engineering made a presentation to the Planning Commission. Ms. Yanna Simpson, Architect; Pastor Dave Dummit; Campus Pastor Bob Smith; TJ Likens of Wilcox and Eric Rout of Design were present, as well.

The drawings and writings that refer to Lake Edgewood should be amended to refer to Morse Lake.

Pastor Dummit addressed the Planning Commission and gave a brief overview of the proposed plan.

Mr. Perry gave a more detailed presentation. It was agreed that the site plan, special use permit and environmental impact statements discussed tonight would be based on the 2012 project.

It is proposed that the existing structure remain intact. There will be an addition of approximately 15,000 square feet, so most of the building will be used in its

existing form. Parking will be altered to add 369 parking spaces. There will be a large grassy island installed. There will be an additional access to Grand River. There would be a 5' walkway added along Grand River. The existing gravel loading area will be maintained. The existing detention basin will be expanded and adapted to meet current standards. Substantial landscaping will be installed. Most of the existing wooded area to the south of the building will remain untouched.

James Mortensen asked about the sufficiency of parking and off-site parking. Mr. Perry advised the Planning Commission that off-site parking is being discussed with St. Joseph Hospital (across Grand River) and Osprey (to the east of the property in question).

Ms. Simpson addressed the Planning Commission regarding the appearance of the outside of the building. It is proposed that elements be added to the existing building to break up the façade. She believes this would provide visual interest, as well. She gave a full description of the anticipated indoor plans for the building. She gave a brief overview of proposed materials and described where they would potentially be placed on the building.

Brian Borden of LSL discussed the presentation given by the petitioner. This is not a standard church project and is rather unique. The first thing that requires discussion is the detention basin and that it encroaches into the land use setback. He is of the opinion that the proposed improvements will not adversely affect the property and in fact, would improve it.

Brian Borden also discussed the architectural design and materials as proposed. He believes that the Planning Commission has the ability to approve the unique materials and that they would help the appearance of the building.

Brian Borden discussed the proposed landscape plan. He specifically addressed the area where the petitioner has asked that the existing landscaping remain in lieu of the addition of new plantings. Brian Borden believes this is under the purview of the Planning Commission.

Brian Borden discussed the proposed loading area. He believes that there is a requirement that there be a loading area. He believes there is ample room for maneuvering. However, Mr. Borden believes that the base is maintained if and when it is used. He suggests that there be a generic condition imposed requiring the petitioner to maintain the base.

Chairman Brown asked about a traffic management plan. He indicated he has not seen one. James Mortensen suggested that a traffic management plan agreed to by the Township Engineer be required as part of the package.

Brian Borden indicated that the petitioner is not necessarily proposing signage at this time. However, he does want to know what constitutes the “front” of the building for signage. The petitioner is requesting that the east elevation be considered the front since it is on a large curve on Grand River Avenue. Kelly VanMarter indicated it would be appropriate for the Planning Commission to consider that at this time. Chairman Brown asks why two signs would be appropriate. Pastor Dummit responded by indicating that he would like the sign in front to indicate what uses are available in the building, such as: coffee area, worship center, play areas, fields, etc. He thinks it’s important for the community to understand that it’s a community center and not merely a church where only congregants would be welcome. Additionally, with the angle of the road, he believes that two signs are warranted.

Chairman Brown asked how many business entities will be in the building. Pastor Dummit indicated it is his hope that the church would own all of the businesses, but believes that it is likely there will be at least one other entity leasing initially. James Mortensen indicated that perhaps two signs should be allowed at this time and thereafter, the sign ordinance would govern. Kelly VanMarter indicated that the request is for two wall signs and one monument sign. The ordinance currently allows for one of each.

Brian Borden indicated that the 5’ concrete sidewalk is being installed and there is no issue with that. He thinks pedestrian signals at the traffic light would be a great idea to consider for the future. Tesha Humphriss believes it would be included in the traffic management plan for 2015. Kelly VanMarter indicated that the sidewalk/bike path efforts are now moving to the north side of the Grand River corridor in that area. She indicated a pedestrian bridge has not been considered at this point.

James Mortensen believes that it’s significant that a curb cut onto Grand River is being added. He asked if the distance between the curb cuts is safe. Tesha Humphriss indicates it’s at Bendix Road and therefore, is not a conflict. Mr. Mortensen believes an easement should be granted by this petitioner to the property to the east of the petitioner’s property, such as a cross-access easement. The petitioner indicated they will consider it. The petitioner will agree to do it provided there is reciprocity.

Tesha Humphriss referred to the Tetra Tech letter dated August 21, 2011. Tetra Tech found the traffic study to be in compliance. There will be some modifications required for the traffic signals and that will be done by the Road Commission. The current plan calls for connection to the City of Brighton water system. She believes it should be connected to MHOG instead.

Chairman Brown asks what would trigger another study if the center becomes busy during the week. TJ Likens of Wilcox addressed the Planning Commission regarding this issue. The study that was provided addressed the plans for 2012

as well as 2015. Whether the year be 2012 or 2015, the study was designed to address the traffic of involved with a full 800 seat facility. This was agreed upon by the Road Commission and Tetra Tech. James Mortensen indicated a traffic study is not required under the ordinance when the traffic is as low as is anticipated at this time.

Mr. Perry indicated that the petitioner is willing to maintain the delivery area and that a concrete pad will be installed that will be 12' x 50'.

Mr. Tenge inquired about the requirement of masonry work on buildings. Chairman Brown indicated that the building has been on this site for a long time and given the current state of the building, he'd be willing to waive that requirement. The petitioner indicated that the zoning ordinance allows for the use of like materials to the existing building.

The Brighton Fire Department letter dated September 12, 2011 was read into the record. This letter supercedes the letter of August 4, 2011. The petitioner will comply with anything the Fire Department requires.

The petitioner must pay the permit fee of \$30.00. They committed to paying that. This is payable to the Livingston County Road Commission.

The petitioner explained storm water polishing to Chairman Brown at his request. Forebay was explained, as well.

Chairman Brown addressed parking again. He asked if the community service activities would ever occur on Sunday at the same time as church services. The petitioner indicated it is feasible. Brian Borden indicated that adjustments to parking under the ordinance is permissible.

Mr. Tenge asked what the occupancy goal is. The petitioner is hoping to occupy at the end of summer 2012. He inquired whether the project is funded. The petitioner indicated the church is a stand alone entity and is not fully funded yet.

A call was made to the public. No response was made.

Planning Commission disposition of petition

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

Motion by James Mortensen to recommend to the Township Board approval of the special use permit to encroach slightly into the natural features setback to meet the County requirements for the detention basin subject to:

1. A cross access agreement will be provided by the applicant for the property immediately to the east to be executed if and when a similar cross access agreement is provided by the property to the east, subject to the review of the Township Attorney;
2. Approval by the Township Board of the site plan and environmental impact assessments reviewed by Planning Commission this evening;
3. The applicant will perform a traffic impact study if and when the church expands to permit greater than 800 seats in the auditorium per service reviewed this evening;
4. The applicant will comply with the signalization requirements of the Road Commission;
5. The Planning Commission agrees that the site on which this building sits is unusual in view of the wide bend on Grand River Avenue and therefore, two frontages for sign purposes are permitted;
6. As a condition of this special use permit, the petitioner agrees to comply with all Township Ordinances with particular reference to sound amplification;
7. The requirements spelled out in the Tetra Tech letter dated August 21, 2011, the Fire Department letter dated September 12, 2011 and the County Road Commission letter dated August 25, 2011 will be complied with.

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

Motion by Barbara Figurski to recommend to the Township Board approval of the impact assessment, subject to:

1. That the petitioner must seek Township Approval for outdoor activities by way of permit;
2. Subject to approval by Township Board of Special Use Permit and Site Plan;
3. That the parking will be accurately reflected in the impact assessment;
4. Remove reference to outdoor events exceeding noise ordinance.

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

Motion by James Mortensen to recommend to the Township Board approval of the Site Plan, subject to:

1. Review and approval by the Township Board of the special use permit and environmental impact assessments reviewed this evening;
2. The construction materials reviewed this evening are acceptable and will become the property of the Township;

3. The landscaping plan as contained on the site plan is acceptable and the Planning Commission is approving preserving the existing growth, trees and shrubbery, as part of the zoning requirements for landscaping;
4. The applicant will be required to request from the Township Board sign approval although two frontages on the building are recommended for approval;
5. The gravel in the loading area will be maintained so that it will not create dust and other impacts on other residential properties and the concrete pad in the loading area will be replaced;
6. The recommendations of the Township Engineer, Fire Marshall, and Livingston County Road Commission as referred to in the special use permit will be complied with.

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

Administrative Business:

- *Staff report. There will be an October meeting. It will be Tuesday October 11, 2011.*
- *Approval of July 11th, 2011 Planning Commission meeting minutes. Motion by Barbara Figurski to approve the meetings as amended. Support by Diana Lowe. **Motion carried unanimously.***
- *Member Discussion. Chairman Brown indicated everyone should download the new ordinances.*

Adjournment. **Motion** by Barbara Figurski to adjourn. Support by John McManus. **Motion carried unanimously.**