

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
APRIL 9, 2012
6:30 P.M.**

AGENDA

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:30 p.m. Present constituting a quorum were Barbara Figurski, James Mortensen, Lauren Brookins, Chairman Brown and Diana Lowe. Also present were Township Planner Kelly VanMarter and Brian Borden of LSL.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

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 of site plan application, impact assessment and site plan for a proposed 2659.5 sq.ft. addition to the existing Amerigas Propane building located at 2400 Dorr Road, Howell. Sec. 15, petitioned by American Excavating L.L.C.

Jim Barnwell of Desine Engineering, Bill Prevost of American Excavating, and Karl Ballmer, architect addressed the Planning Commission.

The petitioner is seeking an expansion of the existing building. The applicant is hoping to improve the building's security and appearance. There will be on change to the operations.

Chairman Brown indicated there had been a change to the petitioner's submittal last week. The original comments by Township Staff are not available for this meeting. Kelly VanMarter indicated that the plans that have been provided to the Planning Commission are current. The reviews by the consultants are based on the prior submittal. Kelly VanMarter indicated the engineers' concerns have all been addressed.

Brian Borden addressed his letter dated March 30, 2012. The existing building is vinyl sided. This does not comply with the standards as they currently exist. The Planning Commission can authorize going outside of the ordinance standards.

Brian Borden indicated the ordinance does not permit waste receptacles in a side yard unless permitted otherwise. The petitioner would like to continue storing waste in the current location. There is a landscaped berm to provide screening for this area.

Brian Borden indicated the ordinance requires that the petitioner have one loading space. There is one located on the south side of the building. He asks if it will be accessible if needed. The petitioner indicated that it will. The garage door on the west side is for vehicle repair, maintenance and cleaning. Brian Borden indicated this is acceptable.

Brian Borden addressed item four in his letter. The petitioner is proposing both drives from Dorr Road at 20 feet, rather than the 24 required by ordinance. Brian Borden suggests that each drive be designated one-way. The petitioner indicated that the drives are currently 20 feet and they have not been configured for 24 feet wide. The petitioner has no objection to each drive being designated one-way. The petitioner has expanded from 18 to 20 feet to accommodate fire department requirements. The applicant will adjust the drives to be 24' wide each.

Brian Borden addressed paragraph J of the impact assessment. The rear yard storage area should be paved pursuant to ordinance. However the propane pigs will sink into the pavement, so it cannot be paved.

The covered area at the northwest corner of the building will house a picnic table, but is basically to continue the roof line.

The Fire Department letter of April 4, 2012 was addressed.

The petitioner indicated that in the future, he would be willing to consider changing one drive to access the property by Brighton Pines Court.

Motion by Barbara Figurski to recommend to the Township Board approval of the impact assessment dated April 4, 2012, subject to the petitioner revising items C and J as discussed.

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

Motion by James Mortensen to recommend to the Township Board approval of the site plan dated April 4, 2012, subject to:

1. The materials for the expansion matching the existing building are acceptable;
2. The Planning Commission agrees that the waste receptacle may exist in the side yard because of the importance to the

petitioner of not mixing waste haulage with access to the propane tanks;

3. The paved in and out driveways, access to Dorr Road will be widened to 24' each;
4. Any engineering/fire department requirements occurring during the construction plan review will be complied with.

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

Administrative Business:

- *Staff report. Kelly VanMarter updated the Planning Commission regarding various petitions.*
- *Approval of March 12, 2012 Planning Commission meeting minutes. Upon motion by Barbara Figurski and support by Diana Lowe, the minutes of March 12, 2012 were approved. **Motion carried unanimously.***
- *Member Discussion*

Adjournment. Upon motion of Barbara Figurski and support by Diana Lowe, the meeting was adjourned at 7:18 a.m. **Motion carried unanimously.**