

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
AUGUST 13TH, 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 Diana Lowe, Dean Tingle, Chairman Douglas Brown, John McManus, and Lauren Brookins. Also present were Township Planner, Kelly VanMarter and Brian Borden of LSL. Also present was Gary Markstrom of Tetra Tech.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Motion by Diana Lowe to approve the agenda. Support by Chairman Brown. **Motion carried.**

CALL TO THE PUBLIC: (***Note: The Board reserves the right to not begin new business after 10:00 p.m.***)

Terry Croft, who resides on Hacker Road addressed the Planning Commission regarding the minutes for the June meeting. It was explained to him that the minutes would be approved this evening and published as soon as possible.

OPEN PUBLIC HEARING#1...Review of a special use application, impact assessment and site plan for proposed outdoor storage at the existing Industrial Resin Recycling Facility located at 1480 Grand Oaks, Howell, Sec. 8, petitioned by Industrial Resin Recycling Inc.

Planning Commission disposition of petition

- A. Recommendation of Special Use Application.
- B. Recommendation of Impact Assessment dated 3-28-12.
- C. Recommendation of Site Plan dated 7-12-12.

Bob Huston and Pat Keough appeared before the Planning Commission regarding the petition described above.

Brian Borden of LSL addressed the Planning Commission regarding this special use application. The three key items from June were addressed. The petitioner is cooperating with Mr. Borden's screening concerns. They have incorporated 7 additional canopy trees. He feels his concerns have been appropriately addressed.

The incorporation of a bio swail was addressed. From a zoning standpoint, this is an excellent idea in Brian Borden's opinion.

The fire department's concern regarding the new surface supporting the weight of the emergency vehicles. That documentation was to be provided by the application.

Brian Borden summarized his most recent memo. His findings are consistent with his opinions in June regarding land use.

From a site plan standpoint, Mr. Borden asks that the Planning Commission be specific in addressing the gravel surface as proposed. He suggests documenting that the landscaping requirements are being modified because it is protecting and preserving existing vegetation. One of the ordinance requirements is that outdoor storage cannot exceed screening that's provided. He believes this should be reiterated in the motion. The Planning Commission may require a financial guarantee by the petitioner. Any improvement of the dumpster area should be addressed in any motion.

Gary Markstrom of Tetra Tech addressed the Planning Commission. He was pleased that the petitioner submitted the information regarding the bio swail. The detention pond remains necessary because of the grading on the site. This needs to be clarified on the plans. No barrier between the truck parking and the storage area was proposed on the plans. Steel bollards embedded into the ground would be acceptable to Tetra Tech or even a pipe railing, but it must be more permanent and durable than wood. The gravel surface on the site really needs some maintenance. There is a lot of rutting in it running north/south. The northeast corner of the employee parking lot is gravel. That should be finished out with a hard surface due to the heavy use of it. The gravel lot in back of the building was addressed. He feels this should be a hard surface or maintenance free surface.

The Brighton Fire Department letter of August 9, 2012 was addressed.

The petitioner addressed the Planning Commission. Mr. Keough addressed the Planning Commission. The sediment pond is to remain. The pond should be reflected on sheet 3. Currently, it is denoted as being a part of a gravel area. The petitioner will address all requested changes in a revised set of drawings. He will use steel posts and chains for the bollard. They will be eight feet apart. The petitioner will add any necessary signs for the fire lane onto the plans.

The petitioners do take issue with any requirements to pave the parking lot. Additionally, the steel storage racks would melt into the asphalt on hot summer days. Mr. Houston indicated that not a lot of dust is created by the work at the petitioner's company. Chairman Brown asked about the silt that he has

witnessed in the area. The petitioner indicated that was caused by moving racks a few weeks prior. The petitioner is willing to top off the limestone with a new layer. They are willing to explore asphalt millings. The heaviest traffic area is the trailer storage area. The petitioner is agreeable to topping the trailer area and rack storage area with the asphalt millings. Mr. Markstrom requests dimensions of the outlying storage area off the building to the edge of the storage area.

The employee parking lot has not been paved yet. The petitioner requests to use asphalt millings in that area, as well. This is not ideal, per Mr. Markstrom, but would work.

Chairman Brown asked about the debris he saw on the site yesterday. The petitioner indicated they clean up the site a few times a week and will be sure that it is done.

Mr. Markstrom requested that the petitioner have all of sheets made compatible. There are some items that are not reflected on each sheet.

Ms. VanMarter's memorandum of August 13th was discussed. The petitioner indicated storage could be defined as the racks containing automobile parts. The height is eight feet until such time as the barrier is higher. There are two racks and each is four feet. The time frames were discussed.

Motion by Dean Tengel to recommend to the Township Board approval of the special use application, subject to:

1. Outdoor storage shall be limited to eight feet in height, but not higher than the screening;
2. Limited to storing auto parts and propane;
3. The storage area will be separated from the semi trailer area by steel posts imbedding in concrete with chains between them at a distance of eight feet apart;
4. Non-typical refuse bins will be permitted, as are currently being used;
5. The bio swail will be added as a physical barrier to separate the outdoor storage; and
6. The surface of the outdoor storage area will be eight inches of asphalt millings as well as the employee parking lot located on the north side of the building.

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

Motion by Dean Tengel to recommend to the Township Board that the impact assessment dated 3-28-12 be approved as presented. Support by John McManus. **Motion carried unanimously.**

Motion by John McManus to recommend to the Township Board that the site plan dated August 3, 2012 be approved, subject to:

1. Addition of fire lane signs to the plan;
2. Addition of seven tree plantings;
3. And to add to the site plan the depth and type of surfacing; and
4. All site improvements except landscaping shall be done by November 15, 2012;
5. Plantings to be done in accordance with the landscape plan and to be completed by June 15, 2013;
6. The landscape requirements are being deviated from due to the efforts to preserve the existing vegetation;
7. No bond shall be required; and
8. The dimensions from the building to the allowable storage area are to be put on the site plans.

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

Administrative Business:

- *Staff report*
- *Approval of June 11, 2012 Planning Commission meeting minutes. **Motion** by John McManus to approve the minutes. Support by Lauren Brookins. **Motion carried unanimously.***
- *Member Discussion*

Adjournment. **Motion** by John McManus to adjourn the meeting. Support by Lauren Brookins . **Motion carried unanimously.** Meeting adjourned at 7:45 p.m.