

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
APRIL 8, 2013
6:30 P.M.**

MINUTES

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:30 p.m. Present were Barbara Figurski, Lauren Brookins, James Mortensen, John McManus, Chairman Doug Brown, Dean Tengal and Diana Lowe. Also present were Kelly VanMarter, Assistant Township Manager, Brian Borden of LSL; and Gary Markstrom of Tetra Tech.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: The agenda was approved with the change that no new business would begin after 9:15 p.m. **Motion** to approve the agenda subject to that change by Diana Lowe. Support by Barbara Figurski. **Motion carried unanimously.**

CALL TO THE PUBLIC: (*Note: The Board reserves the right to not begin new business after 9:15 p.m.*)

OPEN PUBLIC HEARING #1...Review of a site plan application, environmental impact assessment and site plan for a proposed site excavation and stockpile related to the Latson Road Interchange Project, located on the Northwest corner of Nixon and Crooked Lake Road in Section 17, petitioned by Rudolph C. Hauss.

Carl Hauss, Rudolph Hauss and Mike Boss of Boss Engineering addressed the Planning Commission. Mike Boss gave a brief description of the proposed project. When the interchange construction is complete, this project will be concluded. He suggests there is not a conflict caused by traffic on Nixon Road. The contractor will have access to site.

Brian Borden discussed the proposal with the Planning Commission. He advises that a performance guarantee may be requested. James Mortensen suggested the performance guarantee/bond be \$12,400.00 if approved. Mr. Boss indicated that is not appropriate because the contractor will be required to post the bond.

Gary Markstrom is unsure whether MDOT required a performance bond. If so, that bond would be many millions. Kelly is not comfortable without a letter from MDOT indicating they would be willing to work with the Township.

Brian Borden discussed the fact that some trees would need to be removed. He also addressed issues regarding maneuverability of trucks on the site.

Gary Markstrom addressed the Planning Commission regarding his letter of March 21st, which the petitioner has fully addressed, and his subsequent letter. He believes the berm in section AA should be continued to a swale to address emergency erosion. The soil erosion controls should stay in for a year so wetlands are protected for a season to allow things to take hold.

The Brighton Fire Department letter was satisfactory.

Dust control measures should be addressed in the petitioner's statement.

Planning Commission disposition of petition

- A. Recommendation of Environmental Impact Assessment.
- B. Disposition of Site Plan.

Motion by Barbara Figurski to improve the environment impact assessment of 3/27/13 subject to:

1. To include changes to item F as discussed by Mike Boss;
2. To include dust control.

Support by James Mortensen subject to a bond by petitioner in the amount of \$12,400.00 in a form satisfactory to the Township Attorney unless Township is satisfied that the restoration will be provided and funded by other sources such as the highway contractor, State of Michigan, etcetera. **Motion carried unanimously.**

Motion by James Mortensen that the site plan for the property located at Nixon Road and Crooked Lake be approved by this committee dated March 27, 2013, subject to:

1. Compliance with the requirements of the Township Engineer as stated in their letter of April 4, 2013;
2. Approval by the Township Board of Trustees of the Environmental Impact Assessment.

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

OPEN PUBLIC HEARING #2...Review of sketch plan application for approval of Chaldean Camp prayer houses, located at 1311 Kellogg Road, Brighton, petitioned by Sami Herfy on behalf of Chaldean Catholic Diocese USA.

Sami Herfy addressed the Planning Commission. He is proposing to add prayer houses at the camp. They need four – one for each four saints.

Brian Borden addressed the Planning Commission. Due to the nature of the principle use of the property, the standards were reviewed. There has been no

change in the standards at this site. The two drawings submitted do not match. The plan that has been submitted is the correct one per the petitioner. The petitioner will work with Township staff to clean up the documents to make them consistent. The petitioner will endeavor to match the colors of the chapel building. The path to the prayer houses will be open and navigable. It is an open field.

Gary Markstrom indicated his only request is that the tree lines and meadows should be more clearly marked in the drawings.

A. Disposition of Sketch Plan.

Motion by James Mortensen that the sketch plan dated March 22, 2013, be approved subject to:

1. The supplemental plan's details should be amended to be consistent regarding the location of the prayer houses;
2. The color of the four structures will match the church;
3. Pedestrian access to the proposed structures will be generally across open grass fields and these four structures will be used periodically during the four months of summer weather;
4. No exterior lighting will be provided;
5. The Application has confirmed that the four structures are not located within 25 feet of the wetland;
6. The requirements of the Township Engineer of his 4/3/13 letter will be complied with particularly with reference to showing the limits of tree clearing on the plan;
7. The requirements of the 3/28/13 Brighton Fire Department letter regarding obtaining a building permit will be complied with.

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

Administrative Business:

- *Staff report. A staff report was given by Kelly VanMarter.*
- *Approval of March 25th, 2013 Planning Commission meeting minutes. Upon motion by Barbara Figurski and support by John McManus, the minutes of the 3/25/13 meeting were approved. **Motion carried unanimously.***
- *Member Discussion. Diana Lowe discussed the Dorr Road construction.*
- *Adjournment. Upon motion by Barbara Figurski and support by Dean Tengel, the meeting was adjourned at 7:28 p.m. **Motion carried unanimously.***