

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JULY 22, 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 pm. Present were Chairman Doug Brown, Barbara Figurski, James Mortensen, Diana Lowe, John McManus and Dean Tengel. Also present were Assistant Township Manager, Kelly VanMarter, and Brian Borden of LSL Planning.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF THE AGENDA: **Motion** by Barbara Figurski and supported by John McManus to approve the agenda with the removal of "Introductions."
Motion carried unanimously.

CALL TO THE PUBLIC: Chairman Brown opened the call to the public at 6:31 p.m. with no response.

OPEN PUBLIC HEARING #1... Review of site plan, special use, and environmental impact assessment for proposed 16,120 square-foot gymnasium and classroom addition for Brighton Nazarene Church, located at 7669 Brighton Road in Section 25, petitioned by Brighton Nazarene Church.

Brent LaVanway with Boss Engineering and Gary Anscombe, member and construction manager with Brighton Nazarene Church were present on behalf of the petitioner. Mr. LaVanway reviewed the project location and the proposed addition. The addition includes a gymnasium and classrooms. The existing gym will be converted to Sunday school classrooms. They are also adding parking to the rear of the existing lot. The existing parsonage is not being used as such at this time. They are providing underground detention for the new parking area. The Livingston County Drain Commission Department has approved that. They have met with the health department for the on-site septic system. They are re-routing the public water to the west side of the building.

Jim Mortensen questions if the garage and playground are being moved or eliminated. Mr. Anscombe states that the garage is being removed and the equipment will be moved into the new building. The playground is going to be

moved forward and reduced in size. It will not be moved closer to the property line.

Brian Borden reviews his letter. This is considered a major amendment to an existing special land use because of the size of the addition. That is why special land use approval is necessary. The project is generally compliant with the standards of the ordinance. The Planning Commission should take into consideration any concerns of the Township Engineer. The applicant should confirm that the addition will match the existing building architecture. He needs to obtain the west elevation drawing because it was excluded from the plans. The shared parking arrangement with the high school across the street should be defined by the petitioner. The Township should know if there is a shuttle and how pedestrians get to the site. Lastly, the amount of parking they are proposing is above and beyond the 120% threshold. The Planning Commission would need to approve this exception based on the ordinance.

Chairman Brown asks the applicant to describe the parking situation. He is concerned with a new kitchen, new seats in the gymnasium, new parking and the health of the on site septic system. Mr. Anscombe states that the high school parking lot is only used twice a year for Christmas and Easter. It is done as a courtesy rather than a need so that visitors can park close to the building. They provide a shuttle for those events. Mr. Brent LaVanway states that the septic system is in the front between the church and Brighton Road. The system needs a dosing tank to manage the peak flows that occur due to the nature of its use. They will be adding a dosing tank and an additional storage tank. Without the approval of the health department the addition would not be allowed.

Chairman Brown asked about intentions for a private school or child day care. Mr. Anscombe states the classrooms are only for Sunday school classes and no schools or day care are planned.

Mr. Mortensen asks to speak about the landscaping comment number 4 in the LSL letter. Mr. Borden explains that they will have long rows of parking with no break up of landscaping. They are adding parking and the Planning Commission may consider adding landscaping islands to break up the long rows of parking.

Chairman Brown would like to see landscaping on the west side of the property to screen the utilities. Once the water main relocation work is done, he would like to see some landscape material added in there. He would like to see more landscaping on the west side of the building and the applicant should work with staff to soften the harsh look of the building from the Jehovah witness property.

Chairman Brown asked the applicant to discuss the comments in the Township Engineer's letter. Brent LaVanway stated that the water main is being re-routed around the building. Al Herndon, is with the Building and Grounds Committee

for the church and he indicated that the existing well on-site was approved by the City of Brighton and they plan to continue using it for irrigation.

In response the Brighton Fire Department review letter, Mr. LaVanway states that the conditions will be complied with. The entire building will be retrofitted to include sprinklers for Fire Protection.

Chairman Brown commends the applicant on a job well done on the Environmental Impact Statement.

The call to the public was made at 7:07pm with the following response:

Frank Des Champs would like to know how far the trees will go down on the west side. He lives at the last home down the gravel drive and in the summer it is pretty well screened, but in the winter it is very unattractive to look at the building and the cars and the payloader. The west side needs more landscaping. He would like to see more pines.

Chairman Brown would like to see the applicant work with staff to add landscaping in this area. Mr. Mortensen is not a fan of a solid wall of evergreens and would prefer to see the pines broken up in clusters.

Mike Barrett, Worden Lake Woods Homeowners Association president disagreed with Mr. Mortensen and stated that the wall of evergreens gives a blockage. In the rear of the subdivision you can see right through to the church property. They want a row of evergreens that totally screen the homes on Aljoann. The existing tree row should be extended all the way back.

Andrea Spanstra, lives in Worden Lake Woods and she stated that the Church was supposed to plant trees and maintain them. The trees are all dead and dying and they were supposed to maintain them. The area where there is brush has trees that have died and those trees fall over their road and they have to clean them up. The church pushes its snow over the landscaping in the winter that further leads to the degradation of the buffer area. The trees are not maintained and something needs to be done. The intersection with the traffic signal is so crazy with the school, church, and Pine Creek traffic plus there is no pedestrian signal. It is very dangerous. The signal at the school is wrong.

Mike Barrett – has had complaints with kids drag racing in the parking lot at night. Speed humps in the parking lot would be nice and it should be considered.

David Tiemann lives in lot 5. He wonders if the new parking lot is going into the existing tree line. The tree line looks really bad. They were supposed to add trees in 2003, 16 to 19 new trees were supposed to be added. We discussed a speed bump in a past meeting. It is used as a motorcycle testing and truck testing. They should have a gate at the front. The requirements and the things

we talked about in previous meetings have not been met. He is trying to sell his home and people want to know what it is like to live next to the church. The kid's music blares at night. The addition will bring more to the parking lot. They should go to the high school to play basketball. More parking means more kids. They should have privacy and they need protection from the church.

Mr. McManus asks about the motorcycle testing. Mr. Tiemann states they use the parking lot for the motorcycling testing class for people getting licenses. They also have Gordon Food, school bus and other CDL license testing on the property.

Mr. McManus asks if the addition will increase use of the facility. Mr. Anscombe states that the addition will relieve the overcrowding but is not expected to increase use.

Mr. Barrett handed the Chairman a copy of the minutes of approval from May 12, 2003. Chairman Doug Brown asked if the church is familiar with the minutes from that meeting. Mr. Brown reviewed the minutes and asked if that was done. Al Herndon stated that they have someone that is there 24/7 to patrol the property. They also planted the 16 trees – Some of them may have died. Chairman Brown tells Mr. Herndon that it appears that your parking lot is a nuisance and we need to mitigate these annoyances to the neighbors.

John McManus states that the Church needs to be responsible to the neighbors in order to make this work. Mr. Herndon responds that he believes great strides have been made. McManus asks if the church is alright with people in the parking lot late at night. Al Herndon states that they do not want people in the parking lot at night either.

Mr. Tengel discussed the parking lot island requirements. He would like to see the applicant add the islands and redesign the parking so there is no long straight stretches so that people can't drag race in the parking lot. They should resubmit a parking lot plan.

Mr. Mortensen would like to see this tabled tonight to look at landscaping, a site plan that shows playground and also the issue of the problems with the neighbors. We need the petitioner to come back with a plan incorporating the comments in the 2003 minutes and also revising the environmental impact assessment.

Mr. David Tiemann states that there are cars on Aljoann but the problem is the kids meet back there. The pastor says to call the police, but the police won't go because it is private. The parking lot is a big concern. There is a lot of noise. The tree line should be planted and it should be maintained. The snow gets pushed and kills the trees. If the parking is going further back you will have more cars, more kids, and more annoyance. They need to protect our neighborhood.

Mr. Barrett agrees the gate for a church is not ideal. The parking lot islands are a good idea. They want to be good neighbors to everyone.

Call to public was closed at 7:35 p.m.

Planning Commission disposition of petition

Motion by James Mortensen to table the petition from the Brighton Nazarene Church to resolve landscaping issues, issues regarding use and misuse of the property in the evening, to resubmit the site plan with revised landscaping, playground location and any redesign of the parking lot and revision of the Environmental Impact Assessment to reflect resolution of concerns raised by the neighbors regarding, noise, and misuse of parking area.

Support by Barb Figurski, Motion carried unanimously.

Administrative Business:

- *Staff report – Mrs. VanMarter indicated that there are 3 items for the August meeting. The Capital Improvement Plan will be coming to a future meeting and the Master Plan was approved for distribution.*
- *Approval of June 10, 2013 Planning Commission minutes. **Moved** by Barb Figurski to approve the minutes as submitted. **Support by Diana Lowe. Motion carried unanimously.***
- ***Moved** by McManus, **Support** by Figurski to adjourn the meeting at 8:22 p.m. **Motion carried unanimously.***