

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
AUGUST 12, 2013
6:30 P.M.**

MINUTES

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:31 p.m. Present were Chairman Doug Brown, Barbara Figurski, James Mortensen, Dean Tengel, Diana Lowe, John McManus, and Eric Rauch. 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 AGENDA: **Motion** by James Mortensen and supported by Barbara Figurski to approve the agenda as proposed. **Motion carried unanimously.**

CALL TO THE PUBLIC: Chairman Brown opened the call to the public at 6:32 p.m. with no response.

OPEN PUBLIC HEARING #1... Review of a special use application, impact assessment and site plan for proposed grading within the natural features setback and construction of a new 2,368 square foot office building located on the north side of Grand River Avenue, east of Kellogg Road, Sec. 14, petitioned by Dr. Brad Rondeau.

Dr. Rondeau appeared before the Planning Commission with Thom Dumond of Boss Engineering and Mike O'Leary of Lindhout Associates. There are 2.5 acres on the parcel with more than 1 acre of property being developable. It's a tricky site. The petitioner would like to allow for future expansion. There is an access drive off of Grand River with detention to the east. The petitioner's interest in theater has driven the design of the building.

The south elevation has a lot of glass. The grade drops on the west side of the building. There is a full basement. The dumpster enclosure will be in the back recess rather than an enclosure built around it.

Dean Tengel inquired as to the materials. It will be an earthy red tone of siding and perhaps some brick – 75% siding and 25% brick. The petitioner did not bring samples of the materials for the Commission to review. They were hoping the 3D computer model presented this evening would suffice. The brick will be partial on the east/west elevations. The petitioner can provide samples to the Township if required. Rooftop screening is not necessary because there is nothing that requires screening. The floor plan was discussed, as well.

Chairman Brown asked for the reason of grading. The corner of the building is at the 25' setback line. In order to fill that, they had to grade that area. The outlet for the detention basin will also be cutting into the setback area, but that area will be restored.

Brian Borden suggested there should be no issues under general special land use standards because the setbacks will be restored. The petitioner proposes to exceed the threshold for parking. This will require approval. He believes that it is excessive by definition only. There are 12 spaces required and they are requesting 17. He believes the requested parking is justified.

Brian Borden discussed the fact that the proposed driveway does not meet the access standards contained in the ordinance. The petitioner cannot meet the technical standards due to space. If the petitioner obtains a county permit, this can be reviewed. The parcel to the west has an easement over the driveway to allow for potential shared access to this site. This information was only provided to the petitioner a few hours ago. The petition has less than the minimum required distance between the proposed drive and those to either side – 133 from the east and 223 feet to the west. Brian Borden suggested it should be over 300 feet. Jim Mortensen and many other Commissioners feel that the petitioner should explore a shared drive with Dr. Bonine. The petitioner has been dealing with severe time constraints and feels that this is a hardship because of this knowledge coming to the petitioner at the last minute. The petitioner indicated that the easement was not on any deed or paperwork when he purchased the property. The safety factor is a concern to the Commission due to the location of the entrance to the Rollerama site 133 feet to the east of the proposed driveway.

Eric Rauch asked the petitioner to elaborate on any proposed future expansion. The petitioner is hopeful that at some point a partner will be brought in to assist. This would increase the building and parking toward the west. The petitioner would prefer not to expand into the basement because that would require an elevator be installed. Dean Tengel asked why the petitioner had not realized there would be a problem with the driveway placement. Dean Tengel indicated that he is not comfortable trying to push this through due to the petitioner's time constraints.

Mike Evans from the Brighton Fire Department addressed the Commission. He believes it would be dangerous to back out of this property onto Grand River and that is why the requirement for a turn around with a 150 driveway is in place. Mike Evans indicated that it would be acceptable to set up some sort of turnaround by going through Dr. Bonine's driveway. This would have to be maintained all year. Mike Evans feels that the current plan is close enough to meet the intent of the code. If the driveway is shared with Dr. Bonine, a turnaround would be required. Various alternatives for the placement of the driveway were discussed. Brian Borden explained the effect of having driveways too close to each other along Grand River. It's going to be dangerous for traffic.

There was discussion whether the building could be moved to the west and parking placed to the east. The petitioner was not interested in this alternative. The petitioner is willing to center the driveway between the driveways to the east and west. Dean Tengel is concerned about approving a plan where the driveway does not fit within the ordinance.

Chairman Brown asked why the petitioner dropped from 21 to 17 parking spaces between the two submittals. There are a total of four employees currently. It is hoped that a partner and second hygienist would be added within five years.

REU's were discussed. The petitioner has referred to himself as a medical office and a business office. The petitioner will meet with Township staff to work on this designation and the REU's for the same.

Barbara Figurski asked about the projecting wall sign. Brian Borden indicated it is marquis style and not permitted. The petitioner will be seeking a variance for this. The sign may be considered two sign spaces. Calculations will have to be made. The angle only allows the sign to extend 2' from the building at the farthest point.

Brian Borden discussed the fact that there is no dedicated load space. One isn't needed given the nature of the business.

Kelly VanMarter reminds the petitioner that although he has low windows in the back of the building, he may not manicure that area because of the natural features setback that must be maintained.

Chairman Brown asked if anyone from the public wishes to address the Planning Commission regarding this project. No one responded.

Motion by Jim Mortensen to table this item and reschedule it to a date of August 26. Support by Barbara Figurski. **Motion carried unanimously.**

Planning Commission disposition of petition

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

OPEN PUBLIC HEARING #2... Review of a special use application, impact assessment and site plan for proposed outdoor storage and a 22,000 square foot addition of a manufacturing facility located at 1326 Grand Oaks Drive, Howell MI 48843, petitioned by Michigan Rod Products, Inc.

John Asselin from Flint, Michigan is the associate architect on this petition. He gave a brief overview of the proposed plan to the Planning Commission. The proposed addition is 22,000 square feet. It would also be necessary to increase parking. They want to bank a parking area at this time that would be paved in the future if needed to avoid water runoff issues at this point.

Brian Borden reviewed the plan. He feels that the general and specific use standards of the ordinance have been met. The expansion is intended to match the existing building.

Gary Markstrom addressed the Planning Commission. The re-grading of the detention basin and cleaning up of the detention basin area should be addressed by the petitioner. Fire hydrant placements, etc. has been addressed by the Fire Department per Gary Markstrom.

Mike Evans of the Fire Department addressed this petition. There is a pre-existing non-conformance situation with this petitioner. He is trying to work with the petitioner without creating a huge financial burden. The first issue is access. They need access on the west side of the building. Ideally, they'd like the south side as well but it's not feasible. He is hoping the petitioner will extend the drive behind the building for access by the Fire Department. This is a "sprinkle" building, so there is some leniency that can be given. The second issue is the water. They are requesting some more fire hydrants be placed along the property to increase the Fire Department's ability to fight any fire that may occur. The petitioner is open minded to working with the Fire Department.

The petitioner indicated the environmental impact assessment should read .38 to .39 rather than .39 to .39.

Eric Rauch addressed the petitioner as to how the dump truck would access the dumpster with coils in front of it. The petitioner will leave sufficient room for the dump truck.

A new employee entrance is being developed in the building.

The storm pipe on the north side of the building is approximately 5' from the building. This pipe is a 2' diameter pipe. The footing system is spread and it will be 6" outside the building. Manhole 1 should be moved north a few feet.

Chairman Brown made a call to the public with no response.

Planning Commission disposition of petition

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

Motion by Jim Mortensen to recommend that the Township Board approve the special use permit to store coils outside in three areas, the height of which will not exceed 10' and will not be visible from the main road because of the placement existing screening. This recommendation is consistent with the ordinance regarding special use permits and is further subject to the approval of the site plan and environmental impact assessment. Support by Barbara Figurski. **Motion carried unanimously.**

Motion by Barbara Figurski to recommend that the Township Board approve the environmental impact assessment dated with the addition of dust control management and subject to approval of the special use permit and site plan. Support by James Mortensen. **Motion carried unanimously.**

Motion by Jim Mortensen to recommend to the Township Board approval of the site plan dated 7/30/13 subject to the following:

1. Compliance with the Township engineer's letter dated 8/5/13, as revised;
2. Compliance with Brighton Fire Department letter dated 8/16/13 subject to changes that will occur over further discussions and agreements with Brighton Fire Department;
3. The installation of a gravel road for fire suppression purposes on the west side of the building as approved by the BFD
4. The approval by the Township Board of the environmental impact assessment and special use permit.

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

OPEN PUBLIC HEARING #3... Review of a special use application, impact assessment and site plan for proposed service center expansion, new collision center, and parking lot located at Maxey Ford, 2798 E. Grand River Avenue, Howell MI 48843, petitioned by SRM Associations, LLC.

Thom Dumond and Mike Maxey addressed the Planning Commission. Mr. Maxey gave a brief history of his experience in auto sales. He then gave a brief overview of the reasoning for the project. A photographic rendering was shown to the Planning Commission. Mr. Maxey has contacted the neighbors and has had good relations with them concerning this project.

The proposed plan will increase the service bays by six. Directly behind that area would be the new collision center. No parking spots will be lost. The parking that is reflected on the plan represents the amount of vehicles that Maxey can project to sell.

The screening wall will be 6' tall from the southwest corner of lot along the length of the parking area. There will be evergreens there. This design will bring the retention basin into compliance with the Drain Commission requirements. The front approaches from Grand River will remain "as is."

John from CityScape addressed the Planning Commission. Ford's current prototype image program will be utilized with this building to keep a clean image with the building. The petitioner provided material samples to the Township.

Brian Borden reviewed his concerns with the plan. This would be deemed a major amendment to an existing land use. The applicant is proposing a

6' masonry screen wall to provide a visual and noise barrier. This would be the only issue with the specific and general use standards.

The proposed addition to the service center will require a variance from the ZBA. The petitioner is in the process of obtaining that. They are seeking a variance for the setback, as well. The expansion will meet the current building materials. The new part of the building, the collision center, does not.

Brian Borden discussed parking versus vehicle storage and how each is treated. If one delineates how they are treated, they meet the Township standards.

Brian Borden indicated that essentially the entire site as it exists does not comply with landscape requirements. The applicant has included new plantings around the detention pond.

The proposed waste receptacle is in an allowable area that does require Planning Commission approval. The dumpster will be screened to bring it into compliance with the ordinance.

Signage was discussed. The second wall sign will require approval of the Planning Commission. A traffic impact statement was not provided. The Planning Commission has discretion whether to require this. The petitioner addresses the Planning Commission regarding traffic studies. The petitioner feels there will only be 105 additional "trips" per day with the increase of repair stalls.

The petitioner is encouraged to combine the two lots. This should be discussed at the Township Board meeting.

Gary Markstrom addressed the Commission. The petitioner has complied with most of their comments. It is hopeful that the factory sewer will become public. An 8" water main is being installed for fire suppression. The demands for water should be reviewed since it is a fairly large main. The drainage areas were discussed. The area on the south side should have provisions to capture the water on the site. There should be provisions for the water to go through the wall. The petitioner said this shouldn't be an issue.

Mike Evans addressed the Planning Commission. Item number two has been worked through with the architect. This will be a sprinkler building. The turning radiuses around the buildings caused the Fire Department some concern. To the west of the collision center are some parking spaces that can be moved/deleted to permit proper trip radius. There are approximately eight. The petitioner will meet with Mike Evans regarding that.

Chairman Brown made a call to the public.

Dean Cocolies addressed the Commission. They will be facing the detention area. Their main concerns are lighting and noise. The woods are going to stay. He is asking what will be torn down exactly. The area that abuts his property will

not be changed. The lighting will not be aimed to the neighborhood and will be away from the residential areas. There will be no noises added. The outdoor PA systems have been disconnected in the rear areas.

Allan Almgrin – Chairman of the Trustees of the Howell Elks Lodge addressed the Planning Commission. He asked about storm water runoff. He is hoping there will be some controlling of the runoff. Mr. Almgrin suggested he would speak to the petitioners at some point about working something out. He asked if there would be set construction hours and if they would impede on the Lodge's ability to earn rental income from receptions, etc. Any paint fumes, etc will be a non-issue.

Chairman Brown read various letters into the record: two by Jenny Carrender and one by John & Connie Knauss. All efforts will be made to save the existing trees by the petitioner.

Planning Commission disposition of petition

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

Motion by James Mortensen to recommend to the Township Board approval of the special use permit for the expansion of Bob Maxey Ford to add a body shop and an expansion of the existing service department. This recommendation is made because it is a major amendment to an existing use and consistent with the zoning requirements of the ordinances. This recommendation is conditional upon approval of the site plan and environmental impact assessment by the Township Board. Further, requirements of this special use permit will be that no horns will be blown by dealership personnel attempting to locate vehicles, lighting will be down directed and no outdoor speaker system will be installed. Support by Dean Tengal. **Motion carried unanimously.**

Motion by Barbara Figurski to recommend to the Township Board approval of the environmental impact assessment dated 7/29/13, subject to:

- 1. PIP plan must be submitted prior to the land use permit authorization;
- 2. Expand retention basin statements;
- 3. Requirements of the Township Engineer must be met;
- 4. Approval of the special use permit and site plan.

Support by John McManus. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the site plan dated 7/29/13 subject to:

- 1. The six foot masonry wall as depicted is acceptable and will substitute for the normal screening required for the site;
- 2. The proposed building addition will require a variance. The petitioner will seek variances from the Zoning Board of Appeals for the front

- setback requirements and grading the gravel storage area within the rear setback;
3. The Planning Commission recommends approval of the setback for the collision center given the masonry screening wall;
 4. The building elevations and materials reviewed this evening are acceptable and the building material samples will become the property of the Township;
 5. It should be noted that the proposed building addition shall match the existing building in terms of materials;
 6. The Planning Commission accepts the parking requirements as a combination of new vehicle storage and normal vehicle parking;
 7. The waste receptacle location is acceptable and will be screened;
 8. The concrete base shall be extended by three feet;
 9. The signage appears to be beyond the ordinance and will need to be reviewed by the Zoning Board of Appeals;
 10. A note will be added to the site plan that the applicant will work on drainage to the east with the Elks property and Township engineer;
 11. A note will be added to the site plan indicating that any Saturday construction will be coordinated with the Elks Club to the east;
 12. A note will be added to the site plan that every reasonable effort will be made to preserve trees in the installation of the masonry fence;
 13. The requirements of the Township engineer spelled out in his letter of 8/5/13 will be complied with. In addition, water usage with the installation of a water main will be coordinated with the Township engineer and additional drainage information will be provided to the Township engineer;
 14. The requirements of the Brighton Fire Department outlined in their letter of 8/8/13 will be complied with. Some modification may be possible in discussions with the Fire Department regarding turning radiuses;
 15. A note will be added to the site plan that the applicant will work with the Township regarding the possibility of combining the two parcels into one;
 16. Utilities easements will be provided prior to the issuance of the land use permit.

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

Administrative Business:

- *Staff report. Kelly VanMarter provided an update.*
- *Approval of July 22, 2013 Planning Commission meeting minutes. **Motion** by Barbara Figurski and support by John McManus to adopt the minutes of the Planning Commission meeting of July 22, 2013. **Motion carried unanimously.***
- *Member Discussion*
- *Adjournment. **Motion** by Diana Lowe and support by Barbara Figurski to adjourn the meeting at 9:35 p.m. **Motion carried unanimously.***