

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JULY 14, 2014
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Township Planning Commission was called to order at 6:31 p.m. Present were Chairman Doug Brown, Eric Rauch, Diana Lowe, John McManus, James Mortensen, and Barbara Figurski. Also present were Michael Archinal, Township Manager, Gary Markstrom of Tetra Tech, and Brian Borden of LSL Planning.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: **Motion** by Diana Lowe to approve the agenda as amended to delete item #5. Support by Barbara Figurski. **Motion carried unanimously.**

CALL TO THE PUBLIC: (**Note: The Board reserves the right to not begin new business after 10:00 p.m.**) Chairman Brown made a call to the public for the audience to address non-agenda items. There was no response.

OPEN PUBLIC HEARING #1... Review of site plan application and impact assessment for a 1,000 square foot addition, located at 900 S. Latson Road, Howell, Parcel #4711-05-400-059. The request is petitioned by Buffalo Wild Wings.

Robert Kramer, Vice President of Operations for Buffalo Wild Wings addressed the Planning Commission. Buffalo Wild Wings has been on the current site for 10 years. They are proposing a remodeling of the building to provide banquet rooms and extra seating. Their sales have doubled. The remodel will provide for a full enclosed room with low-top seating and it'll be an extension of the dining room.

Brian Borden addressed the Planning Commission. This would constitute a major amendment to the approved PUD plan. The details of the lighting need to be provided. The petitioner is proposing two wall signs. There is only one existing at this time. The two signs would be 200 square feet total. The ordinance allows for 100 square feet.

Gary Markstrom of Tetra Tech addressed the Planning Commission. He is satisfied from an engineering standpoint.

Mr. Kramer indicated that the second sign requested would go in the middle of the back of the building. He will make sure sign designs total 100 square feet or less. Chairman Brown indicated that he does not understand the need for the additional sign if business has quadrupled in the last 10 years. Mr. Kramer indicated that many customers have

indicated they did not know about the restaurant or its location because they were unable to see the sign that exists.

Mr. Rauch asked if there had ever been a small directional sign. There has not. Mr. Mortensen asked if the petitioner agreed to channel lettering. They do.

The occupancy listed on the plan is indicative of the "use group" rather than the actual occupancy permitted.

Mr. McManus inquired about the landscaping. Mr. Borden indicated there is no requirement for new landscaping. The petitioner is not required to do any new landscaping.

Planning Commission disposition of petition

- A. Recommendation of Environmental Impact Assessment.
- B. Disposition of Site Plan. (06-27-14)

Motion by Barbara Figurski to recommend to the Township Board that the environmental impact assessment of 5/1/14 be adopted with the addition of dust control measures. Support by Diana Lowe. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the site plan for expansion subject to:

1. The details of the proposed mounted light fixtures will be reviewed by Township Staff to assure that they are in compliance with the ordinance and PUD agreement prior to the issuance of a land use permit;
2. The second wall sign is approved, the two of which will not exceed 100 square feet and channel lettering shall be used rather than the box configuration shown on the site plan;
3. The requirements of the Township Engineer as outlined in his letter of 7/3/14 regarding issuance of a soil erosion and sedimentation control plan to be submitted with construction plans will be complied with;
4. The requirements of the Brighton Area Fire Authority letter dated 7/7/14 will be complied with.

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

OPEN PUBLIC HEARING #2... Review of site plan, impact assessment, and special use for a proposed USA2GO gas station and drive thru restaurant, located at a vacant lot on the west side of Latson Road, south of Grand River Avenue on the corner of Grand Oaks Drive, Sec. 8, Howell. The request is petitioned by Karum Bahnam.

Bo Gunlock of RG Properties, 10050 Innovation Drive, Miamisburg, Ohio addressed the Planning Commission. The original development contemplated the Latson Road interchange being laid out differently.

Kevin Bahnam addressed the Planning Commission. He is an owner of USA2GO. They opened their first location 11 years ago in Commerce, Michigan.

Ghassan Abdelnour addressed the Planning Commission. He addressed the materials that are proposed: brick, limestone, and cultured stone columns. There will be canopies as seen in convenience stores. He explained that the lighting will be above the canopies. There will be some texture on the parapet and there will be varying heights on the roof for visual interest. There is one entrance to the property and two exits. One exit will be right turn only.

Chairman Brown inquired about the restaurant. It will be a Tim Hortons. Mr. Borden said it doesn't matter what restaurant it is, just that it's a drive-thru restaurant. Mr. Borden said there are multiple special land use requests. Because this is a PUD, the final site plan for the PUD is what's being presented tonight as well as the special use element.

Mr. Borden reviewed his letter to the petitioner. From a planning and zoning standpoint, zoning and special land use standards have been met. Underground storage tanks will require approval from the State. For the gas station and drive-thru, both have spacing requirements. Confirmation that the spacing standards are met was provided by Mr. Borden. The color renderings and drawings have been provided to the Planning Commission. Mr. Borden believes there should be some vertical elements added to the architecture on the south side of the building. There are no color renderings for the canopy over the fuel pumps. The petitioner indicated it would be matching the columns in the architecture.

Sidewalks were addressed with Mr. Gunlock. He does not wish to add sidewalks because they have invested so heavily in the infrastructure. Mr. Mortensen feels that the Planning Commission shouldn't push the sidewalks.

Mr. Borden indicated there is a potential that some parking spaces will be blocked when a fuel tanker comes to fill the underground tanks. This is not an uncommon situation. The petitioner is willing to schedule deliveries around their peak times. The petitioner has also provided an extra five spaces in their plans, as well.

Mr. Borden discussed the signage. The petitioner is requesting a second monument sign. This is a corner lot and the petitioner is requesting extra signage space. The fuel station canopy signs also count toward the allotment for wall signs. Because this is a corner lot, the Planning Commission may allow an extra 50% of sign space. The sign may be in conflict with the "You are Leaving Genoa Township" sign. Mr. Gunlock has been discussing this with Kelly VanMarter.

The lighting details were discussed. The gooseneck fixtures on the front of the building were discussed. The bulbs are exposed on the fixtures themselves. The lighting at the property line is within the limits permitted under the ordinance.

The lighting beneath the canopy was discussed. The revised plan is greatly improved, but the intensity is still too high for the ordinance. The petitioner explained the security concerns and how it affects the lighting. The lights in the canopy are recessed and downward directed.

Gary Markstrom addressed the Planning Commission as it relates to his letter of July 3, 2014. He would like to see designation of the easements placed on the site plan and an actual easement granted for the water main. A long lead comes off of Grand Oaks Drive for the sanitary sewer for a potential building south of this site. In anticipation of that, an easement should be granted for that. Mr. Gunlock said an easement agreement has been drafted and is being circulated. The access drive coming off of Grand Oaks Drive is not on the USA2GO parcel. Mr. Gunlock will be addressing that, as well. It will be placed on the site plan.

Planning Commission disposition of petition

- A. Recommendation of Special Use.
- B. Recommendation of Environmental Impact Assessment.
- C. Recommendation Regarding Site Plan. (06-26-14)

Motion by James Mortensen to recommend to the Township Board approval of two special use permits for a gas station and drive-thru restaurant subject to the approval of the site plan and environmental impact assessment. This recommendation is made because the Planning Commission finds that the special use permits are consistent with the ordinance and phase two of the Livingston Commons PUD. Support by Diana Lowe. **Motion carried unanimously.**

Motion by Barbara Figurski to recommend that the environmental impact assessment dated 6/30/14 be adopted subject to dust control measures and if the lights have an unacceptable glow, they will be downgraded to be consistent with the ordinance if so determined by Township Staff. Support by John McManus. **Motion carried unanimously.**

Motion by James Mortensen recommend to the Township Board approval of the site plan dated 6/26/14 subject to:

1. The applicant will retain any necessary governmental permits necessary from MDEQ;
2. The building elevations reviewed this evening are acceptable. However, the canopy is to be salmon colored, subject to review by Township Staff and must be consistent with the exterior finishes of the building;
3. The five parking spaces which potentially could be blocked by fuel delivery trucks will be designated for employee parking;
4. Lighting intensity while consistent with the Township ordinance at the property line is beyond the intensity under the canopies and the gooseneck fixtures.

- These will be downgraded if a staff review subsequently indicates that the glow is unacceptable;
5. The two signs as shown and sizes as shown are acceptable;
 6. The requirements of the Township Engineer as spelled out in his letter of July 3, 2014 will be complied with. In particular, easements will be granted for a water main and the sanitary sewer lead-in recordable form prior to the land use permit being granted. These easements shall be designated and shown on a revised site plan;
 7. The requirements of the Brighton Fire Authority as addressed in their letter of July 7, 2014 will be complied with, with the exception that the sprinkler system will not be required if it is not required under the International Fire Code

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

OPEN PUBLIC HEARING #3... Review of site plan and impact assessment for a 58 space parking lot expansion, located at 2200 Dorr Road, Brighton Parcel #4711-15-200-018. The request is petitioned by Jim Branscum on behalf of Wellbridge of Brighton.

Daniel DeRemer, project architect, addressed the Planning Commission. They are seeking additional parking space. There are 88 beds. There are currently 98 spaces. They need an additional 58 spaces. This would average 1.8 cars per bed, which would allow the employees to park in the lot.

Mr. Borden indicated this is an amendment to the PUD. The change is deemed minor. This site is within the Town Center overlay district. The parking need was not anticipated when the building was constructed. Given the wetlands and side slopes, there is no other place to put additional parking.

Mr. Borden indicated any deviation would require an amendment to the PUD if approved. Mr. Borden indicated that the landscape plan should be adhered to. There are 8 trees that should be added.

Mr. Markstrom addressed the Planning Commission. There are no issues with the parking lot itself. The operation of the facility is causing issues with the downstream sanitary sewer. The disposable wipes are being flushed and causing issues with the sanitary sewer. He requests that this be addressed. The petitioner indicated the owner is willing to work with the Township and if necessary install a grinder. The petitioner will address the issue in-house. If the situation is not corrected the Township may require the installation of a grinder or other device.

Planning Commission disposition of petition

- A. Recommendation of Environmental Impact Assessment.
- B. Disposition of Site Plan. (06-24-14)

Motion by Barbara Figurski to recommend to the Township Board approval of the environmental impact assessment dated 6/4/14 with the addition of dust control measures and that an amendment to the PUD will be required to convert what was previously shown as retail space into a parking lot and further to require the installation of the grinder pump or other technology approved by the township engineer in the event of a recurrence of unacceptable materials into the sanity sewer system. Support by Eric Rausch. **Ayes: Diana Lowe, James Mortensen, Barbara Figurski, Eric Rausch, and Doug Brown. Nays: John McManus. Motion carried.**

Motion by James Mortensen to recommend to the Township Board approval of the site plan dated 6/24/14, subject to:

1. Approval by the Township Board of the environmental impact assessment;
2. The addition of 10 canopy trees along Dorr Road in the vicinity adjacent to the new parking lot;
3. A revision of the sidewalk on the northeast corner of the property to stop at the east side of the access onto Sterling Drive;
4. The Planning Commission recognizes that the parking exceeds 120% of the standards, but accepts the explanation of the petitioner that their experience indicates that the parking ratio is required due to the unique characteristics of their business;
5. The PUD agreement be amended to adjust the dimensional deviation.

Support by Barbara Figurski. **Ayes: Diana Lowe, James Mortensen, Barbara Figurski, Eric Rausch and Doug Brown. Nays: John McManus. Motion carried.**

OPEN PUBLIC HEARING #4... Review of sketch plan, impact assessment, and special use for automotive sales, located at 2860 E. Grand River Avenue, Howell, Parcel #4711-06-200-056. The request is petitioned by Joseph Hood.

Joseph Hood addressed the Planning Commission. He discussed rehabilitating the building that was formerly known as the Pizza Hut in Howell. The parking lot will be reconfigured and re-sealed. The lighting will be researched and a proposal will be made to the Township after it's determined what is absolutely necessary. There will be silent paging. The building's new design will entail letters/numbers large enough to satisfy the fire department. The roofline will be improved.

Landscaping was discussed and it will be upgraded with some additional landscaping including one more tree. Refuse was discussed. It will be a paper producing business and the petitioner intends to recycle the paper.

Mr. Borden indicated this is a special land use because it's redevelopment of an existing site. Adequate truck maneuvering will be required. The petitioner confirms that they will have the cars delivered to the lot one-by-one and therefore truck maneuvering need not be addressed.

The petitioner indicated that it will be rare that he has 65 cars on the lot. The inventory for that store is designated to be 50 cars. This site is the first of 20 sites planned for Michigan. That count may change once a new building is built. The petitioner is willing to agree to no more than 55 cars.

The petitioner is willing to tell the land owner that the special use permit was conditioned upon the installation of the sidewalk.

Mr. Markstrom had no further comments.

Rodney Lockwood, managing partner of Lakeshore Village Apartments addressed the Planning Commission. He supports this project. He wants to make sure that the landscaping that the petitioner adds does not inhibit the view of the Lakeshore Village sign. He requests that the trash cans not be exposed to traffic down Tahoe Street.

Planning Commission disposition of petition

- A. Recommendation of Special Use.
- B. Recommendation of Environmental Impact Assessment.
- C. Recommendation of Sketch Plan. (06-06-14)

Motion by James Mortensen to recommend to the Township Board approval of the special use permit to permit the sale/storage of used cars by Uncle Joe's Used Car Lot. This recommendation is made because we find it is consistent with the zoning requirements of section 19.02 of the Township ordinance. And it's further subject to approval by the Township Board of the sketch plan and environmental impact assessment. Support by Diana Lowe. **Motion carried unanimously.**

Motion by Barbara Figurski to recommend to the Township Board approval of the environmental impact assessment, subject to the addition of dust control measures. And that the vehicles delivered to the site will be one at a time and car hauler trucks will not be used. There will be a limit of 55 cars on the lot. Support by James Mortensen. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the sketch plan dated 6/6/14, subject to:

1. Approval by the Township Board of the special use permit and environmental impact assessment;
2. The design and materials reviewed this evening are acceptable. The applicant will attempt to shield rooftop equipment if further modifications are made to the building after the next three years;
3. They will note the site plan that the used car inventory will not exceed 55 cars;
4. An 8-foot wide pathway subject to staff approval will be installed along Grand River on the property by June 2015;

5. Waste receptacles will be limited to two curb carts located in the alcove near the southwestern part of the building;
6. Any lighting subsequently added to the site will comply with the Township ordinances;
7. Details regarding the existing pylon sign and any modifications will require Township staff review;
8. Any new landscaping and signage will be constructed so as not to obscure signage for the apartment complex to the south nor interfere with vision for cars exiting onto or from Tahoe Drive and will be reviewed beforehand by Township staff;
9. The proposed roof sign is prohibited by Township ordinance and if pursued further by the petitioner, will have to be submitted to the Zoning Board of Appeals;
10. The requirements as spelled out in the Brighton Fire Department letter shall be complied with.

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

Administrative Business:

- *Staff report. No staff report.*
- *Approval of June 9, 2014 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes of June 9, 2014 as corrected. Support by Eric Rausch. **Motion carried unanimously.***
- *Member discussion*
- *Adjournment. **Motion** by John McManus to adjourn the meeting at 9:43 p.m. Support by Barbara Figurski. **Motion carried unanimously.***