

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
SEPTEMBER 8, 2014
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Township Planning Commission was called to order at 6:34 p.m. Present were Chairman Doug Brown, Eric Rauch, Barbara Figurski, James Mortensen, Diana Lowe, Chris Grajek. Also present were Kelly VanMarter, Township Planner, and Brian Borden of LSL Planning. Township Attorney, Frank Mancuso, Jr., was also present.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Diana Lowe moved to approve the agenda as amended to include addressing the replacement of Dean Tengel as vice chairman. The motion was supported 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.)*

OPEN PUBLIC HEARING #1... Review of a proposed amendment to the Timbergreen planned unit development (PUD) site condominium and agreement for the property located at 3800 Chilson Road, Howell, Michigan 48443, petitioned by Chestnut Development.

Attorney Rogers Myers addressed the Planning Commission on behalf of the petitioner. He advised that the development is Timber Green (two words). Attorney Frank Mancuso updated the Planning Commission regarding the proposed amendment. The petitioner has agreed to combine parcels C, D, and E and simply refer to that as C. The petitioner asked if access should be limited to the pole barn or whether it should also provide access to parcel C, which would be the house. The petitioner is in agreement with the rest of the language. A typo on the first page of the PUD agreement was discussed and the petitioner will correct that.

James Mortensen asked if lots 11 and 12 are being removed. The petitioner indicated that they are being removed and lots 13 and 14 will be renumbered to 11 and 12. The updated plan was mailed last Friday to the Township. The only changes were the renumbering of the lots.

Eric Rauch asked if the petitioner could have the engineer run a turning radius calculation for emergency vehicles to navigate the cul-de-sac. The revised plan will be submitted to the Fire Department and if approved by the fire department, the plan may be approved by Genoa staff as it relates to access to the barn.

A call to the public was made with no response.

Planning Commission disposition of petition

- A. Recommendation of PUD Agreement Amendment.
- B. Recommendation of revised PUD Site Plan. (08-15-14)

Motion by James Mortensen to recommend to the Township Board approval of the revised PUD agreement subject to the following:

- 1. Approval by the Township Attorney regarding the language as to this proposed second amendment and Master Deed;
- 2. The language regarding access to the cul-de-sac from the barn will be revised to include the provision that the house on lot C will also have access to the cul-de-sac;
- 3. The original land preservation as depicted in the original approved Timber Green site plan will be preserved on this site.

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

Motion by James Mortensen to recommend to the Township Board approval of the site plan dated August 15, 2014 subject to the following:

- 1. Lots 13 and 14 as depicted on the site plan will become lots 11 and 12 and those lots already numbered 11 and 12 will be deleted;
- 2. The requirements of the Township Engineer addressed in their letter of August 8, 2014 shall be complied with;
- 3. The requirements of the Brighton Area Fire Authority addressed in their letter of August 6, 2014 shall be complied with. In particular, reference to the requirement of the turning radius on the cul-de-sac must be resolved prior to issuance of a land use permit for the pole barn;
- 4. Lots C, D, E and 17 shall be combined and named lot C.

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

OPEN PUBLIC HEARING #2... Review of sketch plan and impact assessment for a 1,400 square foot backstage addition for Northridge Church, located at 7555 Brighton Rd, Brighton, Parcel # 4711-25-300-037. The request is petitioned by Jim King on behalf of Northridge Church.

Jonathan Pearn from Hobbs and Black addressed the Planning Commission. He described the purpose of the addition and that is to house props, etc., for their productions.

Mr. Borden addressed the Planning Commission. This is a sketch plan review due to the size of the proposed expansion. He indicated that there should be a review of the impervious surfaces. Mr. Borden advised the petitioner how impervious surfaces are calculated. They were previously at 8.7% and are currently at 13%. The petitioner confirmed that the materials will match those used in the previous construction. They

are the same. The Fire Department's concerns regarding the width of the road were discussed. The petitioner will be changing that from 10' to 20' in the areas of concern. Any lights that are added will be pursuant to the ordinance. They will be for security, not for use in accessing the backstage at night and will be motion sensor lights.

Mr. Borden indicated that there are several items that were addressed in this plan during the last sketch plan. He would like to see this cleaned up. The petitioner will clean that up tonight for publication tomorrow.

Chairman Brown asked how participants will be prevented from parking on the grass or the access area at the backstage. The petitioner did not know. Mr. Borden indicated that the parking provided on site is in excess of the minimum requirements. Therefore, this should not be an issue. Eric Rauch suggested "No Parking, Fire Lane" signs. The petitioner agreed to post those.

The Township Engineer's letter was discussed. James Mortensen asked about the road width. Originally, the road was 10'. Another 10' (20' total) is being added up to 150 feet of the building as required by the Fire Department.

Chairman Brown asked about the ramp. The petitioner indicated it is required per law. It is keyed. It is located inside an existing corridor, not in the audience.

A call to the public was made with no response.

Planning Commission disposition of petition

A. Disposition of Sketch Plan. (08-11-14)

Motion by James Mortensen to approve the sketch plan subject to the following:

1. The Planning Commission agrees that this particular change is minor enough to qualify for a sketch plan review. Further revisions to this site may require a full site plan review;
2. The petitioner will supply the Planning Consultant with the lot coverage calculations;
3. Building materials will match the existing building;
4. The access driveway will be widened from 10' to 20' within 150' feet of the building;
5. Any new overhead lighting will comply with the Township ordinance. The staff will review it for compliance;
6. The petitioner will correct several notes on the plan to bring them up to date and revise them with the Planning Consultant;
7. "No Parking, Fire Lane" signs will be added in the grass area near the access drive to inhibit parking in that area;
8. The requirements of the Township Engineer as outlined in his August 22, 2014 letter and the Brighton Area Fire Authority letter of August 27, 2014 will be complied with.

Support by Eric Rauch. **Motion carried unanimously.**

Administrative Business:

- *Staff report. Chairman Brown addressed the election of officers. This will be addressed next month when John McManus is present.*
- *Approval of August 11, 2014 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes as amended. Support by Diana Lowe. **Motion carried unanimously.***
- *Member discussion*
- *Adjournment. **Motion** by Diana Lowe to adjourn at 7:53 p.m. Support by Barbara Figurski. **Motion carried unanimously.***