

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MAY 11, 2015
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Township Planning Commission was called to order at 6:30 p.m. Present were Chairman Doug Brown, James Mortensen, Barbara Figurski, Eric Rauch, Diana Lowe, Chris Grajek, and John McManus. Also present were Kelly VanMarter, Community Development Director/Assistant Township Manager; Brian Borden of LSL, and Gary Markstrom of Tetra Tech Engineering.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Upon motion by Barbara Figurski and support by James Mortensen, the agenda was approved as submitted. **Motion carried unanimously.**

WORK SESSION: Chairman Brown suggested that discussion be held regarding “no” votes in the future and that the person voting “no” should outline their reasoning for the Board.

Work session closed at 6:39 p.m.

CALL TO THE PUBLIC: A call to the public was made with no response.

OLD BUSINESS:

OPEN PUBLIC HEARING #1... Review of a special use, environmental impact assessment, and site plan for a proposed remote bank ATM in an existing parking lot, located at 3599 E. Grand River Avenue, Howell, Michigan, parcel # 4711-05-400-031. The request is petitioned by Chase Bank.

Andy Andre from Bud Design and Engineering and Johnathan Krissof from Chase Bank were present and addressed the Planning Commission. They believe their updated plan is superior to the one that they previously submitted. They are requesting two signs, on the east and west side of the ATM. Material samples were provided to the Planning Commission. Vehicular circulation and stacking was addressed.

Brian Borden addressed the Planning Commission. He believes the new plan is an improvement from the last plan. He believes the materials are sufficient, but do not blend well with the existing site. The wheel stops were addressed. He is concerned that the wheel stops are too close to the canopy. The updated sign proposal does conform to the ordinance.

Gary Markstrom indicated the wheel stops will not be sufficient in the winter. He recommended a large slab extended two feet to the east with a raised curb. There are no utility impacts. The updated circulation pattern was handled well in his opinion.

Eric Rauch agreed with the consultants as it relates to the wheel stops. The petitioner agreed with the proposed solution, as well.

James Mortensen asked if it met the ordinance in terms of the length. Brian Borden indicated it does.

Eric Rauch asked if there is a clearance bar. The petitioner indicated there is.

Chris Grajek believes this is a small and unattractive island in a large sea of asphalt. He will be voting no. James Mortensen indicated ATM's are a permitted use. Therefore, he does not believe it's appropriate to deny the petition. Discussion was held regarding whether the Planning Commission has the right to deny it. Brian Borden reminded the Planning Commission that they are making a recommendation only.

Planning Commission recommendation of petition

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (04-23-15)
- C. Disposition of Site Plan (04-22-15)

Motion by James Mortensen to recommend to the Township Board the approval of the special use permit because it meets the general conditions of the Township ordinance and is consistent with the services provided on neighboring properties in the regional commercial zoning. Support by Barbara Figurski.

Ayes: Lowe, Mortensen, Figurski, McManus, Rauch
Nays: Grajek

Motion by Barbara Figurski to recommend to the Township Board approval of the environmental impact assessment dated 4/23/15 with the addition of dust control measures and approval of the special use and site plan. Support by Diana Lowe.

Ayes: Lowe, Mortensen, Figurski, McManus, Rausch
Nays: Grajek

Motion by James Mortensen to recommend to the Township Board approval of the site plan dated 4/22/15 subject to the following:

1. Two small signs on the structure will be permitted: one on the east and one on the west;
2. The proposed wheel stops will be replaced by a concrete curb to prevent cars from hitting the ATM structure. This change in the site plan will be subject to review by Township Staff;
3. No roof canopy sign will be permitted;

4. The requirements of the Brighton Area Fire Authority in their letter of 4/29/15 will be complied with;
5. The requirements of the Township Engineer in his letter of 5/5/15 relative to the curbing has already been addressed in this motion.

Support by Barbara Figurski.

Ayes: Lowe, Mortensen, Figurski, McManus, Rauch

Nays: Grajek

OPEN PUBLIC HEARING #2... Review of a special use, sketch plan, and environmental impact assessment for a proposed K-12 Livingston Christian School to be located within the Brighton Church of the Nazarene, located at 7669 Brighton Road, Brighton, Michigan, parcel # 4711-25-400-058. The request is petitioned by Brighton Nazarene Church.

Motion by Diana Lowe with support by Barbara Figurski to permit Eric Rauch to be recused from this hearing due to a conflict. **Motion carried unanimously.**

Steve Morgan addressed the Planning Commission on behalf of the petitioner. He advised the Planning Commission that there is no basketball court on the property.

He admits that the traffic study previously requested by the Planning Commission was not provided. He reviewed some information regarding traffic that he had in his possession, although a traffic study was not submitted. He believes the traffic study will show a continuation of a level C road. He indicated the traffic study will be submitted to Gary Markstrom.

Brian Borden had no additional comments at this time. Gary Markstrom indicated it is an improvement in circulation. He has some concerns, but he had only just received the proposed changes. Gary Markstrom would like to see the traffic patterns at the end of the proposed school day. For pedestrian traffic, he thinks a sidewalk going from the bike path to the building should be considered.

James Mortensen wants to know what can be done to mitigate effect on neighbors, etc. Diana Lowe asked if there will be day care before or after school. Ted Daskin, principal of the school, indicated there is not a planned day care at this time. James Mortensen expressed concerns about the traffic testing conducted on that site. School will be closed on days there are elections. James Mortensen requested a list of carefully thought out conditions, such as these. He believes this site is being overused. He would like a bullet point list to indicate what actions will be taken to mitigate traffic issues.

Chris Grajek expressed concern over pedestrian traffic. He is also concerned about traffic turning west for the sole purpose of changing direction in another business or on another street to head east towards the downtown area.

Chairman Brown discussed the erection of a fence with the petitioner. The petitioner said there was no way to put a fence on the property line due to the trees, but would agree to look into putting a fence on the church property 10 to 15 feet into the property line.

Barbara Figurski indicated that she viewed the property earlier today. She addressed the trees. She believes the trees should be cleaned up. Some of the trees have died. The petitioner indicated they plan to clean up the trees.

Kelly VanMarter asked about the drop off lane versus parking. The petitioner gave a representation showing how the queue will work. The traffic guards will be parents and/or volunteers. The petitioner reminded the Planning Commission that traffic will be 15 minutes in the morning and 15 minutes in the afternoon. They anticipate 30 cars at any given time.

Jay Johnston, a neighbor to the church addressed the Planning Commission. He would like to see the dead trees replaced. The petitioner was asked to do that in 2003 and has not. He would like to see fencing for safety reasons. The security guard at the skate park is not doing what should be done because the kids are racing and speeding through the skate park. The police will not respond to the calls because it is private property. He expressed concern about the driver testing remaining located at the premises.

Andrea Spanstra addressed the Planning Commission. She indicated the church has not been honoring their promises and guarantees to their neighbors since 2000. She is concerned about what problems the traffic will create.

Planning Commission recommendation of petition

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (03-16-15)
- C. Disposition of Sketch Plan (05-14-14)

Motion by James Mortensen to table this petition because more information is required to make a disposition of this petition including major traffic study and modus operandi of the church if this were to be approved. Support by Barbara Figurski. **Motion carried unanimously.**

NEW BUSINESS:

Eric Rausch rejoined the meeting.

OPEN PUBLIC HEARING #3... Review of a site plan and environmental impact assessment for a proposed 60,000 sq. ft., three-story medical office building, located at 1201 S. Latson Road, Howell, Michigan, 48843, parcel # 4711-09-100-036. The request is petitioned by Providence Health System.

Chris Lambrecht, developer for medical office building addressed the Planning Commission. They are partnered with St. John Providence/Providence Health. He thanked Kelly VanMarter for all of her assistance over the last six months.

Tim Britton addressed the Planning Commission regarding the design of the project. A brief overview of the site plan was given by the petitioner.

Kelly VanMarter indicated the north driveway was discussed. The language in the PUD agreement encourages minimized curb cuts, but it is not exclusive of two driveways. The driveway to the apartments is misaligned pursuant to Kelly VanMarter.

The petitioner reviewed the renderings with the Planning Commission. The vestibule is over and under so that it is fully covered. The materials are brick and stone. Third floor is an EFIS material. The windows in the main lobby allow for a flood of natural light into the lobby. The stone is a combination of smooth and rough face. The petitioner does not have sample boards.

The petitioner is to provide sample boards.

Brian Borden addressed the Planning Commission. The proposed changes by the petitioner include that the building is set further back with more parking in the front. The EFIS calculations made by Brian Borden were incorrect and the petitioner has provided calculations regarding that and they are within ordinance requirements.

Parking is an issue. Phase 1 is 7 parking spaces deficient. The applicant is seeking a 7 space reduction for phase 1.

The petitioner is seeking front yard loading. The PUD agreement will need to be reviewed to determine if that is allowable. It would be screened to some degree by the landscaped island.

Eric Rauch discussed pedestrian walking paths in the parking lot and parking issues with the petitioner. Kelly VanMarter asked if a concrete walk path could be used for delineation. Eric Rauch indicated that snow removal would ruin the curb. Chris Grajek asked if striping would be sufficient to prevent parking in the pathways to the front door through the parking lot. The possibility of bollards were discussed. A shorter version of a bollard containing a handicapped parking sign was suggested by the petitioner. The Planning Commission and petitioner have agreed to changing the curb on the north side to a 6" curb with cut-in's at each sidewalk.

Brian Borden discussed trees and evergreen plantings. There is a shortage of three shrubs, which should be overlooked given all of the changes the petitioner has agreed to and the changes that will be made to the plan.

The bumper zones on the east and west are deficient on the proposed future phases. The lighting plan has a few minor clean up items according to Brian Borden.

Brian Borden addressed the mobile imaging dock. This is often done at odd hours. He has requested information on lighting and noise generation, as well as proposed hours of operation. The noise generation information was provided. The MRI hours of operation are 8 am to 6 pm. There will be no exterior lighting that would extend into the parking lot. The petitioner explained how the seal between the MRI truck and building works.

James Mortensen asked about the welcome to Genoa Township sign that is proposed for that area. It can be waived. Eric Rauch indicated signage will be interesting with the three buildings and the Township welcome sign. Brian Borden believes the logical location for the Township welcome sign would be outside a future phase area.

Gary Markstrom addressed the Planning Commission. He has met with the petitioner and the Road Commission. There will be public water and sanitary sewer. A construction plan review will be necessary and any concerns can be addressed at that time. There should be a link from the site to the sidewalk on Latson Road. The petitioner agrees to do that.

The petitioner requests that the PUD be amended to waive the 20 foot setback requirement along Latson Road. It impacts parking and would cause the petitioner to be unable to meet the standard. The Road Commission has agreed to allow the petitioner to plant in the right-of-way and install lighting fixtures, as well. Brian Borden wondered if the waiver for the parking set back should apply to phase one only.

Planning Commission recommendation of petition

- A. Recommendation of Environmental Impact Assessment (05-04-15)
- B. Disposition of Site Plan (04-23-15)

Motion by Barbara Figurski to recommend to the Township Board approval of the environmental impact assessment. Support by John McManus.

Motion by James Mortensen to recommend to the Township Board approval of the site plan dated 4/23/15, subject to:

1. This recommendation does not include the conceptual plans for the properties or any phase facility on the northern part of the site plan;
2. The proposed elevations and colors and materials shown in the renderings are acceptable to the Planning Commission subject to verification by Township Staff when reviewing sample boards and that they are consistent;
3. The sample boards will become Township property;
4. The sidewalk system within the site will tie into the sidewalk, the north/south sidewalk on Latson Road in the vicinity of Grand Oaks Drive;
5. The reduction of 7 parking spaces relative to the Township ordinance as to phase one are acceptable given that the applicant has demonstrated that it's consistent with its experience;
6. The site plan will necessitate certain amendments to the PUD agreement, including a reduction of the 20 foot parking lot setback from the right-of-way on Latson Road; establishment of a location for an entryway sign for the

- Township on the property. Further, the amendment will have to approve loading for small delivery trucks such as UPS in the front yard;
7. The northernmost driveway is not in the most desirable location. The Township attorney is requested to review whether the Township is obligated to permit this location under the existing PUD agreement;
 8. A curb will be added to the north side of the east/west pedestrian pavement. The north/south pedestrian pavement will be striped and delineated with signage;
 9. Minor corrections will be made to the site plan for consistency reasons as it relates to landscaping and lighting. This will be resolved with Township Staff prior to submission to the Township Board;
 10. The requirements of the Township Engineer in his letter of 5/6/15 and the Brighton Area Fire Authority in their letter of 4/28/15 will be complied with;
 11. The Planning Commission recognizes that this effectively is a corner lot and approves two signs as depicted in the site plan.

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

OPEN PUBLIC HEARING #4... Review of a site plan and environmental impact assessment proposing a 19,202 sq. ft. building addition and 152 new parking spaces, located at 7526 Grand River Avenue, Brighton, Michigan 48116, parcel # 4711-13-400-018. The request is petitioned by 2|42 Community Church.

Eric Rauch indicated he has a conflict in this matter as he is employed by 2|42 and is a part of the design team. **Motion** by John McManus to recuse him from this hearing. Support by Barbara Figurski. **Motion carried unanimously.**

Dave Dummit addressed the Planning Commission on behalf of the petitioner. Wayne Perry of Desine Engineering addressed the Planning Commission. There will be changes in the parking lot and storm water detention system which will be expanded under the parking lot. The sanitary sewer and handicapped parking will be relocated.

The architect addressed the Planning Commission. They proposed increasing the auditorium by 30 percent. A rendering and material board were provided.

Brian Borden addressed the Planning Commission. The materials match the existing building. The buffer zone requirement on the west side of the site was addressed. The traffic impact study was provided.

Gary Markstrom addressed the Planning Commission. He reviewed his concerns about water mains and storm sewers. The mains are being relocated, so a permitting process will be necessary. The traffic study was provided to him and he has reviewed it.

The traffic study said there are 12.09 acres. A portion of it, however, is in Morse Lake.

Barbara Figurski asked what the percentage is between the building and the pavement. They are both compliant. It is 19% building and 67% impervious surface.

A call to the public was made with the following response:

Kurt Scordrewn (phonetic) addressed the Planning Commission. He is concerned about the lake water levels. He is hoping to see an environmental study to reflect what changes there will be. He has been told it would be a one inch difference. Mr. Perry demonstrated to the Planning Commission that there would be no change to the lake level whatsoever and this was approved by the Drain Commission. A 100 year storm would increase the lake level by one inch.

John Franklin and Cheryl Cunningham addressed the Planning Commission. He would like to see the water level rising, but wants to make sure the water will be pure.

Kristi Cox addressed the Planning Commission. She thanked Eric Rauch for working with her and the sound issues. She asked about sound remediation measures because of the increase in the audience. The remediation measures were explained to her satisfaction.

She also addressed the deterioration and cutting back of the buffer on the west side. She asked that the Township look at it. Kristi wants to take a minute to thank them for their help in the Brighton Village. She encouraged support.

Planning Commission recommendation of petition

- A. Recommendation of Environmental Impact Assessment. (04-22-15)
- B. Disposition of Site Plan. (04-22-15)

Motion by Barbara Figurski to recommend to the Township Board approval of the environmental impact assessment dated 4/22/15 for the additions to the building and parking, subject to approval of the site plan. Support by Chris Grajek.

Motion by James Mortensen to recommend to the Township Board approval of the site plan dated 4/22/15 for the expansion of the 2/42 church subject to:

1. The building additions will match the existing materials and the display board presented will become Township property;
2. The applicant will work with Township staff and the neighbors to the west to refresh or reinstate the plantings in the buffer zone;
3. The traffic management plan developed in the original project will be continued and enhanced as recommended by the traffic engineer;
4. The Planning Commission is aware that the underground retention system in the site plan may be modified to increase the timing of the flow to Morse Lake in lieu of underground retention if approved by the County, the residents, and Genoa Township, as well as any other necessary governmental unit;
5. The requirements of the Township Engineer in his letter of 5/5/15 and the Brighton Fire Authority in their letter of 4/29/15 will be complied with.

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

Eric Rausch rejoined the meeting.

OPEN PUBLIC HEARING #5...Request for review of amendments to the Genoa Charter Township Capital Improvement Plan.

Planning Commission disposition of petition

A. Disposition of Capital Improvement Plan

Motion by John McManus to table this. Support by Diana Lowe. **Motion carried unanimously.**

Administrative Business:

- Staff report
- Approval of April 27, 2015 Planning Commission meeting minutes. Upon motion of Barbara Figurski and support by Diana Lowe, the minutes were approved as corrected. **Motion carried unanimously.**
- Member discussion
- Adjournment. Upon motion by John McManus and support by Diana Lowe, the meeting was adjourned at 11:00 p.m. **Motion carried unanimously.**