

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JUNE 8, 2015
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 Barbara Figurski, James Mortensen, John McManus, Diana Lowe, Eric Rauch, Chris Grajek, and Chairman Doug Brown. Also present were Kelly VanMarter, Community Development Director/Assistant Township Manager; Gary Markstrom of Tetra Tech; and Michelle Foster of LSL.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

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

CALL TO THE PUBLIC: A Call to the Public was made with no response.

OPEN PUBLIC HEARING #1... 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 to recuse Eric Rauch. Support by Chris Grajek. **Motion carried unanimously.**

Steve Morgan addressed the Planning Commission. He is a member of the church. The petitioner is requesting an amendment to the special use permit to allow for a school. The average class size is estimated to be 15 at greatest. Due to the class sizes, the sports teams will not be large.

Mr. Morgan addressed the landscaping and screening first. A photograph taken from the cul-de-sac on Aljoann Drive facing the church was provided. Approximately three weeks ago, the church members cleared up the dead trees and brush in this area. Another photograph was provided that illustrates what that area would look like in two years with the newly planted trees.

The pastor met with the property owners of adjacent lots to discuss their concerns. He feels that they are all now on good terms and willing to work with each other. He reported that they are all in agreement with the new plans for landscaping and screening. The proposed fence is over 700 feet long and is on the church property by 10 or 15 feet for the majority of that length.

The property line between the new facility and the church next door will be planted with arborvitae.

A call to the public was made regarding the landscaping. Jay Johnson addressed the Planning Commission. He is a neighbor from Aljoann. He suggested that the park is not really a park, but rather a landscape buffer. The church will maintain the property. He indicated that he supports the current plan. The church would take care of any dying trees, etc. Chairman Brown suggested they place their agreement in writing.

Mike Barrett, president of the homeowners association addressed the Planning Commission. He feels the meeting with the church was very productive. He suggested the church place a gate in the fence for maintenance purposes.

Michelle Foster indicated that the landscaping plans from 2013 had not been fulfilled, but it appears the petitioner is working toward that goal.

Steve Morgan next addressed the traffic study. Chairman Brown indicated that a traffic study for 250/35 was requested and he feels that it has not yet been provided. Mr. Morgan indicated the forecast date was reduced to 2018 and reduced the student population. Chairman Brown indicated that the study for 250/35 was requested for the purpose of planning ahead. He is requesting that a condition be placed on the facility use that once it hits 200, a new traffic study should be done at that point to determine where the traffic should flow at that time. The church believes that the traffic on Brighton Road has been reduced due to the new Latson Road interchange. Mr. Morgan indicated Boss Engineering is already retained to review traffic flow every October.

Cathy Morehouse of 5700 Site Court in Brighton, Michigan runs a private school and suggests that a layered drop-off/pick-up time based on last name might be a good option for the school. She has found that it works well in similar situations.

Chairman Brown asked if it would be possible for the school to report attendance on the Monday following the third Friday in September each year. Ms. VanMarter indicated that can certainly be required.

Mr. Morgan went on to review the traffic study statistics and periods with the Planning Commission.

Michelle Foster informs the Planning Commission that pedestrian circulation is also a concern on this site.

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

Don Yaquinto lives in Pine Creek and is concerned with the increased traffic on Brighton Road and possible cut-through traffic in his subdivision. If people are unable to turn left out of the church/school property they will turn around at the Pine Creek entrance and cause congestion in the left turn lane.

Colleen Bussey lives on Aljoann and has a child who attends the high school. She cannot believe that this request has gotten this far because the traffic in this area is so bad. She stated that drivers don't follow the rules now and this will only make it worse.

Virginia Wennerberg or 7230 Pine Vista addressed the Planning Commission. She asked about what plan "b" would be for a larger capacity. Mr. Markstrom explained the options. She asked if the Planning Commission feels there is a maximum number that the petitioner could never exceed. Chairman Brown indicated that given the size of the building, he believes the maximum student body is 250 with a staff of 35. But unfortunately, he cannot give a clear answer at this time.

Carol Hawley of Pine Creek Ridge asked if staff was counted, as well as teachers, such as nurses, secretaries, etc. The petitioner indicated the number 26 includes staff and teachers. She asked about custodians and lunch staff. They are estimating the staff based on current numbers. She asked if it exceeds that number, would the school close down. Chairman Brown discussed doing annual reviews of staff and student counts.

Andy Koch addressed the Planning Commission. He runs the driving certification located at the church. He believes the impact on traffic is minimal. His hours are 9 to 5 with the certification class. He adjusts class schedule so as not to interrupt weddings, funerals, etc. In an average month, he tests 25 tractor trailers, most of which have their reverse alerts turned off.

Andrea Spanstra inquired whether weekend testing was performed. Mr. Koch indicated Saturdays from 8 to noon and that is usually personal vehicles. She commended Mr. Koch on being respectful to the neighborhood.

Conchi Freund is a resident of Pine Creek Ridge and has been for 18 years. She appreciates the fact that the impact on the community is being studied. She supports the Livingston Christian School. She wants to focus on the positive of what the school will bring to the community.

The call to the public was closed.

Planning Commission recommendation of petition

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

Motion by Mr. Mortensen to table this matter to July 13, 2015. Support by Chris Grajek.
Motion carried unanimously.

Kelly VanMarter will discuss Mr. Koch's illegal non-conforming use with the Township Attorney to determine how to proceed. Michelle Foster indicated that an opinion by the Township Attorney should be obtained. She then reviewed her list of outstanding issues as requested by the petitioner. The park will not be deeded or an easement provided to the neighbors. It will remain church property and be maintained by the church.

OPEN PUBLIC HEARING #2... Review of a sketch plan application for an amendment to the approved building elevations for 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.

Eric Rauch rejoined the meeting.

Gary Anscombe, Construction Manager for the church addressed the Planning Commission. He apologized to the Board and the Township and knows that he should have applied for an amended site plan and the church had no reason to think of it. He takes full responsibility.

The approved elevation was not a buildable design. Therefore, the amendment is requested. The north half of the elevation drained into the wall. The roof was changed to prevent ice dams and water pooling. Additionally, the handicap elevator needed to be changed.

There will be a new color in front. The colored rendering is not an exact duplicate of the colors, but samples were provided. They were unable to exactly duplicate the brick color, so there has been a change to allow for which areas will have brick. The roof line has been changed to accommodate water/snow. This has already been built. There is no brick left with which to meet the ordinance.

Chris Grajek asked about using cultured stone. The petitioner indicated that it's possible to use brick or cultured stone. The split faced block could possibly be used to match.

Mr. Rauch asked about utilizing an awning structure to break it up.

Mr. Mortensen indicated he would not be comfortable approving anything without a rendering. The petitioner could obtain one within a week or so. The next meeting is July 13.

Mr. Grajek asked about the percentage of brick. Ms. Foster indicated since it's in a residential section, no percentages apply.

Mr. Grajek indicated the renderings would be helpful if the colors are accurate.

The petitioner indicated he would like to continue working on the interior of the entrance system while this matter is pending. The building department would need him to do that.

The petitioner will look into making the south wall a darker color and adding windows to the south wall. Ms. VanMarter suggested carrying the brown of the roof up the south wall and north wall.

Mr. Mortensen and Mr. McManus would like to see renderings as well.

A call to the public was made.

Mike Barrett addressed the Planning Commission. He asked for clarification regarding percentage of brick.

Colleen Bussy addressed the Planning Commission and indicated she thinks the structure is too big. Jay Johnston again addressed the Planning Commission regarding the color. Andrea Spanford indicated she thinks it looks like a warehouse.

The call to the public was closed.

The architect is present and agrees with all of the ideas/comments.

Planning Commission disposition of petition

- A. Disposition of Amended Site Plan Building Elevations (received on 05-29-15)

Motion by James Mortensen to recommend approval of the amended site plan subject to future approval of exterior building materials. Staff may issue a temporary land use permit to allow the petition to continue working on the interior. The temporary land use permit will expire on July 21, 2015 if not renewed. Support by Diana Lowe. **Motion carried unanimously.**

OPEN PUBLIC HEARING #3...Review of the Genoa Charter Township Capital Improvement Plan.

Mr. Mortensen has an issue with the road projects rejected by the voters being included. He is also opposed to the solar panels.

Planning Commission disposition of petition

- A. Disposition of Capital Improvement Plan

Motion by James Mortensen to adopt the capital improvement plan with the exception of the road projects and solar panel. Support by Diana Lowe. **Motion carried unanimously.**

Administrative Business:

- Staff report. Kelly VanMarter gave a staff report to the Planning Commission.
- Approval of May 11, 2015 Planning Commission meeting minutes. **Motion** by Barbara Figurski and support by James Mortensen to adopt the minutes as amended. **Motion carried unanimously.**
- Member discussion.
- Adjournment. **Motion** to adjourn by Barbara Figurski at 10:04 p.m. Support by John McManus. **Motion carried unanimously.**