

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
March 14, 2016  
6:30 P.M.  
MINUTES**

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

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA: **Moved** by Commissioner Lowe, seconded by Commissioner Mortensen, to approve the agenda as presented. **The motion carried unanimously.**

CALL TO THE PUBLIC: The call to the public was made at 6:32 pm with no response.

**OPEN PUBLIC HEARING #1 (Postponed from February 8, 2016)**... Review of a special use application, impact assessment and sketch plan to allow outdoor storage located at 5775 Brighton Pines Court, Brighton, Parcel #11-15-200-025. The request is petitioned by CRW Plastics.

**Planning Commission disposition of petition**

- A. Recommendation of Special Use Application.
- B. Recommendation of Impact Assessment (12-15-16)
- C. Recommendation of Sketch Plan (12-15-15/Landscape Plan 2-24-16)

Mr. Antonio Orlando stated they hired a landscaper to develop a plan to meet the screening requirements made at the last Planning Commission meeting. He showed the proposal.

Mr. Brian Borden, of LSL Planning, feels the revised submittal meets the requirements for the special land use.

The call to the public was made at 6:37 pm with no response.

**Moved** by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the special land use to allow outdoor storage for CRW Plastics located at 5775 Brighton Pines Court subject to the following:

- Approval of the sketch plan by the Township Board
- Approval of the Environmental Impact Assessment by the Township Board.

It is the finding of the Planning Commission that this special land use permit is consistent with the specific requirements of Section 19.03 of the Township Zoning Ordinance and is consistent with other activities in this industrial zone. It complies

Section 8.02.02 of the Township Zoning Ordinance. **The motion carried unanimously.**

**Moved** by Commissioner Lowe, seconded by Commissioner Rauch, to recommend to the Township Board approval of the Environmental Impact Assessment conditioned upon:

- Approval of the special land use and sketch plan by the Township Board.

**The motion carried unanimously.**

**Moved** by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the sketch plan dated 12-15-15 and Landscape Plan dated 2-24-16 subject to:

- Approval of the special lane use by the Township Board.
- Approval of the Environmental Impact Assessment by the Township Board.
- Any signage must be consistent with the Township Ordinance.

It should be noted that both the Township Engineer and Brighton Area Fire Authority had only limited comments regarding this proposal. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #2...**Review of a request for a rezoning from Medium Density Residential (MDR) to High Density Residential (HDR) for Parcel #11-06-400-015 which is located on the east side of Chilson Road, south of Grand River, in Howell. The request is petitioned by the Lockwood Companies.

**Planning Commission disposition of petition**

- A. Recommendation of Rezoning from MDR to HDR
- B. Recommendation of Environmental Impact Assessment (2-24-16)

Mr. Rod Lockwood of Lockwood Companies, Walter Coponen of Component Architects, Ken Weikal, the landscape architect, and Mark Jones of Boss Engineering were present.

Mr. Lockwood gave a review of the first two phases of this project. They are proposing to build 144 additional units with a separate entrance off of Chilson Road. Mr. Coponen showed colored renderings of the site plan and building elevations. He described and showed pictures of the proposed central trash collection station.

Mr. Borden stated that the rezoning will be addressed first and then the site plan can be reviewed. The rezoning will need to be reviewed and approved by Livingston County and then returned for review and approval by the Township Board. The recent Master Plan update shows this parcel as HDR and the surrounding properties are HDR.

Mr. Joseph Siwek, of Tetra Tech, stated they have concerns with the storm water flow. There are no calculations shown. The traffic engineer is recommending an updated traffic impact study to evaluate the operation of the intersection of Grand River and Tahoe.

Mr. Jones stated that he has spoken to Wendy Ramirez of MDOT who stated that due to the new Latson Road interchange, traffic volumes on Grand River are 50 percent less than what they were before. They also feel that the traffic from Phases 1 and 2 will shift to the Chilson Road entrance / exit.

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Commissioner Mortensen would like to have the traffic study done on Grand River as requested by the Township Engineer. Mr. Jones stated they can have the traffic study completed within one month.

Mr. Lockwood noted that their funding source deadline for the project is mid-June.

It was noted that these issues should be addressed during site plan approval and this agenda item is for the rezoning.

The call to the public was made at 7:19 pm.

Mr. Bill Gregory of 960 Victory Drive stated that looking at the Master Plan, there is very little industrial zoning in the Township. He would like to see screening on the east side of the site. He does not have any concerns with the rezoning.

Mr. Steve Krouse of Best Storage at 902 Victory Drive is in support of the rezoning.

The call to the public was closed at 7:22 pm.

**Moved** by Commissioner Mortensen, seconded by Commissioner Lowe, to recommend to the Township Board approval of the rezoning request from Medium Density Residential (MDR) to High Density Residential (HDR) by Lockwood Companies. The proposed rezoning is consistent with the standards of Section 22.04 of the Township Ordinance, is consistent with the Master Plan Future Land Use map, is consistent with the HDR zoning to the north, the industrial zoning to the east, and the planned industrial district zoning to the south. **The motion carried unanimously.**

**Moved** by Commissioner Lowe, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Environmental Impact Assessment dated 2-24-16 for Phase 3 of Lakeshore Village conditioned upon approval of the rezoning by the Township Board. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #3...** Review of a site plan and impact assessment for a proposed Phase 3 of the Lakeshore Village Apartments consisting of an additional 144 units with a business center/club house. The property is located on the east side of Chilson Road, south of Grand River in Howell on Parcel #11-06-400-015. The request is petitioned by the Lockwood Companies.

**Planning Commission disposition of petition**

- A. Recommendation of Environmental Impact Assessment (2-24-16)
- B. Disposition of Site Plan pending approval of the Impact Assessment by the Board (2-24-16)

Mr. Borden stated that the applicant has addressed all by one of his concerns after review of their first submittal. The primary building material is vinyl siding and Section 12.01 of the Township Ordinance limits the use of vinyl siding to no more than 25 percent for walls visible from public roads or parking lot. He noted that the applicant would like to keep this phase of the plan consistent with the first two and to add masonry would give it the appearance of a completely different project.

Chairman Brown called for a five-minute break at 7:30 pm. The meeting resumed at 7:45 p.m.

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Mr. Siwek reiterated his concerns regarding the storm water and traffic study stated in the previous agenda item. He feels the applicant can meet their requirements for the storm water; however, he needs to see the calculations. Mr. Jones agrees that he can address Mr. Siwek's concerns without altering the proposed site plan.

Mr. Coponen stated they will be able to meet the concerns of the Brighton Area Fire Authority's letter of March 9, 2016.

The discussion returned to the building materials. Mr. Coponen showed the proposed building materials. He stated that it would be very difficult to provide this affordable housing if they needed to meet the masonry requirement of the ordinance. Commissioner Mortensen stated he would recommend approval of the materials due to the fact that this is affordable housing, it is not visible from Chilson Road, and it matches the existing buildings in this development.

Commissioner Rauch agrees with Commissioner Mortensen; however, he feels that the fitness center and Unit #5 are visible from Chilson Road. Mr. Coponen stated they could increase the landscape buffer to better screen Unit #5. He offered to have the fitness center all brick.

The call to the public was made at 8:17 pm.

Mr. and Mrs. Old who own the three properties to the west of this site on Chilson Road had concerns regarding drainage. They spoke to the developer during the break and they feel that he is addressing their needs in the case they want to develop their properties.

The call to the public was closed at 8:19 pm.

There was a discussion regarding the traffic study and how obtaining it may affect the timeline that Mr. Lockwood has with his funding source. Ms. VanMarter advised the Planning Commission of Mr. Lockwood's time constraints to obtain their funding from MSHDA. She stated that Township Staff will do what they can to assist him in meeting his deadline.

**Moved** by Commissioner Lowe, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Environmental Impact Assessment dated 2-24-16 subject to the following:

- Approval of the rezoning by the Township Board
- Approval of the site plan by the Township Board
- Verification by the Township Engineer on a traffic study that there is no deterioration of the level of service at Tahoe and Grand River.

**The motion carried unanimously.**

**Moved** Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board approval of the site plan dated 2-24-16 for a 144-unit development by Lockwood Companies subject to the following:

- Approval of the rezoning request by the Township Board
- Approval of the Environmental Impact Assessment by the Township Board
- Requirements of the Township Engineer for the handling of site drainage be met
- Construction plan review and approval by the DEQ.

- The requirements of the Brighton Area Fire Authority's letter of March 9, 2016 are met
- A traffic study shall be completed by the applicant in advance of submission to the Township Board, showing no deterioration in the level of service at Tahoe and Grand River and further subject to review by the Township Engineer.
- The building material samples shall become property of the Township.

The building materials were reviewed this evening and are acceptable to the Planning Commission, with additional landscaping around Unit #5 to shield it from the properties to the southwest of the site and the fitness center shall be all brick, with that material to be reviewed and approved by Township Staff. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #4...**Review of a site plan and impact assessment for a proposed Gilden Woods child care facility located on the north side of Grand Oaks Drive in Howell on Parcel #11-08-200-012. The request is located within the Livingston Commons Phase 2 Planned Unit Development and is petitioned by BBI Holdings, LLC.

**Planning Commission disposition of petition**

- A. Recommendation of Environmental Impact Assessment
- B. Recommendation of Final PUD Site Plan

Mr. Steve Witte, of Nederveld, Inc., and Dan Boverhof of BBI Holdings, were present.

Mr. Witte stated they are proposing to build an 11,968 square foot building as a day care center. Gilden Woods was previously Apple Tree. Mr. Boverhof has built approximately 20 of these facilities for Gilden Woods. The day care facility will accommodate up to 164 children. There will be an 18,834 square foot, fenced-in playground area. He showed the proposed site plan, building elevations, and building materials. They need a larger number of parking spaces than what is allowed because each of the parents must park and escort their children into and out of the building. He distributed replies to the planner's, engineer's, and Brighton Area Fire Authority's letters.

Commissioner Rauch has no issue with the additional parking; however, he noted that the indoor play area does not meet the requirements.

Mr. Borden stated that the applicant has addressed all of his concerns. With regard to the indoor play area, it is calculated on the maximum capacity of the facility and the applicant is proposing 49.5 square feet per child instead of the 50 square foot required by ordinance. He noted that they do meet the requirements of the State of Michigan.

They have added more stone to the building ;however, they have not met the 80% requirement for natural materials per the PUD Agreement. Commissioner Rauch likes the proposed building materials; however, he would like to have more stone added to the sides of the building.

Mr. Boverhof stated these are the standard materials that are used on all Gilden Woods facilities.

Mr. Witte stated he can add stone to the north side of the building and extend the fence on the south side of the building so it will not be seen. The fence is opaque. It was also suggested to carry the lap siding on the north side of the building to match the front. Both Mr. Witte and Mr. Boverhof agreed to this suggestion.

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Mr. Borden advised that a second drive is recommended to accommodate vehicle circulation and emergency vehicle turnaround. Mr. Witte stated that MDOT will not allow the second drive due to sight distance issues.

The call to the public was made at 9:16 pm with no response.

**Moved** by Commissioner Lowe, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Environmental Impact Assessment dated 2-24-16 subject to the following:

- Final PUD site plan approval by the Township Board
- Approval of the proposed excess parking by the Township Board

**The motion carried unanimously.**

**Moved** by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Final PUD site plan for Gilden Woods child care facility subject to the following:

- Approval of the building materials
- The six-foot vinyl fence will be extended on the south side of the building.
- The north side of the building will have three-feet of cultured stone off grade and the remainder will be lap siding consistent with the front.
- The requirements of the Brighton Area Fire Authority's March 9, 2016 letter shall be met.
- Approval of parking proposed by the applicant of more than 120% of the maximum allowed by ordinance as the Planning Commission finds this acceptable as it is consistent with the applicant's business model and experience.

The site is a transitional property from industrial zoning.

**The motion carried unanimously.**

### **Administrative Business:**

- Staff Report

Mr. VanMarter stated that Flagstar bank has submitted plans for a new branch located on the same property as the proposed Providence Medical Center. Also, an application for a new medical office on the north side of Grand River across from Bob Maxi Ford has been submitted.

- Approval of February 8, 2016 Planning Commission meeting minutes:

**Moved** by Commissioner Lowe, seconded by Commissioner Grajek, to approve the minutes from the February 8, 2016 Planning Commission Meeting as presented.

**The motion carried unanimously.**

- Member Discussion:

Mr. Borden stated that the Michigan Association of Planning's Spring Institute will be held in mid-April if any commissioners are interested in attending.

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- Adjournment

**Moved** by Commissioner Mortensen, seconded by Commissioner Grajek, to adjourn the meeting at 9:29pm. **The motion carried unanimously.**

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