

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING
MONDAY, APRIL 11, 2016
6:30PM**

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, John McManus and Eric Rauch. Absent were Barbara Figurski and Chris Grajek. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Brian Borden and Chris Gruba from LSL Planning and Gary Markstrom with Tetra Tech. There were approximately 7 people in the audience.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA: **Moved** by Commissioner McManus, **Supported** 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 6:33 pm with no response.

(Note: The Board reserves the right to not begin new business after 10:00 p.m.)

OPEN PUBLIC HEARING #1... Review of a site plan and impact assessment for a proposed medical center on vacant parcel #11-06-200-068 which is located on the north side of Grand River Ave, east of Meadowview Avenue, Howell. The request is petitioned by Kalambaka Properties, LLC.

David Lenz with Studio Intrigue presented the plans. They are proposing to share the driveway with Advanced Auto as recommended by staff. There will be a small basement for storage and utilities. The building size does not require fire suppression. It will be a brick building with limestone accents. They have sufficient parking and have provided all required landscape buffers.

Brian Borden indicates that the petitioner has done a great job addressing all comments and concerns. This is a permitted use in the GCD. The motion tonight will be a site plan authorized by the Planning Commission with the impact assessment recommended to the Board. This is a very attractive building that meets the ordinance standards. The only comment is that the applicant may suggest adding additional barrier free spaces. David Lenz responds that they can add additional barrier free spaces if needed. They currently meet the ordinance standards and are limited by the amount of land they have. Mr. Borden suggested they could convert 3 existing spaces to 2 barrier free if needed. David Lenz agrees that they could convert the spaces if medical tenants need additional barrier free spaces.

Mr. Borden suggests that a sidewalk connection as referenced in his letter may not be feasible after visiting the site this evening. David Lenz agrees the sidewalk connection is not practical given the topography in this situation. Mr. Borden states there are a few lighting hot spots on the photometric plan. Mr. Lenz explains that the revised plans provided lighting details. They are proposing a 15' max height LED lighting for the parking lot. Due to the nature of LED lights,

there is an extreme cutoff making it very bright right under the light especially at the 15' height. To get the spread you need with light coverage you end up with the hot spots directly under the lights. They comply with the light levels at the property lines. To meet the ordinance they would have to increase the number of lights or use inefficient non-led lights. They hate to sacrifice energy efficient LED lighting and limited fixtures just to avoid the hot spots. Mr. Borden agrees that the LED fixtures are preferred however he is concerned with 40-42 foot-candles on the lighting plan.

Commissioner Rauch is comfortable with the proposed lighting. He notes that the light level around the hot spots drops off very quickly. They go from 33 to 1.5 foot-candles. He believes that as an average the light levels on the site are well below 10 foot-candles ordinance requirement.

The Commissioners agree that the ordinance needs to be updated to reflect the LED technology. Mrs. VanMarter indicates that staff is working on an ordinance update and can include something in the update that correlates foot-candles to pole height and would allow the Planning Commission discretion.

Mr. Lenz suggests that they could add more fixtures or change the bulb type to comply. Commissioner McManus believes that LED is more efficient and attractive. Mr. Lenz indicates that the lights will have a photocell that turns them on at dusk and they could have a timer or dimmer. Mr. Borden suggests that staff work with applicant on the lighting plan to have them either correct their plan or update the ordinance.

Commissioner Mortensen questions if the topography prevents them from providing a cross access agreement to the west. Mr. Lenz responds that it would be very difficult to implement because of grading challenges associated with the fact that the site is elevated on a plateau.

Gary Markstrom indicates that the applicant has addressed most of his concerns. They need to fix the material for the sewer lateral and the outlet on the detention basin should be a 12 inch pipe with 4 inch orifice so it can be maintained. Mr. Lenz agrees. They will need a permit from MDOT for the storm sewer discharge. Mr. Lenz states they have been talking to MDOT. Mr. Brown suggested that Mr. Markstrom provide an updated letter. Mr. Markstrom agreed.

The Fire Department review letter was discussed and it was noted that they had no concerns.

Chairman Brown suggested the following corrections on the impact assessment:

- Item D – Drain Commission should be Commissioner.
- Item D - should say two rather than “to” bio-retention areas.
- Item F – should specify how many people are going to work there.

Chairman Brown remarks that the building is going to be very attractive.

A call to the public at 7:17pm with no response.

Planning Commission disposition of petition:

A. Recommendation of Environmental Impact Assessment (3-2-16)

Moved by Commissioner Lowe to recommend approval of the amended impact assessment dated March 2, 2016 conditioned upon the corrections noted this evening being included.

Supported by Commissioner Mortensen. **Motion carried unanimously.**

B. Disposition of Site Plan (3-23-16)

Moved by Commissioner Mortensen to approve the site plan for the Howell Medical Center dated March 23, 2016 subject to the following:

1. The building design materials and colors shown this evening are acceptable and the sample board will become property of the Township.
2. The number of barrier free parking spaces will be increased by 2 resulting in the elimination of 3 standard spaces.
3. The lighting plan and light fixture details is subject to Township staff review and approval to comply with the ordinance.
4. The conditions contained in Tetra Tech's letter dated March 28, 2016 will be revised tomorrow and the applicant shall comply with the conditions prior to issuance of a land use permit.
5. The requirements of the Brighton Area Fire Authority shall be complied with.
6. Approval of the site plan is contingent on Board approval of the Environmental Impact Assessment.

Supported by Commissioner Rauch. **Motion carried unanimously.**

OPEN PUBLIC HEARING #2... Review of a site plan and impact assessment for a proposed Flagstar Bank on parcel #11-09-100-038 located on the east side of Latson Road, north of I-96, Howell. The project is within the Providence/Former Latson Elementary School Planned Unit Development and is petitioned by Flagstar Bank.

Brent LaVanway with Boss Engineering and Mike Boggio with MBA architects are present on behalf of the petitioner. . The site is located on the St. John Providence PUD/Former Latson Elementary Site. The site shares the access driveway with St. John that aligns with Grand Oaks Drive. They are proposing 19 parking spaces. The site will have pedestrian access. We have added a bike rack at the suggestion of the consultant.

Mr. Boggio presents a picture showing the building for review by the Commission. He explains that this is a typical red brick with limestone Flagstar Bank prototype building. It has clear anodized aluminum windows and a grayish shingle. The drive-up teller lanes are on the south side and won't interfere with pedestrians. The photograph presented is a prototype and shows what the building materials will look like.

Chris Gruba presents the LSL review letter. The action tonight is to recommend approval of the site plan and environmental impact assessment because it is within a PUD. The applicant needs to add a revision date to the plan. The east and south elevations have too much EFIS per the Ordinance requirement. Mr. Boggio indicates that the average of all sides is 18%. There are 2 sides that don't meet the requirement. Chairman Brown asks if they can make revisions to bring the building into compliance. Mr. Boggio responds that they can but would prefer not to.

Mr. Gruba states that the ordinance requires an 8' wide bike path along the Latson Road frontage. The plans show a 5' sidewalk. Commissioner Mortensen believes the punting the sidewalk to future isn't enough. He believes there needs to be an easement and a commitment for shared cost. Mr. Boggio states that Flagstar will agree to pay for 1/3 of the cost. The Commission discussed the sidewalk requirement to the adjacent properties. Without knowing how they will develop it is

difficult to require a sidewalk. The Commission would prefer to have the 20' sanitary sewer easement also be written to allow a future sidewalk and for the bank and the owner to provide an agreement regarding construction and financial obligations to be reviewed and approved by the Township attorney.

Mr. Gruba suggests that consideration should be given to a cross access easement to the parcel to the south. Commissioner Rauch questioned if the plan is to raise the other properties when they develop. He is concerned that this project is going to raise up the site 5' which is going to cause problems for the other properties. Mr. LaVanway confirmed that Flagstar is raising their site and stated that the current thought is that the other properties need to add significant fill to transition to the basin.

Mr. Gruba suggests additional landscaping be provided to help screen the mechanical equipment and Mr. Boggio agrees. The Commission also discussed whether or not additional ornamental lighting should be considered. It was the consensus that since Providence only provided 2 along their frontage and due to topography the plan is acceptable as submitted.

Mr. Gruba provides that the sign base should be brick and they should add a note to the sign plans stating they will comply with the changeable message sign requirements. Mr. Boggio agrees. The flagpole is proposed at 50 feet and the ordinance has a maximum of 40 feet. Mrs. VanMarter supports the 50' flagpole and would like to see the Planning Commission use their PUD discretion to allow the taller flag pole. She indicates that she is updating the ordinance to allow taller flag poles and she views them as an amenity to the site and community that should be encouraged. The Commissioners agreed.

Commissioner Rauch inquired about the location of the monument sign on the plans. Mr. Boggio stated that they would like to come back to address the sign location if a deviation is needed. He agrees the proposed location is problematic but he is not prepared to address it this evening. Commissioner Rauch expressed concern with a location for monument signs for the undeveloped area east and west of this site. He suggested an integrated signage plan that would provide a single sign at the entrance to address this outlot and others. The Commission agrees that they can come back with a revised sign plan.

Mr. Markstrom reviews his letter with only minor comments regarding ensuring adequate cover on the sanitary sewer lead installation. They have worked with Boss to serve the site with gravity.

Chairman Brown reviewed the Fire Department and tap fee letters contained in the packet. He comments the applicant on a flawless impact assessment.

Call to public at 8:14pm with no response.

Planning Commission disposition of petition:

A. Recommendation of Environmental Impact Assessment (3-23-16)

Moved by Commissioner Lowe to recommend approval of the Environmental Impact Assessment to the Township Board conditioned on Board approval of the site plan.

Supported by Commissioner Mortensen. **Motion carried unanimously.**

B. Recommendation of Final PUD Site Plan (3-23-16)

Moved by Commissioner Mortensen to recommend Board approval of the Final PUD Site Plan subject to the following:

1. Revision dates shall be added to the site plan.
2. The applicant will increase natural materials on the two sides of the building to meet the 80% requirement in the PUD.
3. An agreement will be prepared by the petitioner and the land owner to provide for a 5' wide sidewalk along the east side property line with an appropriate financing and cost sharing agreement in place subject to review and approval by the Township attorney. The Planning Commission recognizes that the sidewalk may not be installed until after sanitary sewer is installed.
4. Landscaping will be added to screen the mechanical equipment area and the revised landscape plan shall be approved by Township staff.
5. The base of the ground sign will be brick to match the building and a note will be added to the plans acknowledging compliance with the changeable message requirements in the Ordinance. The location of the ground sign may be reviewed and approved by Township staff if it complies with PUD and Ordinance. It is understood that the ground sign may not be constructed in the location shown on plans.
6. The requirements of the Township Engineer in their letter dated March 28, 2016 will be complied with.
7. The requirements of the Brighton Area Fire Department will be complied with.
8. The sanitary sewer and sidewalk easement will be combined on the plans so there will be one 20' wide sewer/sidewalk easement and the 5' sidewalk easement will be removed.

Supported by Commissioner McManus. **Motion carried unanimously.**

OPEN PUBLIC HEARING #3... Review of a sketch plan for two proposed boat storage buildings. The property is located at 5796 E. Grand River, Howell. The request is petitioned by the Wonderland Marine.

Gary Mitter is present to represent Wonderland Marine. He states that the plans have not changed since 1999. The approved plan was prepared as a master plan of the property because that is what the Township asked us to provide at that time. We submitted the same plans to you this evening because nothing has changed. The proposed building is a match to the existing buildings. We are just implementing the master plan.

Commissioner Mortensen states that the revised sketch plan crosses out the remaining buildings and asks if the intention is to remove the 7 other barns from the plans. Mr. Mitter responds that the north 3 barns will never be built. He states it would be nice to think the back row would be all barns but he would just like to ask approval for the 2 now and agrees to do a new site plan to build more later. His intention is to build one now with the ability to possibly build a second one within the next 4 -5 years.

Commissioner Rauch asks Mr. Borden if anything in the ordinance has changed that would affect this project. Mr. Borden responds that the ordinance has not materially changed in a way that would affect the proposed plan. He suggests to check the landscaping but either way this would be an improvement because the boats outside currently would be moved inside a building so you would see a building instead of blue shrink-wrapped boats.

Chairman Brown states that the trailer blocking access to Gray Road needs to be removed. Mr. Mitter agrees.

Mrs. VanMarter indicates that the only major change regarding this property since 1999 was the extension of municipal water to this area. This property was not included in the water service district area and it does not have water main or hydrants adjacent. The Fire Department is asking for hydrants which will be very challenging for the applicant. She would like to work with the applicant and the Fire Department to come up with a solution.

Commission Rauch suggests that they have the building location surveyed before they build. Mr. Mitter responds that they completed that when they built the pads for the buildings years ago.

Planning Commission disposition of petition:

A. Disposition of Sketch Plan (3-17-16)

Moved by Commissioner Mortensen to approve the sketch plan as the replacement site plan with a hand written revision date of March 17, 2016 subject to the following:

1. The building materials are acceptable because they are consistent with other buildings on the site.
2. The requirements of the Township Engineer in their letter dated March 30, 2016 will be complied with.
3. The requirements of the Brighton Area Fire Authority as spelled out in their letter dated April 5, 2016 will be complied with the hope that Township Staff can work with the Fire Authority to determine if some alternative can be found for the hydrants that is less burdensome to the petitioner.

Supported by Commissioner McManus. **Motion carried unanimously.**

ADMINISTRATIVE BUSINESS:

Staff Report – Mrs. VanMarter states that there is one item for the May 9th meeting.

Approval of March 14^h, 2016 Planning Commission meeting minutes –

Moved by Commissioner Lowe to approve the minutes as amended. **Supported** by Commissioner Mortensen. **The motion carried unanimously.**

Member discussion – Chairman Brown informed the Commission that he attended the April 7th City of Brighton meeting to hear about the new U of M medical center proposed on Challis Road. They are undertaking a fast track construction plan with plans to open summer 2018. The existing medical center on Challis Road will remain. The plans call for parking for 1000 vehicles and they propose up to 500 employees. This will be a full service outpatient facility.

Adjournment –

Moved by Commissioner McManus, **Supported** by Commissioner Lowe to adjourn the meeting at 9:03pm. **Motion carried unanimously.**

Minutes submitted by Kelly VanMarter.