

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
NOVEMBER 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, James Mortensen, Chris Grajek, Diana Lowe, and John McManus. Absent were Barbara Figurski and Eric Rauch. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Gary Markstrom of Tetra Tech, Brian Borden of LSL Planning and an audience of 0.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA: **Moved** by Commissioner Lowe, seconded by Commissioner McManus, 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...Review of Site Plan Application and Impact Assessment for an expansion of 34 parking spaces for an existing medical building located at 6888 Grand River Avenue, Brighton. The request is petitioned by Howard Lipkin.

- A. Recommendation of Impact Assessment (10-21-16)
- B. Disposition of Site Plant (10-26-16)

Thom Dumond of Boss Engineering stated they would like to add the additional parking lot and landscaping to the rear of the site. They are proposing to install 34 more parking spaces, for a total of 95. This may affect the future development of the site.

Mr. Borden reviewed his letter of November 8, 2016.

The requested increase in parking would bring the parking ratio to 235 percent of the maximum requirement by ordinance; however, the owner has showed that he does have a need for this amount of parking.

Much of the landscaping required for Phase I of the development has still not been planted and he would suggest the applicant work with Township staff to ensure this is completed. The fencing around the retention pond is also not installed. Ms. VanMarter stated that she has been working with the owner's staff. If the landscaping and fencing cannot be completed yet this year, she would like them to provide a performance bond so it can be done in the spring.

Additional landscaping will be required due to the new parking area. He suggested the applicant also work on this with Township staff.

He suggested that additional lighting be added to this new parking lot area.

Mr. Dumond stated they will comply with these requests.

The Impact Assessment needs to be amended so that the number of parking spaces matches what is shown on the site plan.

Mr. Markstrom reviewed his letter of November 7, 2016.

He would like temporary curbing installed near the retention pond. The notes on the site plan regarding water service need to be clarified.

Mr. Dumond stated he will comply with Mr. Markstrom's requests.

The call to the public was made at 6:58 pm with no response.

Moved by Commissioner McManus, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Impact Assessment dated October 21, 2016 for an additional 4 parking spaces at 6888 Grand River for a total of 95 spaces with the following conditions:

- The Impact Assessment will be amended to correctly reflect the total number of parking spaces.
- The applicant will work with Township staff as it pertains to the landscaping and fencing around the retention pond with the possibility of a performance bond being required.

The motion carried unanimously.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to approve the Site Plan for a parking expansion by Dr. Howard Lipkin dated October 26, 2016. While the proposed parking is 235 percent of the maximum required by ordinance, this Commission finds that it is appropriate to permit this expansion based on the experience of the petitioner. This approval is conditioned upon the following:

- The two barrier-free parking spaces will be constructed as normal parking spaces until the second building is constructed.
- Landscaping required as part of Phase I and additional landscaping as a result of the expansion of the parking lot will be coordinated with Township staff, including construction of the fence, which was in Phase I.
- A performance bond will be required to ensure that the landscaping and fence are installed.
- The applicant does not need to install the ramp island for the two barrier-free parking spaces.
- New lighting will be installed in the expanded parking lot and coordinated with Township staff.
- The requirements of the Township Engineer's letter dated November 11, 2016 shall be complied with, emphasizing a curb along the southern edge of the expanded parking lot.

The motion carried unanimously.

Administrative Business:

- Staff Report

Ms. VanMarter stated that Genoa Plaza is expected to be on the next meeting's agenda.

- Approval of the October 11, 2016 Planning Commission meeting minutes

Moved by Commissioner Lowe, seconded by Commissioner McManus, to approve the minutes of the October 11, 2016 Planning Commission Meeting as presented. **The motion carried unanimously.**

- Member Discussion
- Adjournment

Moved by Commissioner McManus, seconded by Commissioner Mortensen, to adjourn the meeting at 7:16 pm. **The motion carried unanimously.**