

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
May 8, 2017
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, John McManus, Eric Rauch, Jill Rickard and Barbara Figurski. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager and an audience of 3.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA: **Moved** by Commissioner Figurski, 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 6:31 pm with no response.

OPEN PUBLIC HEARING #1...Review of a sketch plan for an additional wall sign for Jeff's Fireworks located at 1512 Lawson Road, Howell. The property is located within the Genoa 24 Grand PUD. The request is petitioned by Phillips Sign and Lighting.

Planning Commission disposition of petition:

A. Disposition of sketch plan. (04-05-17)

Ms. VanMarter stated the applicant is requesting a second wall sign for a new tenant in a building in the Genoa Square Development. Per the ordinance, the Planning Commission can grant a second wall sign where additional visibility is warranted; however, the signs must share the 100 square foot maximum allowed.

She noted that the PUD allows tenants located in the outlots a second sign, which would be located on the rear of the building, so this could potentially be a third wall sign for this tenant.

Commissioner Mortensen noted that there would never be another building developed to the east of this building, so this could be considered a corner tenant. Commissioner Rauch agrees. He is in support of allowing the sign.

Commissioner Figurski stated the tenant could have a sign on the monument sign located in the front of this development instead of on the wall.

Rebecca Godin, of Phillips Sign and Lighting, was presented. She stated that the monument sign would not meet her client's needs because cars park in front of it. The proposed sign would be above the tree line and visible from the I-96 exit ramp.

The call to the public was made at 6:50 pm with no response.

Moved by Commissioner McManus, seconded by Commissioner Rauch, to approve the sketch plan dated April 5, 2017 for an additional wall sign for Jeff's Fireworks located at 1512 Lawson Road conditioned upon all requirements of the ordinance be met. This approval is based on the following:

- The Planning Commission interprets that this is a corner lot because there will not be any further development to the east.
- There is a curve approaching the building from I-96 and it makes sense that there would be two signs to increase visibility.
- The current monument sign is not sufficient to alleviate the fact that the current wall sign is not visible from some points on Grand River.

The motion carried unanimously.

Administrative Business:

- Staff Report

Ms. VanMarter stated there will be a June meeting with one new item and the return of Hampton Inn and Suites.

There was a discussion regarding the proposed development at Latson and Grand Oaks Drive that was previously tabled. The Planning Commission would like the property owner to be involved in the discussion.

- Approval of the April 10, 2017 Planning Commission meeting minutes

Moved by Commissioner Figurski, seconded by Commissioner McManus, to approve the minutes of the April 10, 2017 Planning Commission Meeting as presented. **The motion carried unanimously.**

- Member Discussion

None

- Adjournment

Moved by Commissioner McManus, seconded by Commissioner Figurski, to adjourn the meeting at 7:09 pm. **The motion carried unanimously.**