

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING
MAY 14, 2018
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, Eric Rauch, Chris Grajek, Jill Rickard and Marianne McCreary. Absent was Jim Mortensen. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Brian Borden of LSL Planning, Gary Markstrom of Tetra Tech, and an audience of approximately 20 people.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA: **Moved** by Commissioner Grajek, seconded by Commissioner McCreary, to approve the agenda as presented.

CALL TO THE PUBLIC: The call to the public was made at 6:34 pm with no response.

OPEN PUBLIC HEARING # 1... Review of request for rezoning of approximately 198 acres from Agricultural (AG) to Parks and Recreational Facilities (PRF). The property in question is located north of McClements Road both the east and west of Kellogg Road. The rezoning involves parcels 4711-02-400-004, 4711-01-300-005 and 4711-01-300-006. The request is petitioned by the Livingston County Planning Department.

Kathleen Kline-Hudson, Director of the Livingston County Planning Department and Mike Arens, member of the County Parks and Open Space Committee were present on behalf of the petitioner. In 2006 the County was bequeathed the nearly 199 acres of land. Since then, the County has been working to get clear title and to create a master plan the property. They have a small project they would like to implement this summer. They are asking to rezone to the PRF zoning designation in keeping with the intended use. The planning of this property was occurring at around the same time as the current Master Plan was created so the park use is not reflected in the existing Master Plan.

Brian Borden reviewed his letter dated May 7, 2018. The rezoning requires a legislative action following a recommendation from the Planning Commission. This request has been found to be generally compatible with the Master Plan. The plan identifies the site as Agricultural/Country Estate. The current zoning is most compatible with the plan, but PRF is more suitable for the proposed use. This is a predominately rural and agricultural area. Public and recreational uses are allowed in the agricultural district but since this parcel is restricted by the trust agreement to only be used for recreational purchases the PRF zoning makes the most sense.

Gary Markstrom has no concerns with the proposed rezoning. The site has good access and although they existing roads are gravel they are suitable for the proposed use.

Chairman Brown reviewed the fire department letter which indicated all concerns have been addressed.

There are no comments or questions on the Impact Assessment.

Commission McCreary questioned if they had thought about combining the existing 3 parcels into one. Ms. Kline-Hudson responded that they have not considered this and indicated that the property on the west side of Kellogg will not likely be development for some time.

A call to the public was made at 6:46pm with no response.

A. Recommendation of Rezoning

Moved by Commissioner Grajek, seconded by Commissioner Rickard, to recommend to the Township Board approval of the rezoning of approximately 198 acres involving parcels 4711-02-400-004, 4711-01-300-005 and 4711-01-300-006 from Agricultural (AG) to Parks and Recreational Facilities (PRF). **The motion carried unanimously.**

OPEN PUBLIC HEARING # 2... Review of an environmental impact assessment and site plan for the proposed phase 1 of the Fillmore County Park located at on the north side of McClements Road east of Kellogg Road on parcels 11-01-300-005 and 11-01-300-006. Phase 1 includes a driveway, parking area, vault restroom, multi-purpose field, and 5k trail. The request is petitioned by the Livingston County Planning Department.

Kathleen Kline-Hudson, Director of the Livingston County Planning Department and Mike Arens, member of the County Parks and Open Space Committee were present on behalf of the petitioner. Ms. Kline-Hudson reviewed the proposed park improvement project. The County received a Land and Water Conservation Grant from the MDNR which covers 50% of development costs. The other 50% comes from donations from local communities and the County. She thanked Genoa and the other communities including Marion and Howell Township that have helped to fund the park and help provide the matching grant amount.

In response to comments received from consultants, they have increased the drive width and added a hammer head turn around. They have attempted to add everything that was requested but there is concern about the funding because these changes represent cost over-runs from the initial project.

Brian Borden reviewed his site plan review letter dated May 7, 2018. He suggested that the commission condition any action tonight on the approval of the rezoning since the PRF zoning was used as the basis for this review. The Planning Commission can allow use of gravel parking lots as a low impact alternative. Since it is not expected to be high traffic generating use and the project is low impact the Planning Commission, with a recommendation by the Township Engineer, can allow the gravel surface.

In regard to parking, Mr. Borden states that the zoning ordinance does not contain a standard for a public park facility. As a basis, they used PM peak trip generation in ITE manual to come up

with an estimated parking demand. They are required to have one paved barrier free space to meet ADA standards which is provided. The signage is proposed as a ground sign and it complies with the ordinance. They will need to get sign permits from the Township.

Gary Markstrom reviewed his letter dated May 1, 2018. The applicant has made corrections suggested in the first review. Due to the size of the proposed facility and plans for future expansion the use of gravel is appropriate. The Livingston County Road Commission shall approve the new driveway cut and a copy of the LCRC permit shall be provided to the Township for the file. Regarding storm drainage the applicant should consider adding the ditching around the field and should show the total limits of grading on the site plan. They should consider crowning the fields to avoid standing water on the fields. A location for a detention pond that is normally required should be defined on the plans. There is a long ditch along the property line along McClements Road. It is suggested that they add check dams inside the ditches to slow the water down. It should be noted that if the driveway and parking area are paved in the future, they will be required to install a detention pond.

Mike Arens responds that there is a 1.5% slope on the field and they share the concern with ponding. They added a note to the plans to address the ponding concerns. This is only phase 1 and as the park develops they hope to expand the playing field. They don't know the future plans for the property they don't want to spend too much on grading now if there is a chance it would need to be redone in the future.

Mr. Markstrom suggested they crown over the 1.5% slope based on his experience, but indicated it is just a recommendation and not a requirement. Mr. Markstrom clarified that since the park is not proposed to be used in the winter the gravel driveway and parking area can be allowed since snow plowing won't impact the gravel.

Chairman Brown reviewed the fire department letter and indicated all concerns have been addressed.

There were no questions or comments on the Impact Assessment.

Commissioner Rauch asked if the Drain Commissioners office has signed off on the lack of detention. Mike Arens responded that Brian Jonckheere is familiar with the project and supports the existing plan.

Commissioner Rickard questioned when they might pave the driveway and parking area. Mr. Arens indicated that it is unknown when the next phase will occur, but it is likely that it will be some time.

Kathleen Kline-Hudson added that there would be no user fees for the proposed park.

The call to the public was made at 7:04pm with the following response:

Mora Wilkevicz at 485 S. Kellogg Road wants to know the intention of the 5k path. Her property is open and she wants to know how they will protect the private property. She is also concerned with the noise and traffic. She doesn't want strangers or noisy people in her backyard.

Mike Arens responded that the land is planned for passive recreation. They may have recreation play but there are no plans at this time for league level athletics. They propose to mark the property lines and intend to create a buffer from the existing residential. There were public hearings with the neighbors to apply for the grant and they have heard these concerns and intent to keep this park as an amenity to the adjacent landowners. The trail is going to be a wood chip naturalized trail and will be at least 50-100 feet from the property lines. The overall project concerns they recognize are with noise, lighting and traffic. They intend to keep this a passive facility.

The call to the public was closed at 7:10pm.

1) Recommendation of Environmental Impact Assessment

Moved by Commissioner Rauch, supported by Commissioner Grajek to recommend approval of the environmental impact assessment for the proposed phase 1 of the Fillmore County Park located on parcels 11-01-300-005 and 11-01-300-006. The recommendation is conditioned on the rezoning to PRF. **The motion carried unanimously.**

B. Disposition of Site Plan.

Moved by Commissioner Rauch, supported by Commissioner Grajek to approve the site plan dated May 1, 2018 for the proposed phase 1 of the Fillmore County Park located on parcels 11-01-300-005 and 11-01-300-006 with the following conditions:

1. The subject property shall be rezoned to PRF.
2. The parking based on ITE trip generation peak is reasonable.
3. The signage requires a sign permit.
4. The Livingston County Road Commission shall issue a driveway permit.
5. In lieu of detention ponds, check dams shall be installed in the ditch along McClements Road to help control sedimentation.

The motion carried unanimously.

OPEN PUBLIC HEARING # 3... Review of a special use, site plan and environmental impact assessment for a proposed 30,000 sq. ft. automotive assembly building including outdoor storage and storage of hazardous materials for Truck and Trailer Specialties. The property in question is located on a vacant 10-acre parcel located on the west side of Grand Oaks Drive, south of Grand River Avenue (Parcel# 11-05-300-051). The request is petitioned by ACS Build Inc.

Ken and Brian McQuade with ACS Build, Jesse Parkinsen, civil engineer with Greentech Engineering, Al Valentine, architect with GAV & Associates, and Dan and Brian Bouman owners of Truck and Trailer Specialties are present on behalf of the petitioner.

Ken McQuade reviewed the project. Truck and Trailer is an existing business in the Township on Victory Drive. They are proposing a 30,000 square foot crane building with 3 bays. The building

is 200 feet deep and there would be 2 crane weights inside the building. The business takes production heavy duty chassis to make snow plow trucks. They add boxes, blades, plows, etc. to the trucks. Cranes are needed to lift up the heavy plow equipment.

Items needing special consideration this evening include asking for a gravel storage area located directly behind the paved portion at the rear of the building to accommodate the large parts. The large parts include shipments of truck beds and plow blades. These items are not on pallets and are maneuvered on-site using a mobile yard crane.

Additional consideration is requested from the requirement for masonry exterior building materials. Since this is crane building, the walls need to move and the masonry doesn't work with the movement of the building. In addition, the new energy code requires more energy efficiency and it is very difficult to do with a masonry building. They are requesting approval to allow an insulated metal panel.

Brian Borden reviews his letter dated May 9, 2018. The request involves special land use and site plan review. The Township Board has authority so the Planning Commission makes recommendations this evening. In general, they have found that the special land use conditions are met with the following caveats:

- 1.) The applicant will need to confirm that no loosely packaged material will be used in the outdoor storage and display areas.

Mr. Ken McQuade responded that there are no loose materials. Only heavy components are stored outside.

- 2.) They are proposing a gravel storage area on the west of the site which must be approved by the Planning Commission following a recommendation by the Township Engineer.
- 3.) They are showing a vehicle display area in the northeast corner of the property which does not meet setbacks and is a bit unusual for a non vehicle sales use. Also, outdoor display is not allowed in the front yard and the building setback would need to be met. Commissioner Rauch questioned if they could move the vehicle display to the area southeast of the building to meet the setback requirements.

Ken McQuade responded that they could move the area to meet the setback. The purpose of the display area is to park the new trucks that are ready for pick-up in a position of prominence. This area would only be used when a client is coming to pick up their vehicle order. Kelly VanMarter asked for the applicant to clarify the use of the display area as discussed this evening in the impact assessment.

- 4.) The applicant is requesting approval to allow 6 foot tall privacy screening in lieu of the landscaping. They are proposing a chain link fence with privacy slats. Mr. Borden has concerns with both aesthetics and maintenance of a vinyl slat chain link fence. The slats can end up in disrepair and are unattractive and may not age well. The applicant may consider a mesh backing similar to a wind screen.

Mr. Brian McQuade distributed hand-outs to the Commissioners showing the proposed fence.

Commissioner Rauch requests consideration for the fence facing Grand Oaks Drive to be made of a nicer product. Since this fence runs parallel with the front of the building it will be part of the look of the building. Perhaps they could they eliminate the fence along the rear (west) in exchange for a nicer fence along the front. They should screen the rear outdoor storage area.

Mr. Ken McQuade states that there is a 3' berm in the front and then it drops off. There is around 5 feet from the edge of asphalt to the back of gravel so you won't see the storage area. The fence material needs to be able to hold up on the proposed 26' rolling gate.

Commissioner Rickard would like to see a decorative fence instead of the chain link fence. The Township Planner could approve the upgraded fence material.

Commissioner Grajek expressed concern with the durability of a vinyl fence on a rolling gate that is moving in the cold. He asked if there is something more substantial that could be decorative but not have maintenance issues.

Mr. Ken McQuade states that the fence they are proposing is the new generation. It is a heavy duty PVC two layer slat that is stronger and resistant to fade. They would like to use this produce because it is low maintenance and durable.

Chairman Brown would like to see the fence product in place somewhere. Mr. McQuade indicated that Etna Industries in Wixom and Detroit Axel on west 8 mile has it.

Commissioner Rauch appreciates the comments and discussion. He understands the maintenance concerns and appreciates its value for that but it is a look that he would like to stay away from.

Mr. Ken McQuade suggests that they submit something for approval between the Planning Commission action and the Township Board.

Mr. Borden suggests that just the fence component comes back. The project can move forward but the fence materials should come back for a Planning Commission review.

Jesse Parkinson adds to the discussion that the proposed landscaping will soften the look of the proposed fence. He suggests that they could change the landscaping plan to provide arborvitae rather than juniper to further help break up the look of the fence.

Commissioner Grajek is not as concerned with the fence. There are a number of other similar type fences along Grand Oaks Drive.

Mr. Borden notes that the gates will be open during business hours.

- 5.) The applicant shall confirm that outdoor storage does not exceed the height of screening. Mr. Ken McQuade confirmed there will not be materials stored taller than the 6' fence.

- 6.) The PIP Plan for the use of hazardous materials is outdated and it is unclear what types of materials will be stored or handled. We need a little more information of what the hazardous materials are to determine if the standards are met. Secondary containment shall be provided for all hazardous materials. Mr. Ken McQuade states there will not be any fuel tanks and they did provide an update PIP Plan which Mr. Borden did not receive. They will provide the necessary information.
- 7.) The building design and materials must be reviewed and approved by the Planning Commission.
- 8.) The applicant is asking for relief from having to landscape the detention pond because the site is so large and is well screened from adjacent properties due to existing woodlands and wetlands. None of the Commissioners expressed any concern with that.

Chairman Brown requested that the applicant talk about the stress of the machines inside the building that is dictating the building materials. Mr. Ken McQuade explained that industrial buildings with cranes typically have metal siding because as the cranes moves it racks the steel of the building. The building needs to be able to flex and move. In addition, the new energy code which has been on the books for a couple of years requires that buildings be more energy efficient which is another reason why the insulated metal panel system is preferred. The cranes in the building are 5 ton.

Mr. Al Valentine stated that because of the crane this must be a steel frame building. Steel that is attached to masonry will cause the masonry to crack because of the shifting. The building needs to be insulated to R25 and the roof must be insulated to R38 value.

The applicant distributes the building materials and brochures to the Commission members.

Commissioner Grajek asked if they can't build this building to comply with the ordinance standards to meet the energy code. Mr. Valentine responds that is correct.

Gary Markstrom indicates he has no issues with the gravel storage and is suggests that the applicant use asphalt millings to keep the dust down. Mr. Ken McQuade stated that millings are preferred and would be a cost savings.

Commissioner Grajek questions if there are any concerns with elevation on the site for drainage? Mr. Markstrom responds that there are no drainage concerns due to the elevation and all surface water drains to the back of the property. They have sized the basin for the area.

Commission Rickard questioned the 1:3 slopes on the pond and if there is 33% ditch going back. Mr. Markstrom responded to the affirmative and stated that it meets the ordinance. He added that they raised their finish floor elevation to get gravity.

Commission Rickard asked if the outlet for the pond would be better directed towards the wetland rather than off-site and she suggested the outlet be turned to the north. Mr. Markstrom agreed that is a good suggestion.

Chairman Brown reviewed the Fire Department review letter and Mr. Ken McQuade responded that they will meet the requirements.

In regard to the Impact Assessment, Chairman Brown asked if trucks will unload on the property and not Grand Oaks. Mr. Ken McQuade responded that all truck loading and unloading will occur on site. .

Commission Grajek asked if the outdoor storage for staging equipment is temporary. Mr. Bouman responded that all of the equipment on site has been sold and is temporarily stored until it is placed on the vehicle.

Commissioner Rickard questioned if they really need that much area for storage? Mr. Bouman responded that yes it is necessary for our business.

Chairman Brown reviewed the PIP Plan and offered the following suggested corrections:

Page 2 – misspelled truck;

Page 4 - correct fire department to Brighton;

Page 5 - change “should” to “will” for emergency response coordinator;

Page 7 - fence storage year should be yard; 2 references to no floor drain;

Page 10 – reference to no floor drains;

Page 11 - reference to open drains should be removed, - the plan needs to be consistent in regard to the floor drains.

Page 11 - storage area to be inspected regularly and frequently.

Page 13 - employers should be employees.

Chairman Brown asked if the floor would be sealed and Mr. Ken McQuade responded that the floor would be sealed. Chairman Brown asked that language about the sealed floor be added to the Impact Assessment.

Gary Markstrom questioned if there will be floor drains in the building and if so where do they drain. Mr. McQuade responded that they do have floor drains and they will be tied to the sanitary sewer. Mr. Markstrom indicates that the floor drains cannot drain to sanitary sewer and there will need to be details shown on the plans to confirm there is external tank for pump and haul.

The call to the public was made at 8:21pm with the following response:

Bob Kubinec owns the business directly across the street. He asked if there are components that need to be painted as part of the process. Mr. Bouman states that some components are pre-painted but there are also some that are painted on-site. The on-site paint shop mostly does touch up because the material used is mostly stainless steel. Mr. Kubinec asked how many components are delivered each day and he wanted to know where the trucks will park. Mr. Bouman responded that the component deliveries are not every day and they trucks making the deliveries will park in the back.

Dave Howard with Cleary University has concern of hazardous material and airborne particulates. Mr. Bouman stated that they use hydraulic oils mostly and a little bit of paint for touch up. The OSHA tests for air quality are well above standards. They will have 800 gallons of oil. Everything

else is maybe a case of spray lubricant or other small items like that. They have paint in an approved container.

Matt Bennett with Cleary University adds that the University is trying to provide a center of performance and health in the area and Grand Oaks Drive is a main artery for these elements. There will be lots of students and events happening so there is some concern for this.

Chairman Brown asked if all truck movements will be on-site. Mr. Bouman states that all trucks are maneuvered on site and they get 2 trucks each day.

The call to the public was closed at 8:29pm

A. Recommendation of Special Use Application.

Moved by Commissioner Grajek, supported by Commissioner Rauch to recommend approval of the special use permit corresponding to the impact assessment and site plan for automotive assembly, outdoor storage, and storage of hazardous material for a proposed 30,000 sq. ft. building for Truck and Trailer Specialties located on Grand Oaks Drive on parcel 11-05-300-051 with the following conditions:

- 1) The special land uses include automotive assembly, gravel outdoor storage area, and hazardous material storage as identified in the PIP Plan;
- 2) The Special Land Uses have been found to comply with the criteria established in Section 19.03.
- 3) The 6' screen fence is allowed in lieu of the buffer zone or berm requirements.
- 4) This recommendation is contingent on approval of the site plan and impact assessment by the Township Board.

The motion carried unanimously.

B. Recommendation of Environmental Impact Assessment

Moved by Commissioner Grajek, supported by Commissioner Rickard to recommend approval of the environmental impact assessment corresponding to the special land use and site plan for a proposed 30,000 sq. ft. building for Truck and Trailer Specialties located on Grand Oaks Drive on parcel 11-05-300-051 with the following conditions:

- 1.) A revised PIP Plan as discussed this evening will be provided prior to the Township Board.
- 2.) Dust control measures shall be added.
- 3.) A description regarding the use of the relocated vehicle display pod shall be added.
- 4.) This recommendation is contingent on approval of the special use and site plan by the Township Board.

The motion carried unanimously.

C. Recommendation of Site Plan

Moved by Commissioner Grajek, supported by Commissioner McCreary to recommend approval of the site plan corresponding to the special land use and environmental impact assessment for a proposed 30,000 sq. ft. building for Truck and Trailer Specialties located on Grand Oaks Drive on parcel 11-05-300-051 with the following conditions:

- 1.) The detention outlet will be relocated towards the north wetland on their site.
- 2.) The applicant shall return to the Planning Commission for fence material review and approval related to the front section of the fence which would be visible from Grand Oaks Drive.
- 3.) The fence along the western side of the storage yard can be eliminated.
- 4.) The gravel outdoor storage area can be constructed with asphalt millings to reduce dust.
- 5.) The floor drains in the shop area shall be eliminated from the plans.
- 6.) The alternative building materials are recommended for approval because of the nature of the business. The commission recommends allowing high quality metal panels because of the inability of masonry to satisfy the energy code requirements and the incompatibility of the cranes to flex on a masonry structure.
- 7.) The requirements of the Brighton Area Fire Authority shall be met
- 8.) Construction plan review and easements shall be provided.
- 9.) The vehicle display pod shall be relocated to comply with the setback requirements.
- 10.) The required detention pond landscaping shall be relocated to the front of the site in a matching quantity.
- 11.) This recommendation is contingent on approval of the special use and site plan by the Township Board.

The motion carried unanimously.

OPEN PUBLIC HEARING # 4... Review of an amendment to a previously approved Planned Unit Development and a material change from previously approved site plan for the Athletic fields located at 3575 Cleary Drive, Howell (11-05-400-070). The request is petitioned by Cleary University.

Matt Bennett and Dave Howard with Cleary University and Brent LaVanway with Boss Engineering were present on behalf of the petitioner.

Brent LaVanway gave a brief land history and reviewed the process of creating the Planned Unit Development (PUD) for the University a number of years ago. The signage for the stadium was not well addressed as part of the initial PUD so they are requesting amendments in that regard. The other item requested is building material changes for the stadium site plan project. The site plan was previously approved and they are asking for approval to change some the approved materials.

Matt Bennett with Cleary University addressed the Commission and presented the requested material changes for the site given the use. The proposed new building materials will also accommodate self-contained advertising. The change in materials is to a more decorative sturdy brick material. They are also requesting to install brick with a smooth finish to brand the stadium. Mr. Bennett reviewed presentation renderings and samples of the proposed brick material. He introduced Lake Trust Credit Union as the stadium sponsor. The press box and concession stand will be the "Manchester" cast brick. The stadium will be fully enclosed and the Manchester brick will be carried to the dug outs to keep the consistent theme. The proposed wall will be smooth block to allow for branding to "collegiate up" the facilities.

The previously approved building materials were a cement hardy board on the press box and bleachers. They have found that hardy board is not the best material to be used where there is potential for impacts from athletic materials such as baseballs, lacrosse balls, etc. They have researched other materials options and they would like to propose a "smart side" product which is more durable and appropriate for this application. In studies, the "smart side" product could withstand baseballs at 77 mph where the hardy board failed.

The PUD Amendment for the signage is related to stadium signage that would only be visible on-site and would not be exposed to the public. Cleary University has been actively seeking corporate and community sponsorship of the facility and these partnerships will be essential to enable the facility to be sustainable. The signs won't be visible from off campus.

Brian Borden reviewed his letter dated May 8, 2018. This project involves the Planning Commission making a recommendation to the Township Board for action. There are two components to the request this evening. The first is a site plan amendment for building materials and the second is a PUD amendment for the signs. The building material changes as described this evening make sense and he has no issues with what is being requested.

There is some concern with the proposed wind screen fences due to the fact that there is 1200 linear feet of fencing which means they could have over 150 signs. He feels there should be a limitation on the number of signs.

Matt Bennett responds that approximately 100-150 feet of fencing in center field will not be signs because it will be a backdrop for baseball. Any signage on the fence will have similar colors and there will be a consistent looks for the stadium. He anticipates that primary visibility will be given to the 8 main sponsors. The University wants consistency and they want it to look good.

Chairman Brown supports the advertising for sponsor signs but doesn't want to get involved in product signage. Mr. Bennett indicates that they will not have product signs. They are looking to promote community and corporate sponsors.

Mr. Borden discussed the foul pole signage which is listed as 15' tall. The Township does not allow pole signs so there is concern with this being a pole sign. Mr. Bennett responded that the foul pole signs would be local community partners. He presented a hand out showing what the signage could look like. In the Universities research, they have seen these types of signs in other stadiums and they are only visible from inside the stadium or by walking the perimeter. You will only see the signs from inside the stadium because the signs will only be placed on the seating side.

Commissioner Grajek suggested wayfinding signage. Mr. Bennett indicated that it is planned.

Mr. Borden suggested they eliminate the vehicle display shown on the rendering. Chairman Brown agrees. He views this as a product display and should not be allowed. Maxey Ford could advertise but they don't need to have a product on display. Mr. Borden indicated that this would need to be included in the PUD Amendment if they intend to provide a product display area.

Mr. Bennett responded that they intend to provide exclusivity to sponsors so if you get one sponsor there will not be competing sponsors. They want the option to provide for a special event sponsor and display area as shown. The exterior signage would be limited to 4-5 corporate sponsors.

Mr. Borden cautions that the Township cannot regulate content. We can regulate numbers and sizes but not the message. Mr. Bennett indicates that the University has to appeal to students and families and we ask for a little faith in our team that we want this to look good and we will manage it appropriately. Chairman Brown responds that the Township does have faith in the current team, but we cannot know who the team will be in the future and the Township wants to ensure that the facility will look its best.

Commissioner Rauch questions if all the roads are privately owned by the University. There are 2 access drives currently and you have entry signs at this time. In addition to the entrance signs, the only sign that is visible from off site is the Johnson Center and the water tower. He is inclined to view this as if it's the interior of Lowe's. What is inside your property is inside your property and as long as you can't see it from a public space he is comfortable with it. The visibility is only within a close proximity to the stadium. Commissioner Grajek agrees.

Commissioner Rickard likes the branding of the University. She worries about the clutter but she feels they will self-regulate it. Commissioner Grajek states that this is nothing new for this type of facility. Ball parks have advertising. Mr. Bennett states this will be a community facility. This will be a place that local students will be welcome at and they want the stadium to appeal to them.

Commissioner Rauch suggests a limitation on the fence signs to be calculated as the outfield fence area divided by 10. Mr. Bennett agrees if the foul pole signs can be included in the approval.

Commissioner McCreary asks if there will they be lit signs and if the proposed foul pole signs stick out. Mr. Bennett indicates that only the Lake Trust sign will be back lit and that the foul pole signs will not stick out because they are a vinyl wrap.

Mr. Bennett states that he can add some language about the vehicle or special sponsor display area. He will add some location and duration language.

Commissioner Rauch would like to approve the light pole banner signs.

Call to the public at 9:50pm with no response.

A. Recommendation of PUD Amendment.

Moved by Commissioner Grajek, seconded by Commissioner Rickard to recommend approval of the site plan amendment for building and wall material changes as submitted for the Cleary University Athletic Facility located at 3575 Cleary Drive on parcel 4711-05-400-070 with the condition that the building materials samples become Township property.

The motion carried unanimously

B. Recommendation of Site Plan amendment.

Moved by Commissioner Grajek, seconded by Commissioner Rauch to recommended approval of the proposed amendment to a previously approved Planned Unit Development located at 3575 Cleary Drive, Howell (11-05-400-070) with the following conditions:

1. The PUD Amendment shall be revised to limit the amount of signage on the wind screen fence to the linear feet between foul poles.
2. The vehicle display/special event area in front of the stadium west entrance shall be added to the PUD including terms of location, frequency, and duration.
3. The PUD Amendment shall be approved by the Township Attorney.

Motion carried unanimously.

ADMINISTRATIVE BUSINESS:

Staff Report: Ms. VanMarter stated at Commissioner McManus has resigned from the Planning Commission. They are working on finding a replacement and are considering Jeff Dhaenens from the Zoning Board of Appeals.

There will be two items on the June Planning Commission agenda.

Approval of the April 9, 2018 Planning Commission meeting minutes:

Moved by Commissioner McCreary, seconded by Commissioner Rauch, to approve the minutes with minor corrections as noted from Commissioner McCreary.

The motion carried unanimously.

Member Discussion: There was no member discussion.

Adjournment

Moved by Commissioner Grajek, seconded by Commissioner McCreary, to adjourn the meeting at 10:12 pm. **The motion carried unanimously.**

Respectfully Submitted,

Kelly VanMarter