

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
APRIL 8, 2019  
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, Jeff Dhaenens, Jill Rickard, Marianne McCreary, Jim Mortensen and Eric Rauch. Absent was Chris Grajek. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Brian Borden of SafeBuilt Studio, and Gary Markstrom of Tetra Tech. There were twelve audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

Commissioner Rauch asked to be recused from Open Public Hearing #1 because his children attend Livingston Christian Schools.

**Moved** by Commissioner Mortensen, seconded by Commissioner Rickard, to recuse Commissioner Rauch from Open Public Hearing #1. **The motion carried unanimously.**

APPROVAL OF AGENDA:

**Moved** by Commissioner McCreary, seconded by Commissioner Mortensen, to approve the agenda as presented.

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

**OPEN PUBLIC HEARING #1...** Review of a special use, site plan and environmental impact assessment for a previously approved special use permit for K-12 Livingston Christian Schools located within the Brighton Church of the Nazarene. The property in question is located at 7669 Brighton Road, Brighton, Michigan, being Parcel #4711-25-400-059. The request is petitioned by Livingston Christian Schools.

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (3-11-19)
- C. Recommendation of Site Plan (3-11-19)

Mr. Robert Wiegand of Livingston Christian Schools was present. He stated they currently have an allowable maximum student enrollment of 200 and would like to increase it to 280. They had a traffic study done by Boss Engineering and it showed

that the increase would not have a negative impact on their parking lot or Brighton Road.

Mr. Borden confirmed that the report submitted does show that the increase in enrollment will have no negative off-site impacts. He noted that all of the required improvements from the 2017 site plan approval shall be completed, such as if any required landscape has damaged or died, it should be replaced.

Mr. Markstrom agrees that the study that was done by Boss Engineering does not show negative impacts on Brighton Road. Any delay caused by queuing would be on their site and not on Brighton Road. He suggests that the field reviews continue on an annual basis.

There was a discussion regarding the possible need for future site improvements based on the continued increase in student population and traffic and how the Township would be able to request or enforce these improvements.

Mr. Wiegand stated they requested for the maximum to be 280; however, based on the room accommodation totals sheet he presented this evening, the enrollment could only ever be as high as 257 students. This amount would only be met if all of their classrooms were at capacity.

Commissioner Dhaenens asked Mr. Wiegand of the traffic conditions during night time events, such as the holiday concert. Mr. Wiegand stated it is very similar to church on Sunday.

Commissioner Rickard questioned if all of the required improvements have been made. Mr. Wiegand stated yes.

The call to the public was made at 6:57 pm with no response.

**Moved** by Commissioner Mortensen, seconded by Commissioner Rickard, to recommend to the Township Board approval of the revision to the Special Use for Livingston Christian Schools to increase the maximum number of students from 200 to 280. This recommendation is made because the Planning Commission believes that based on experience to date, it is a relatively minor change and continues to be consistent with the special land use standards of Section 19.03 of the Township Zoning Ordinance. **The motion carried unanimously.**

**Moved** by Commissioner Mortensen, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Environmental Impact Assessment dated March 11, 2019 for Livingston Christian Schools to increase the maximum number of students from 200 to 280. **The motion carried unanimously.**

**Moved** by Commissioner Mortensen, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Site Plan dated March 11, 2019 for Livingston Christian Schools to increase the maximum number of students from 200 to 280 conditioned upon the applicant assuring Township staff that the landscaping and other requirements previously approved have been implemented. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #2...** Review of site plan and environmental impact assessment for a proposed 6,225 sq. ft. addition and parking lot expansion to the existing Transtar Autobody Technologies facility located at 2040 Heiserman Drive. The request is petitioned by ACS Build, Inc.

- A. Recommendation of Environmental Impact Assessment (3-20-19)
- B. Disposition of Site Plan (3-20-19)

Mr. Brian McQuade of ACS Build and Jesse Parkinson of Greentech were present.

Mr. McQuade stated they would like to build a 6,225 square foot addition for a training facility. They will not be increasing any employees. They will just be moving the training from Baker College in Flint to this location.

Mr. Borden reviewed his letter dated March 25, 2019.

1. A minor correction is needed to the building material depiction for the west elevation. Mr. McQuade stated the material is metal. The description is incorrect.
2. The proposed wall-mounted light fixtures will cast light outwards and do not meet ordinance standards. Mr. McQuade stated they will change them to meet the ordinance.
3. The applicant requests Planning Commission authorization to retain existing vegetation along the north side of the site in lieu of installing a Buffer Zone "A." The Planning Commission has the ability to waive this requirement.
4. The revised landscape plan does not incorporate the revisions to the proposed parking lot. Mr. McQuade will make this correction.
5. The plan should be corrected for consistency and one additional canopy tree is required. The applicant will meet this requirement.

6. The applicant seeks to donate to a tree fund in lieu of providing the detention pond plantings. Mr. Borden stated the Planning Commission can waive or modify this requirement. He suggested having the trees planted in a different location on the site instead of at the pond. Commissioners Rauch and Rickard agree that the tree fund donation is not appropriate and the trees should be planted on the site.

Mr. Markstrom reviewed his letter dated April 1, 2019.

1. The petitioner is proposing a sanitary connection from the existing sanitary sewer on Euler Road to the proposed addition. The plans should also show the existing sanitary sewer connection on the existing building.
2. The petitioner should show the existing water service to the existing building. The plans show a hydrant at benchmark 2 and the onsite water main to that hydrant should be shown on the plans as well.

Mr. Parkinson stated that they are required to have 66 parking spaces and they are proposing 78 spaces.

The applicant submitted a revised site plan to the Brighton Area Fire Authority that Township staff has not seen and is not what is contained in the packet that was distributed to the Planning Commission. Mr. Parkinson stated they have removed four parking spaces to meet their concerns regarding the access drive width. The Fire Authority submitted a letter this afternoon stating all of their concerns have been met.

The call to the public was made at 7:28 pm with no response.

Mr. Borden noted that no curbing is shown on the plans; however, it is required. Mr. McQuade stated neither the existing parking lot nor any of the roads in the development are currently curbed. After a discussion, the applicant agreed to add the necessary curbing.

**Moved** by Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board approval of the Environmental Impact Assessment dated March 20, 2019 for a warehouse expansion for Transtar Autobody Technologies. **The motion carried unanimously.**

**Moved** by Commissioner Mortensen, seconded by Commissioner Rickard, to approve the Site Plan dated March 20, 2019 for a warehouse expansion, driveway, and parking lot for Transtar Autobody Technologies, subject to the following:

- The correction shall be made regarding the building material depiction for the west elevation.
- The wall mounted light fixtures will be revised to cast downtown to be consistent with the Township ordinance
- The landscaping normally required for the retention pond will be re-allocated appropriately to other places on the site subject to review and approval by Township staff.
- The petitioner will comply with the requirements of the Township Engineer's letter of April 1, 201, including:
  - Utility department review and concurrence will be required construction of the sanitary sewer lead into Euler road.
  - The grading plan will be revised to ensure water runoff to the detention pond.
  - Curbing will be installed on the new parking lot to the north of the building.
- A minimum of four parking spaces will be removed to meet the BAFA's turning radius requirements.
- The revisions to the site plan will require staff review and approval prior to the granting of a land use permit.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING #3...** Discussion and review of a conceptual site plan for a proposed redevelopment. The property in question is located at 4525 E. Grand River Avenue, northwest corner of Grand River and Lawson Drive. The request is petitioned by Premier Genoa LLC.

Mr. Dan Boorstein of SVI Properties, LLC, Mr. Vince DeAngelis of Corrigan Oil, and Mr. Wayne Perry, of Desine, Inc., were present.

Mr. Perry reviewed the proposed project. There are two properties on Grand River, at Lawson Drive and White Horse Drive, which are the subject of the redevelopment. The gas station on the site will remain; however, the remainder of the buildings will be removed. Some of the access drives will be removed, some will remain, and some will be added.

There are issues with the storm-water runoff for these sites because of their grade, topography, and soils. Additionally, the existing municipal storm-water system is at capacity so it cannot empty into there. He described his solution, which will be to have a retention basin placed in the southwest corner of the property to the north.

Mr. Boorstein showed the current zoning of the subject and surrounding properties. He showed a video of the conceptual site plan, which would include a storage facility, flex office space, retail space and restaurants. He explained how placing the detention basin in the property to the north will allow the development of that property as well as the redevelopment of the property to the south. It will also decrease the amount of storm-water that is currently entering into the municipal system. Additionally, the site can be easily redeveloped, by changing the buildings, when use needs change.

There was a discussion regarding which type of PUD would be appropriate for this site. The predominant use is the proposed climate-controlled storage facility and this type of use has not been added as an allowable use, although staff has drafted ordinance language to add it. Additionally, gas stations are not allowed in the current zoning district; however, the existing station has been grandfathered. Commissioner Rauch believes the gas station should be completely redeveloped as part of the project.

Mr. Borden noted that the proposed renderings show a lot of metal and EFIS on the buildings. Mr. Doug Necci of DRN Architects explained the architecture and proposed materials. He presented sample materials.

The applicant stated they will review the Township's comments and present a revised plan in the future.

**OPEN PUBLIC HEARING #4...** Consideration of Zoning Ordinance Text amendments to Article 3 of the Zoning Ordinance, entitled "Residential and Agricultural Districts".

A. Recommendation of Text Amendments.

Mr. Borden reviewed the proposed changes to Article 3, Urban Residential District, of the Zoning Ordinance. It was discovered that the Master Plan does not match the Zoning Ordinance. The proposal is to change the minimum lot area per dwelling unit for the Urban Residential (UR) District from 18,000 to 14,500 square feet of lot area.

The call to the public was made at 9:09 pm with no response.

**Moved** by Commissioner Dhaenens, seconded by Commissioner Rickard, to recommend to the Township Board approval of text amendments to Article 3 of the Zoning Ordinance, Urban Residential, to change the minimum lot area per dwelling unit from 18,000 to 14,500 square feet to better implement the Master Plan. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS

### **Staff Report**

Ms. VanMarter stated applications have been received for the May Planning Commission meeting. There will also be zoning ordinance amendments presented.

### **Approval of the March 11, 2019 Planning Commission meeting minutes**

**Moved** by Commissioner McCreary, seconded by Commissioner Rickard, to approve the minutes of the March 11, 2019 Planning Commission Meeting as presented. **The motion carried unanimously.**

### **Member Discussion**

There were no items to discuss this evening.

### **Adjournment**

**Moved** by Commissioner Dhaenens, seconded by Commissioner Rickard, to adjourn the meeting at 9:15 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary