

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING
SPECIAL MEETING
JUNE 24, 2019
6:30 P.M.
AGENDA**

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, Chris Grajek and Eric Rauch. Absent were Marianne McCreary and Jim Mortensen. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Brian Borden of SafeBuilt Studio, and Gary Markstrom of Tetra Tech. There were ten audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner Rickard, seconded by Commissioner Grajek, to approve the agenda as presented. **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 a special use, site plan and environmental impact assessment for a proposed 60,335 sq. ft. industrial building located at 5665 Sterling Drive, Brighton. The request is petitioned by Schonsheck, Inc.

Mr. Dave Haskins with Schonsheck and Mr. Allan Pruss with Monument Engineering were present. Mr. Haskins explained that Masonite is the parent company of US Wood Door. Masonite purchased A & F Wood products in 2017. The existing building is at capacity. In addition to the parcel with the existing building they purchased 2 additional vacant parcels. They intend to reconfigure the parcel with the existing building and combining parcels 2 and 3 into one large parcel. The plans are to build a new building and eventually sell or lease the existing building. The proposed building is 59,400 square feet. There is a truck dock on the west with possible future expansion to the south. The building is proposed to be made of precast concrete for durability. Approximately 5,000 square feet is office with 55,000 being the shop comprised of warehousing and manufacturing. US Wood Door corporate colors are red and gray. They are proposing red accent colors on the east and north elevations. The majority of the building will be light gray with darker gray accents. They have also added landscaping to help break up the elevations on long building sides as requested. The north elevation has red vertical accents and red "fin" decorative accents. They are also proposing red for the canopy roof on the front elevation.

Chairman Brown indicated to the Commission that he drove the highway to check site visibility and was not able to see the existing building.

Mr. Brian Borden reviewed his letter dated June 10, 2019. This requires special land use due to the building size. There is a small correction that needs to be made to the building size and any offsite improvements will need approval from adjacent owners. Mr. Pruss responded that they own all the parcels and will ensure that shared access and stormwater agreements are provided.

Mr. Borden states that the applicant is requesting relief from the wall and/or berm requirement of the buffer zone B standard. Chairman Brown asked how far they are from I-96. Mr. Borden responded approximately 279 feet. Mr. Pruss stated that in addition to the distance, the building is over 15 feet up from the highway due to topography on the site so a wall or berm wouldn't screen the building.

Mr. Borden indicates that no signage is shown and the applicant will need sign permits for any proposed signs.

Mr. Gary Markstrom reviews his letter dated June 3, 2019. There will need to be reciprocal easements for the stormwater system. Construction plans will be required for the public watermain. The Fire Department Connection shall be relocated. There is a concern over where water from the service drive will go and where the outflow from the detention basin will go. Mr. Pruss indicates they plan to address these issues. Chairman Brown asked if this should be a condition of approval. Mr. Markstrom responds that they should be required for approval.

Chairman Brown reviewed the comments in the Fire Department letter dated June 3, 2019. Mr. Pruss indicated that they will continue to work with the Fire Department and will address their issues.

Commissioner Grajek questioned why they show 5 overhead truck doors when the impact assessment says they only get 1 to 2 truck deliveries per week. It seems that the loading needs described don't match what is shown. Mr. Haskins responds that Masonite is planning for the future and this is what they told him they needed. Ms. Judy Richardson the office manager for US Wood Door stated that they currently have 4 doors and only 3 trucks but due to timing and other logistics issues the extra doors are necessary.

Commissioner Rickard asks if the parking and drive aisles as shown are permitted in the setbacks and if the building is in an existing watermain easement. Mr. Markstrom responded that the existing easements will need to be eliminated. Mr. Borden stated that the setback requirements are met.

Commissioner Dhaenens suggested that they serve the building with multiple telecommunications providers for good planning.

The call to the public was made at 7:03pm with the following response:

Gary Mitter of 5796 E. Grand River owns the property to the north and has 5 major concerns. The first concern is that the turnaround which is needed is not big enough for a semi to turn around. This is an industrial area and semi-trucks will need to be able to turn around. The second

concern is the fire lane access to Gray Road. This access area will need to be completely fenced because there is much vandalism and theft from Gray Road on his property. If there is no solid fence it will become an access point for people. The third concern is the way this property is currently divided into three sections. The fire access road should come in on the middle of the property to serve all the parcels and future users. The last concern is related to the water in the pond and the drainage. The drainage now goes to the east and the stormwater facility should be put in the low area.

Mr. Pruss states that they are proposing a gate for the access road but it will not be fenced. Mr. Mitter responded that it will need to be fenced because they are providing access to his property and they will cut the fence and steal from him. He has been here a very long time. This should be one parcel instead of three and there must be a proper turn around. Mr. Haskins indicated that they have gone through great lengths to meet with Township staff and have spent considerable effort to comply with all standards.

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

Commissioner Grajek questioned if the turnaround is big enough. Mr. Markstrom responded that it has a 50 foot radius cul-de-sac which meets standards. There isn't enough right of way to go any bigger.

A. Recommendation of Special Use Application

Moved by Commissioner Grajek to recommend to the Township Board approval of the Special Land Use for an industrial building over 40,000 square feet located at 5665 Sterling Drive, Brighton. This recommendation is made because the project complies with the standards of Section 19.03 of the Township Zoning Ordinance.

Supported by Commissioner Rauch.

Motion carried unanimously.

B. Recommendation of Environmental Impact Assessment (5-22-19)

Moved by Commissioner Grajek to recommend approval to the Township Board of the Environmental Impact Assessment dated April 24, 2019 for a proposed 59,400 square foot industrial building located at 5665 Sterling Drive, Brighton.

Supported by Commissioner Rauch.

Motion carried unanimously.

C. Recommendation of Site Plan (5-22-19)

Moved by Commissioner Grajek to recommend approval to the Township Board of the Site Plan dated May 22, 2019 for a proposed 59,400 square foot industrial building located at 5665 Sterling Drive, Brighton subject to the following:

1. The buffer zone B requirement for the berm or wall is waived due to the presence of existing vegetation, distance from the property line and topography.
2. Easements for utilities, shared drainage and reciprocal access shall be provided.

3. The discharge of the detention pond shall be addressed and approved by the Township Engineer.
4. The requirements of the Fire Department shall be complied with.
5. The corrections to the building and landscaping as requested by the Township planner shall be made.
6. All conditions of the Township Engineer and Township Planner in their respective review letters shall be addressed.
7. Construction plan review and necessary utility easements shall be required.
8. The building materials submitted this evening are acceptable and will become property of the Township.

Supported by Commissioner Rauch.

Motion carried unanimously.

OPEN PUBLIC HEARING #2... Review of an environmental impact assessment and a site plan for a proposed 358 sq. ft. building expansion and parking lot expansion for Enterprise Rental Car located at 7184 Grand River Avenue, Brighton. The request is petitioned by Enterprise Leasing Company.

Scott Inman with Enterprise and Andre Brooks the designer were present. Mr. Inman states that they are looking to expand their current car wash facility. They have a single bay and would like to have 2 wash bays to be more efficient and better serve their customers. They are proposing to come off 8 feet to the south with a building addition. They are also asking as an extra request to be able to pave the existing gravel parking lot. They initially were only going to ask for the building addition but decided to add the parking area since they were already going through the process. This request is to improve customer service.

Chairman Brown asked if the customer parking is currently in the back. Mr. Inman responded that it is.

Brian Borden presents his review letter dated June 4, 2019. Procedurally the Planning Commission recommends the impact assessment and approves the site plan. There are minor inconsistencies on the building addition size that need to be corrected in addition to lot area calculations that need to be provided. Mr. Brooks indicates that he provided a response letter to Mrs. VanMarter to address these issues. The new lot coverage amount is 54% impervious.

Mr. Borden indicates that the proposed building materials are not to current ordinance standards but they Planning Commission has discretion to allow them to match the existing building. The drive aisle is 20 feet and the ordinance standard is 24 feet. The applicant shall indicate compliance with the aisle width standard. Mr. Brooks responds that the dimensioning plan shows that it is the required 24 feet.

Mr. Borden states that they should make the small correction to the parking numbers and also he is suggesting consideration of eliminating non-conformities if possible. Non-conforming issues such as lighting or signs can be considered. Mr. Inman responds that they have upgraded to LED light fixtures and he has pictures if they are needed.

Mr. Borden suggests one additional Grand River greenbelt tree be planted to meet the ordinance requirement. In addition, more information is needed to confirm compliance with the waste receptacle standards. Mr. Brooks stated that sheet C-3 contains the waste receptacle standards. Mr. Borden reviews the details and approves.

Chairman Brown requested that the truck cap in the weeds on the east side and the dishwasher in the weeds on the west side be cleaned up. Mr. Inman agreed to have them cleaned up.

Gary Markstrom reviewed his letter dated June 4, 2019. A cross section of the parking lot needs to be provided to comply with Zoning Ordinance requirements. The dumpster is located in the back-out area of the last 2 parking spots. The dumpster should be moved or these parking spaces eliminated. Mr. Brooks indicated they will remove the last 2 spaces. Mr. Markstrom has considerable drainage and grading concerns. The design of the plans will overflow the basin to the swale and the basin will not drain totally. There are no soil borings to show the basin will infiltrate. Mr. Brooks states they have designed this to a 100 year storm. The basin will dewater by gravity and infiltration and it will push to the swale. Commissioner Rickard states this is not a good plan and it does not handle the water properly. Mr. Brooks states that usually you drain the restricted overflow to a storm sewer but there isn't that option here. Mr. Markstrom needs to have soil borings to show infiltration. The 12 inch pipe will not function as shown and the pond will overflow at every storm. Mr. Brooks states they can provide borings and there is 150 feet of the perforated pipe to help with the infiltration. Commissioner Rauch is concerned with a water backup onto the daycare property creating a trespass issue. Mr. Markstrom requests that they show the grading out of the west side of the building to show the swale and they need to show where the water is going since the plans show the catch basin on the daycare property and not in the road right of way. Chairman Brown asked how long it will take to get soil borings. Mr. Brooks states it would take 2 – 3 weeks.

Commissioner Rauch inquired if the main priority was the building expansion and not the parking was there a way to approve just the building addition. Mr. Inman agreed that the building addition for the additional wash bay was the most important item. Mr. Markstrom stated he wouldn't have too much to review if it was just the building addition since the area is already paved.

Mr. Brooks asked to talk about the drainage. For the 100 year storm this plan will function the same as it does now. This is the same condition. Commissioner Rauch explained that this more than a Township issue. The plans have to meet the requirements of the Livingston County Drain Commissioner. The Township review is for compliance with the County standards. You cannot get a permit from them for the plans as shown. Mr. Markstrom stated he is unable to issue an approval letter for the plans in their current form. Mr. Brooks states that he has talked to the County and they comply with their rules.

Commissioner Rauch asked Mr. Borden if there was a way to just approve a portion of the plans to allow the building addition. Mr. Borden responded that it would be difficult to pick and choose because there are other elements on the plans like the dumpster and landscaping. It would be best to break out the things they needed with the building and present updated plans. Ms. VanMarter indicated that there is limited availability for the next meeting scheduled for July 8 because the consultants need time to review. Mr. Borden and Mr. Markstrom indicated they would need updated plans by this Wednesday to try and comment back in time for the next meeting. Ms. VanMarter stated she would do her best to work with the applicant to get them on the next meeting but they would have to get revised plans in within the next day or two.

Mr. Brooks states that the parking calculations were fixed in response to the Safebuilt letter item number 6. He also wanted clarification if the existing shrubs could be counted as credit towards the landscaping as indicated in the first review letter. Mr. Borden responded that they have to show the shrubs on the landscape plan if they want them to be included. Mr. Brooks asked if they could approve the project contingent on the stormwater issues being resolved with the engineer. Mr. Markstrom stated that poor infiltration soils could change the whole layout of the site plan so the approval should not be granted.

The call to the public was made at 8:00pm with no response.

- A. Recommendation of Environmental Impact Assessment (3-26-19)
- B. Disposition of Site Plan (5-22-19)

At the request of the petitioner, it was **Moved** by Commissioner Rauch to postpone the recommendation of the environmental impact assessment and disposition of the site plan to the July 8, 2019 Planning Commission meeting for a proposed 358 sq. ft. building expansion and parking lot expansion for Enterprise Rental Car located at 7184 Grand River Avenue, Brighton. Supported by Commissioner Grajek.

Motion carried unanimously.

OPEN PUBLIC HEARING #3...Review of a site plan amendment for material modifications to the existing Courtyard Marriott located at 7799 Conference Center Drive, Brighton. The request is petitioned by Robert Nofar, and Paul Krysinski, Axis Construction.

Paul Krysinski with Axis Construction and Robert Nofar the owner were present. This is a corporate mandated improvement to the building façade. The design is from Marriott Courtyard and includes a new porte cochere along with updated building materials. They have provided pictures of similar treatments on a different location. They are maintaining at least 80% of the existing masonry and adding Nichiha wooden fiber board panels with EFIS accents along with LED lighting.

Brian Borden reviewed his letter dated June 21, 2019. The porte cochere is only 19 feet wide and must be used for one-way circulation only. Mr. Krysinski confirmed that the porte cochere is only one-way. Mr. Borden states that the proposed lighting in the porte cochere shall comply with the Township ordinance. Mr. Krysinski responded that the lighting is concealed within the canopy and will be below the 10 foot-candle maximum established in the ordinance.

Mr. Borden stated that the plans show 3 wall signs while the property received a variance which allows them to have 2 wall signs with a combined maximum size of 150 square feet. Mr. Nofar asked for a variance to allow the 3 signs. Mr. Borden responded that an application to the Zoning Board of Appeals would be required.

Mr. Borden indicated that the proposed Nichiha panels and EFIS may be over the maximum 25% established in the ordinance. Commissioner Rauch stated that the commission recently approved something similar for Aldi and he supports the proposed finishes. The Nichiha is a very good product. Mr. Borden is concerned that any EFIS at grade level may be susceptible to damage where it comes into contact with pedestrians or vehicles. Mr. Krysinski responded that the EFIS is only proposed low on the building in areas adjacent to landscape areas. Only the Nichiha is proposed where it may be adjacent to people or cars.

Chairman Brown reviews the Fire Department letter. The porte cochere must have 13.5 feet of vertical clearance.

The call to the public was held at 8:24pm with no response.

- A. Disposition of Site Plan Amendment.

Moved by Commissioner Grajek to approve the site plan amendment for the exterior renovations for the Courtyard by Marriott located at 7799 Conference Center Drive, Brighton subject to the following:

1. All conditions of the Fire Department and Township Planner in their respective review letters shall be addressed.
2. The Commission finds the use of Nichiha panels over 25% acceptable.
3. One way circulation shall be maintained under the porte cochere.
4. Signage shall obtain sign permits and shall comply with the variance granted by the Zoning Board of Appeals.
5. The lighting shall comply with the maximum 10 foot-candle requirements.
6. The building materials submitted this evening are acceptable and will become property of the Township.

Supported by Commissioner Rickard.

Motion carried unanimously.

OPEN PUBLIC HEARING #4...Consideration of Zoning Ordinance Text amendments to Article 25 of the Zoning Ordinance, entitled "Definitions".

Kelly VanMarter states that the changes to Article 25 were included in last month's packet however due to publication requirements they are schedule for public comment and recommendation this evening. The changes proposed to the definitions section serve to support the proposed uses in Article 7 as they relate to brewpubs, climate controlled indoor storage, mini storage, and small winery. Moving forward Township staff intends to send both Articles 7 and 25 to the County and Township Board for consideration together.

The call to the public was made at 8:29pm with no response.

Moved by Commissioner Grajek to recommend approval to the Township Board of the proposed amendments to Article 25 as submitted.

Supported by Commission Rauch.

Motion carried unanimously.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. VanMarter stated applications have been received for the July Planning Commission meeting from Home Depot and Lowe's. Both are seeking to re-establish their special land use permits for outdoor sales, storage and display after staff denied renewal due to years of non-compliance.

Approval of the May 13, 2019 Planning Commission meeting minutes

Planning Commission Meeting
June 24, 2019 Approved Minutes

Moved by Commissioner Dhaenens to approve the minutes of the May 13, 2019 Planning Commission Meeting as presented. Supported by Commissioner Rickard. **The motion carried unanimously.**

Member Discussion

Commissioner Rickard indicated she is a maybe to be able to attend the July meeting.

Adjournment

Moved by Commissioner Dhaenens, seconded by Commissioner Rauch to adjourn the meeting at 8:41 pm. **The motion carried unanimously.**

Respectfully Submitted,

Kelly VanMarter, Recording Secretary