

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
June 10, 2024**

MINUTES

CALL TO ORDER: Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:30 p.m. Present were Chris Grajek, Marianne McCreary, Eric Rauch, Jeff Dhaenens, and Tim Chouinard. Absent were Greg Rassel and Glynis McBain. Also present were Planning Director Amy Ruthig and Brian Borden of Safebuilt.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner Rauch, supported by Commissioner McCreary, to approve the agenda as presented. **The motion carried unanimously.**

DECLARATION OF CONFLICT OF INTEREST:

Mr. Chouinard stated he will need to leave the room during Open Public Hearing #1.

Moved by Commissioner Rauch, supported by Commissioner McCreary, to excuse Commissioner Chouinard from Open Public Hearing #1.

CALL TO THE PUBLIC:

The call to the public was made at 6:32 pm.

Mr. Dan Hassett of 2955 Turning Leaf stated that the developer started the cleaning of the property in front of his home. They cut down five more deciduous trees than they were allowed to. They removed trees that had ribbons marking them to remain. He provided photographs.

Ms. Melanie Johnson of 3990 Chilson Road is questioning how the Latson PUD will change the township. The zoning goes from the most intense zoning to five acre zoning. There is no transitional zoning. Are there going to be buffers? She is concerned about the water features.

Ms. Barbara Tonkovich of 472 Newton stated they are putting up a 200,000 square foot trucking business in the Latson Road area. Livingston County is rural and that is why people like to live here. She is not pleased with the changes over the last decade. The township approved this plan and she thinks that this type of development should be put on the ballot.

The call to the public was closed at 6:35 pm.

OLD BUSINESS:

Commissioner Chouinard left the room at 6:44 pm.

OPEN PUBLIC HEARING #1...Consideration of a special land use application, environmental impact assessment and site plan for a contractor's yard with outdoor storage at an existing industrial site for Adams Well Drilling located at 5893 Sterling Drive. The site is located on a 5.39-acre parcel on the north side of Sterling Drive, west of Dorr Road. The request is petitioned by Adams Well Drilling.

A. Recommendation of Special Use Application

B. Recommendation of Environmental Impact Assessment (5-21-24)

C. Recommendation of Site Plan (5-21-24)

Mr. Brody Adams, the applicant, and Mr. Patrick Cleary of Boss Engineering were present.

Mr. Cleary stated they have addressed the Brighton Area Fire Authority's comments. There are outstanding items from the planner that they would like to discuss this evening.

Mr. Borden reviewed his letter dated June 4, 2024.

1. Section 19.03 General Special Land Use Standards:

a. The standards of Section 19.03 are generally met, provided:

i. The use conditions of Section 8.02.02(b) are met to the Commission's satisfaction regarding compatibility and impacts; and

ii. The applicant addresses comments from the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

2. Section 8.02.02(b) Use Conditions:

a. The applicant must complete the lot reconfiguration process, if they have not already.

b. The Commission may allow gravel surfacing of the outdoor storage yard, pending a recommendation from the Township Engineer.

c. The buffer/screening requirements are not fully met. A Buffer Zone B is required.

3. Site Plan Review:

a. He requests the applicant confirm that the proposed roof extension complies with the 25-foot side yard setback requirement. Commissioner Rauch wants to ensure this complies with the requirement and if not, then the applicant will need to obtain a variance.

b. The main driveway is deficient by one inch in width for two-way travel. He stated the Planning Commission can allow the deficiency. Mr. Adams stated semi-trucks currently use this driveway and there has never been an incident or accident.

c. The buffers around the outdoor storage area do not fully comply with Buffer Zone B requirements. The Planning Commission has the ability to waive this requirement, considering the existing landscaping and the uses on the adjacent properties. There is existing vegetation around the site and outdoor storage on many of the neighboring properties.

d. He is requesting the applicant provide detail sheets for existing light fixtures to ensure compliance with current standards.

e. The waste receptacle/enclosure should be brought into compliance with current standards.

Ms. Sydney Streveler and Mr. John Barber's letter dated May 24, 2024 states that all of their previous comments have been addressed.

The Fire Marshal's letter dated June 4, 2024 states that his comment has been addressed.

Commissioner McCreary questioned if some of the pine trees are being removed. Mr. Cleary stated yes, and it is necessary for stormwater management. They are replacing them as required by the ordinance. She visited the site and agrees that buffering would not be necessary; however, she saw a very large RV stored there and wants to ensure that nothing will be placed there that is higher than the fence or put behind the building.

Commissioner Rauch questioned if the gravel driveway off of Door Road that is used occasionally has the proper easements and wants to make sure that it is only used for emergency purposes. Mr. Adams stated there is an easement for the driveway for the cell tower. Commissioner Rauch wants to ensure there is an easement for it to be accessed by the applicant for emergencies.

Commissioner Dhaenens wants to ensure that the applicant can comply with the setback requirement. He asked if the Dumpster pad will be made compliant. Mr. Cleary stated it is behind a fence and it is not seen from the roadway, so they are requesting this requirement to be waived and have it be included as part of the storage yard. Commissioner Rauch stated that the intent is to ensure that the property looks nice from the roadway. Mr. Borden stated this requirement was waived recently for another business whose Dumpster was enclosed inside a fenced yard. Commissioner Dhaenens agrees to waive this requirement and the one-inch deficiency of the road width, but he wants to ensure that the side setback is met or a variance is obtained.

The call to the public was made at 7:16 pm with no response.

Moved by Commissioner Rauch, supported by Commissioner Dhaenens, to recommend to the Township Board approval of the Special Use Application for a contractor's yard with outdoor storage at an existing industrial site for Adams Well Drilling located at 5893 Sterling Drive for Adams Well Drilling, with the following comments:

- The Planning Commission finds both Section 19.03 and Section 8.02.02 (b) have been met by the petitioner in a satisfactory manner.
- The use of gravel where depicted on the site plan is satisfactory in this instance.
- The landscape buffering due to the existing trees both on and adjacent to the site is found to be sufficient
- The issuance of a land use permit is subject to the reconfiguration of the property lines as shown on the site plan
- The petitioner shall make adjustments to the proposed rear overhang so that it meets the required setbacks of Genoa Township.

The motion carried unanimously.

Moved by Commissioner Rauch, supported by Commissioner McCreary, to recommend to the Township Board approval of the Environmental Impact Assessment dated May 21, 2024 for a contractor's yard with outdoor storage at an existing industrial site for Adams Well Drilling located at 5893 Sterling Drive for Adams Well Drilling. **The motion carried unanimously.**

Moved by Commissioner Rauch, supported by Commissioner Dhaenens, to recommend to the Township Board approval of the Site Plan dated May 21, 2024 for a contractor's yard with outdoor storage at an existing industrial site for Adams Well Drilling located at 5893 Sterling Drive for Adams Well Drilling, with the following conditions:

- The standards required for a special land use have been met.
- The driveway width of 23.9 feet is found to be acceptable to the Planning Commission.
- The parking lot striping shall be updated to meet township standards, which is 24 foot wide, as part of the project.
- The need for a dedicated dumpster enclosure is not found to be necessary on this parcel because of the enclosure of the entire rear lot.
- The petitioner shall review the need for a cross access easement with the adjacent parcel to determine if any updates are needed to accommodate their emergency traffic. The results shall be presented, reviewed and approved by township staff.

The motion carried unanimously.

Commissioner Chouinard returned to the room at 7:21 pm.

OPEN PUBLIC HEARING #2...Consideration of a special land use application, environmental impact assessment and site plan for the sale of new and used trailers. The property is located at an existing commercial site for AAA Trailer Sales located at 4675 Grand River Avenue, north side of Grand River Avenue, west of Boulevard Drive. The request is petitioned by AAA Trailer Sales.

A. Recommendation of Special Land Use Application

B. Recommendation of Environmental Impact Assessment (5-20-24)

C. Recommendation of Site Plan (5-20-24)

Mr. Chris Grzenkowicz of Desine Engineering and Mr. Ryan Copp of AAA Trailers were present. Mr. Grzenkowicz provided a review of the proposed project. The applicant is requesting to allow outside trailer sales. There are no modifications to the building. He provided details of the proposed changes to the site, such as parking lot, landscaping, etc.

Mr. Borden reviewed his letter dated June 4, 2024.

1. Special Land Uses (Section 19.03):

- a. Provided the use conditions are met to the Commission's satisfaction, he is of the opinion that the revised submittal complies with the standards of Section 19.03; however, the

applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

2. Use Conditions (Section 7.02.02(c)):

- a. Gravel may be allowed pending a recommendation from the Township engineering consultant.
- b. An automobile display pod is allowed, but they are proposing a trailer display pod. The Planning Commission should specify that a trailer display pod is allowed.
- c. The plan does not fully provide the required buffer zones, but does provide some plantings, privacy fencing, and steep slopes. The Planning Commission has the authority to waive or modify these requirements based on existing vegetation, grading, and adjacent land uses.

3. Site Plan Review:

- a. The applicant must address any comments provided by the Township Engineer and/or the Brighton Area Fire Authority, particularly with respect to the security gate.
- b. The revised landscape plan does not fully meet buffer zone requirements; however, the Commission may modify these requirements based on Section 12.02.13.
- c. He encourages the applicant to replace the nonconforming pole sign with a compliant sign.

Ms. Sydney Streveler and Mr. John Barber's letter dated May 24, 2024 states that all of their previous comments have been addressed.

The Fire Marshal's letter dated June 4, 2024 states that his comments have been addressed.

Commissioner McCreary questioned the condition of the used trailers that will be displayed. Mr. Copp stated they receive them by trade-ins. Aesthetically, they will look like the new ones.

Commissioner Rauch thanked the applicant for updating the fence. He requested to have it extended to the northwest corner of the property to screen the parking lot from drivers traveling eastbound. Mr. Grzenkowicz stated their site is at a lower elevation than the driveway to Tractor Supply and there are plantings along the driveway. He suggested adding landscaping as screening. Mr. Rauch was agreeable.

The call to the public was made at 7:34 pm with no response.

Commissioner Rauch always looks for opportunities to remove pole signs and replace them with ground signs, but this project is providing a lot of improvements to the site. He added that lowering the sign could provide a sight barrier to drivers exiting the Tractor Supply Driveway. Commissioner Dhaenens agrees it should be allowed to remain.

Moved by Commissioner McCreary, supported by Commissioner Rauch, to recommend to the Township Board approval of the Special Use Application for the sale of new and used trailers AAA Trailer Sales located at 4675 Grand River Avenue, with the following comments:

- The proposal complies with Section 7.02.02(c) of the zoning ordinance for the sale of recreational vehicle sales.
- The use is consistent with the Master Plan in the mixed use on West Grand River.

- The Planning Commission finds the gravel to be an allowable surface
- The buffer zones are found to be sufficient.

The motion carried unanimously.

Moved by Commissioner McCreary, supported by Commissioner Rauch, to recommend to the Township Board approval of the Environmental Impact Assessment dated May 20, 2024 for the sale of new and used trailers AAA Trailer Sales located at 4675 Grand River Avenue.

The motion carried unanimously.

Moved by Commissioner McCreary, supported by Commissioner Dhaenens, to recommend to the Township Board approval of the Site Plan dated May 20, 2024 for the sale of new and used trailers AAA Trailer Sales located at 4675 Grand River Avenue, with the following conditions:

- The applicant shall meet the engineer and fire authority's requirements.
- The agreement to landscape the additional area noted on the northwest side for buffer purposes is approved.
- A trailer display pod in lieu of an automobile display pod for one trailer only is permitted.
- The existing pole sign is allowed to continue to stay as is.

The motion carried unanimously.

NEW BUSINESS:

OPEN PUBLIC HEARING #3...Consideration of a Zoning Ordinance Text amendment to Article 7 of the Zoning Ordinance, entitled "Commercial and Service Districts".

A. Recommendation of Zoning Ordinance Amendment to Article 7 entitled "Commercial and Service Districts".

Ms. Ruthig stated that the township has received a rezoning request to rezone a property that would result in a spot zoning, so staff is recommending that the use be added as a special use in that zoning district.

Commissioner McCreary agrees that this type of use should be allowed in this specific area; however, she is not sure if it should be allowed in all Office Service zoned areas of the township.

Mr. Borden stated this is a text amendment. Nothing is being approved this evening. This amendment would allow an applicant to apply for a special use and then all of the criteria would be evaluated each time an applicant comes before the Planning Commission for a special land use.

Commissioner Rauch understands it is a special use in the district, but a laundromat is not appropriate in an office service district. Mr. Borden stated that the Office Service District Zoning states "offices and services".

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Approved Minutes

Commissioner Dhaenens stated there is a lot of empty office space in the township and if it can be occupied, it would be worth the conversation.

The call to the public was made at 7:51 pm.

Ms. Barbara Tonkovich of 472 Newton has lived here since 1979. She has seen a lot of changes. There used to be a medical office building in Brighton and that building is really nice with a nice parking lot so that it can be used as an office. Commissioner Rauch advised that the way that building was built only allows it to be used as a medical building and cannot be renovated to offices.

Ms. Melanie Johnson of 3990 Chilson Road asked if the site that is being discussed this evening would be a mixed use in the future based on what the Master Plan shows.

The call to the public was closed at 7:56 pm.

Moved by Commissioner Dhaenens, seconded by Commissioner Rauch, to approve a Zoning Ordinance Text amendment to Article 7 of the Zoning Ordinance, entitled "Commercial and Service Districts". **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated there will be four items on the July meeting, including a sign ordinance amendment.

Approval of the May 13, 2024 Planning Commission meeting minutes

One change was noted.

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to approve the minutes of the May 13, 2024 Planning Commission Meeting as amended. **The motion carried unanimously.**

Member Discussion

Commissioner Chouinard asked about the signage at the party store next to Sunrise Park. Ms. Ruthig stated they have sent them two notices and the next step will be to issue tickets.

Commissioner Dhaenens stated that he, Commissioner McCreary and Supervisor Rogers went to the Livingston County Master Plan open house. It was interesting speaking to people from other townships and the issues that they face.

He also attended a lunch and learn last week where he learned about the life cycle of a building.

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Adjournment

Moved by Commissioner Dhaenens, seconded by Commissioner McCreary, to adjourn the meeting at 8:05 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary