

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
APRIL 8, 2013
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

CALL TO THE PUBLIC: *(Note: The Board reserves the right to not begin new business after 10:00 p.m.)*

OPEN PUBLIC HEARING #1...Review of a site plan application, environmental impact assessment and site plan for a proposed site excavation and stockpile related to the Latson Road Interchange Project, located on the Northwest corner of Nixon and Crooked Lake Road in Section 17, petitioned by Rudolph C. Hauss.

Planning Commission disposition of petition

- A. Recommendation of Environmental Impact Assessment.
- B. Disposition of Site Plan.

OPEN PUBLIC HEARING #2...Review of sketch plan application for approval of Chaldean Camp prayer houses, located at 1311 Kellogg Road, Brighton, petitioned by Sami Herfy on behalf of Chaldean Catholic Diocese USA.

Planning Commission disposition of petition

- A. Disposition of Sketch Plan.

Administrative Business:

- *Staff report*
- *Approval of March 25th, 2013 Planning Commission meeting minutes*
- *Member Discussion*
- *Adjournment*

GENOA TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS*: Rudolph C. Hauss, 16880 Hauss, Eastpointe, Mi. 48021

OWNER'S NAME & ADDRESS: LH&M LLC

SITE ADDRESS: NW Corner of Nixon Crooked Lake Roads PARCEL #(s): 4711-17-400-007

APPLICANT PHONE: (586) 574-0199 OWNER PHONE: ()

LOCATION AND BRIEF DESCRIPTION OF SITE: Vacant land on the NW corner of Nixon and Crooked Lake Roads

BRIEF STATEMENT OF PROPOSED USE: Temporary "borrow" area for Latson Road Interchange Construction project.

THE FOLLOWING BUILDINGS ARE PROPOSED: NONE

I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: Rudolph C. Hauss

ADDRESS: Rudolph C. Hauss, 16880 Hauss, Eastpointe, Mi. 48021

* If applicant is not the owner, a letter of Authorization from Property Owner is needed.

Contact Information - Review Letters and Correspondence shall be forwarded to the following:

1) Mike Boss of Boss Engineering at (517) 548-1670
Name Business Affiliation Fax No.

FEE EXCEEDANCE AGREEMENT

As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.

SIGNATURE: Rudolph C. Hauss DATE: 9-5-13

PRINT NAME: Rudolph C. Hauss PHONE: 586-574-0199

ADDRESS: 16880 Hauss, Eastpointe, Mi. 48021



LSL Planning, Inc.

Community Planning Consultants

April 3, 2013

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Site Excavation and Stockpile (related to interchange project) – Site Plan Review #2
Location:	Northwest corner of Nixon and Crooked Lake intersection (vacant property)
Zoning:	CE Country Estate District

Dear Commissioners:

At the Township’s request, we have reviewed the revised site plan and response letter (both dated 3/27/13) proposing a “substantial site alteration” to the vacant property at the northwest corner of Nixon and Crooked Lake Roads. Specifically, the project entails a large scale excavation and stockpiling operation related to the new I-96 interchange that is currently under construction. We have reviewed the proposed project in accordance with the applicable standards of the Genoa Township Zoning Ordinance.

A. Summary

1. If approval is granted, the Township may wish to require a performance guarantee to ensure site restoration.
2. The Township may wish to request details of tree removal needed to accommodate the project.
3. The project has the potential to disrupt the flow of vehicular traffic along Nixon Road.
4. The applicant must address any issues raised by the Township Engineer.

B. Proposal/Process

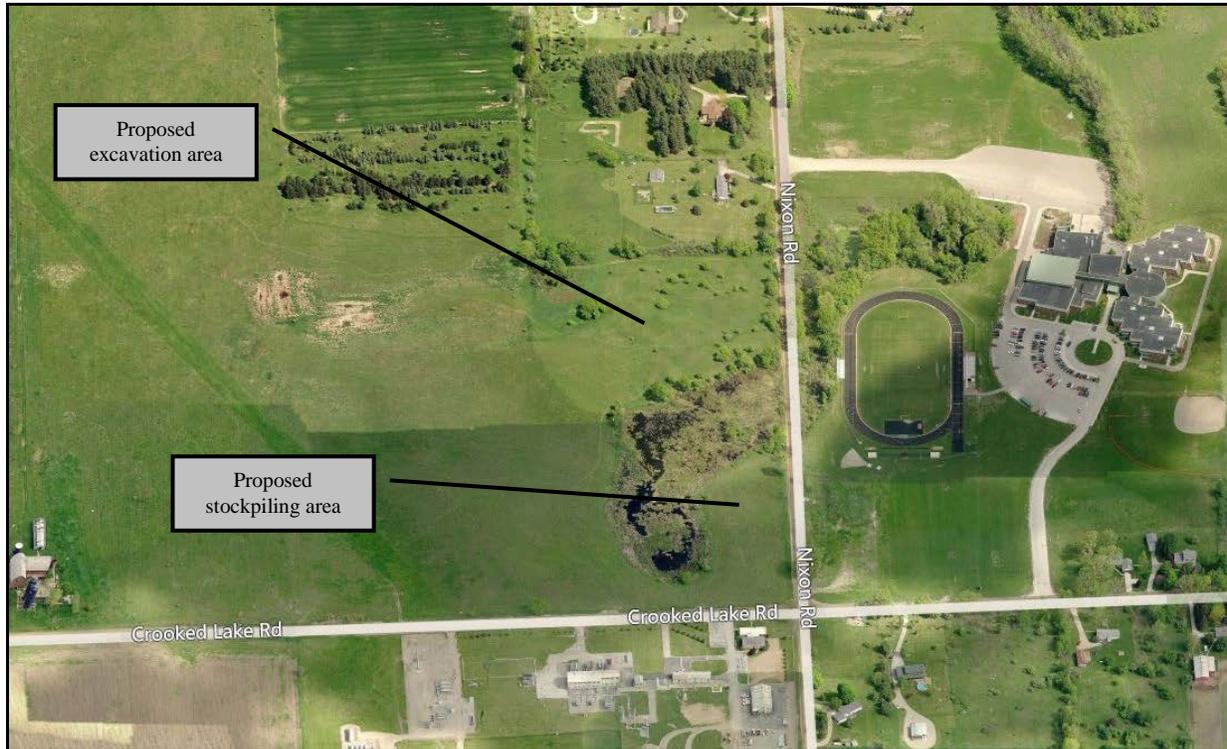
The applicant requests site plan approval to excavate 30,000 cubic yards of materials and to temporarily stockpile peat materials to be used for the current interchange construction project north of the subject site.

The stockpiling covers a 14,000 square foot area at a height of up to 15 feet. The submittal notes that the project is temporary in nature and that the land will be restored (“regraded, topsoiled, and seeded”) upon project completion. A construction sequence has also been included, noting a total project time of approximately 130 days from initiation to site restoration.

Given the nature of the project, site plan review and approval is required in accordance with Section 18.2 as a “substantial alteration of an important physical aspect of the site.”

C. Site Plan Review

1. **Dimensional Requirements.** Given the nature of the project, conventional dimensional requirements do not generally apply. However, the Township does require a 25-foot setback from a wetland for any work activities, including grading. The site plan identifies the 25-foot setback requirement, while both the site plan and Impact Assessment indicate that no work will take place within this area.



Aerial view of site and surroundings (looking north)

2. **Landscaping.** Given the nature of the project, landscaping is not proposed, nor does it appear to be required. Given the expected duration of the project, we do not feel that plantings are necessary; however, the Township may wish to request details of tree removal in accordance with Section 13.01.
3. **Pedestrian Circulation.** The site plan identifies a proposed 10-foot wide non-motorized pathway, which is to be installed by the Township in conjunction with the future improvements to Nixon Road. A note has been added to the revised plan indicating that measures will be taken to protect or restore the bike path if it is built prior to completion of the temporary activities.
4. **Vehicular Circulation.** The revised plan identifies two temporary entrance drives – one accessing the excavation area and another for the stockpile area. A note has been added to the plan indicating the number of trucks accessing the site and their duration on site will vary depending on the construction schedule and weather. While we understand this, there is still the chance that multiple trucks will show up at once and that stacking will back up into the roadway. In our opinion, it would be preferable if a measure were in place to prevent this situation.

Our only additional concern is that it appears as though trucks will have to back up into the roadway to exit the site. This could also disrupt traffic, particularly if it were to occur during peak times before and after school.

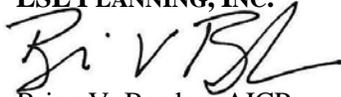
5. **Grading, Drainage and Utilities.** We defer to the Township Engineer for any comments related to grading, drainage and utilities.
6. **Environmental Impact Assessment.** The submittal includes a brief Impact Assessment (dated 3/27/13). The Assessment notes the activities are temporary in that they are tied to construction of the interchange and that the land will be restored upon project completion.

In summary, the Assessment does not expect the project to result in adverse impacts upon natural features, public facilities and infrastructure, traffic or nearby properties.

Should you have any questions concerning this matter, please do not hesitate to contact our office. I can be reached by phone at (248) 586-0505, or via e-mail at borden@lsplanning.com.

Sincerely,

LSL PLANNING, INC.

A handwritten signature in black ink, appearing to read "B. V. Borden". The signature is stylized and written over the printed name below.

Brian V. Borden, AICP
Senior Planner

April 4, 2013

Ms. Kelly Van Marter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

**Re: Hauss Borrow Pit
Site Plan Review – 2nd Review**

Dear Ms. Van Marter:

We have reviewed the revised site plan documents for the Hauss Borrow Pit proposed for the parcel at the northwest corner of Crooked Lake and Nixon Roads. The revised site plan was prepared by Boss Engineering and is last dated 3-27-13. It appears that the petitioner has satisfactorily addressed our comments from our previous review letter. We do, however, have a couple of additional comments that were generated from this recent review:

SITE PLAN

1. The plan shows the proposed final grading once the extraction of the material is completed. The grading is shown tying into existing grade to continue the slope to the roadside ditch and the adjacent wetlands. We suggest the grading be revised slightly to create a swale or small berm along the perimeter of the disturbed area so that any unforeseen erosion can be caught in this swale prior to it entering the ditch or wetland. The intent is to be able to restore the slope without impacting the roadside ditch or having to excavate material from the wetlands.
2. The schedule on the plan shows the temporary erosion control being removed a day after the site is seeded and restored. The temporary control measures should stay in place until the grass has taken hold. Most likely this will be one growing season.
3. The plan sheet we received has the engineer's stamp on the drawing but is not signed. The petitioner should provide a stamped and signed drawing for the Township's files.

From an engineering viewpoint, we have no objections other than those stated above to approval of the site plan.

Please call if you have any questions.

Sincerely,



Gary J. Markstrom, P.E.
Unit Vice President

copy: Mike Boss, P.E., Boss Engineering



Brighton Area Fire Department

615 W. Grand River

Brighton, Michigan 48116

810-229-6640 Fax: 810-229-1619

March 22, 2013

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Hauss Borrow Pit & Stockpile Plan
Latson Rd. Interchange
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on March 11, 2013 and the drawings are dated March 7, 2013. The project is based on a temporary peat stockpile. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition.

The Fire Authority has no concerns subject to field evaluation. If you have any questions please contact me at 810-229-6640.

Cordially,

A handwritten signature in black ink, appearing to read "M. O'Brian".

Michael D. O'Brian
Fire Chief

ENVIRONMENTAL IMPACT ASSESSMENT

Dated: March 27, 2013

A. Name(s) and address(es) of person(s) responsible for preparation:

Michael T. Boss, P.E. Boss Engineering Co. 3121 E. Grand River, Howell, Mi. 48843

- B. Map(s) and written description /analysis of the project site:** The proposed use is for a temporary "borrow" area and a temporary stockpile area for the Latson Road interchange project. The land will be regraded, topsoiled, and seeded upon completion of the "borrow" operation.
- C. Impact on natural features:** The existing "borrow" area and stockpile area is currently farm field and will be returned to farm field once the "borrow" and stockpile operation is complete. The 25' natural barrier around the existing wetland will be protected and maintained. There will be no impact on any other natural features.
- D. Impact on stormwater management:** Soil erosion control measures shall be incorporated as shown on the plan.
- E. Impact on surrounding land used:** Since this is a temporary operation that will take place only during the Latson (S. Nixon Road) construction, there will be no impact on the surrounding land.
- F. Impact on public facilities and services:** There will be no impact on public facilities or services.
- G. Impact on public utilities:** There will be no impact on public utilities.
- H. Storage and handling of any hazardous materials:** There will be no storage or handling of hazardous material.
- I. Impact on Traffic and Pedestrians:** The traffic generated will be from construction vehicles used in the construction of Latson Road. This project will reduce the number of truck movements over adjacent roads that would be needed if all this material was trucked in. There should be no impact on pedestrian traffic. The project is immediately adjacent to the Latson Road construction project and will not impact any adjacent roadways other than to decrease potential traffic from what would be expected if the contractor is required to truck in the material he would get from this site, so no traffic study is needed.
- J. Special Provisions: General:** There are no special provisions proposed.

MAR 21 2013

GENOA TOWNSHIP RECEIVED
APPLICATION FOR SKETCH PLAN REVIEW

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS*: Sami Herfy 1441 Kellogg Rd Brighton Mi 48114

OWNER'S NAME & ADDRESS*: Chaldean Catholic Diocese U.S.A

SITE ADDRESS: 1411 Kellogg Rd Brighton PARCEL #(s): _____

APPLICANT PHONE: (248) 376-1819 OWNER PHONE: () _____

LOCATION AND BRIEF DESCRIPTION OF SITE: Next to church Chapel
50' south church

BRIEF STATEMENT OF PROPOSED USE: Chapel for MAX 4 persons praying
construct 4 prayer houses

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: 14' x 22' Prayer house (4)

I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: Sami C. Herfy

ADDRESS: 1441 Kellogg Rd Brighton Mi 48114

**If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

Contact Information - Review Letters and Correspondence shall be forwarded to the following:
1.) Sami Herfy of Samerfy@yahoo.com at () _____
Name Business Affiliation Fax No.

FEE EXCEEDANCE AGREEMENT

All sketch plans are allocated one (1) consultant review and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy.

SIGNATURE: Sami C. Herfy DATE: 3-21-13
PRINT NAME: _____ PHONE: _____



LSL Planning, Inc.

Community Planning Consultants

March 29, 2013

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Chaldean Camp Prayer Houses – Sketch Plan Review #1
Location:	1311 Kellogg Road – east side of Kellogg, north of Grand River Avenue
Zoning:	PRF Public and Recreational Facilities District

Dear Commissioners:

At the Township’s request, we have reviewed the sketch plan (most recently dated 12/25/09) and elevation drawing (dated 11/22/12) proposing four new “prayer houses” as part of the Chaldean Camp complex. The “houses” are structures that are enclosed on three sides and covered, but are not fully enclosed buildings. The site plan notes that the site contains approximately 160 acres of land, which is currently developed with a chapel, caretaker’s residence and a banquet facility. We have reviewed the site plan in accordance with the applicable provisions of the Genoa Township Zoning Ordinance.

A. Summary

1. The proposed project complies with the use conditions of Section 2.02.02(a).
2. The applicant must correct the drawing dated 11/22/12 with respect to the number and location of the proposed structures.
3. We encourage the applicant to have the color of the structures match the chapel building to the greatest extent possible.
4. The applicant should provide materials and color samples for the Commission’s consideration.
5. The applicant should address any issues related to pedestrian access to/from the proposed structures.
6. If any exterior lighting is proposed, the applicant must provided details.
7. The applicant must confirm that the structures are not located within 25 feet of a wetland area.

B. Proposal/Process

The applicant requests sketch plan review and approval for the construction of four “prayer houses.” The proposed structures are 308 square feet (14’ x 22’) in area and are located southeast of the chapel building. As a side note, the two drawings identify a conflicting number of structures, as well as different locations. It is our understanding that the plan showing more of the property is accurate; however, the applicant must correct the other drawing for consistency.

Table 6.02 of the Zoning Ordinance lists churches, temples and places for public assembly as permitted uses in PRF, provided they comply with the use conditions of Section 6.02.02(a). Given the nature of the structures, they have been reviewed as an extension of the principal religious camp use, as opposed to something that is accessory in nature.

In accordance with Article 18, the Planning Commission has review and approval authority over the sketch plan. As a side note, an Impact Assessment is not required to accompany a sketch plan.



Aerial view of site and surroundings (looking north; chapel building not built at time of photo)

C. Use Conditions

Section 6.02.02(a) requires that churches, temples and places of public assembly comply with the following standards:

- 1. Minimum lot area shall be three (3) acres plus an additional fifteen thousand (15,000) square feet for each one hundred (100) persons of seating capacity.**

The sketch plan notes that the site provides approximately 160 acres. Based upon our 2009 site plan review for the chapel project, the chapel has a total occupancy of 285 people. Given the nature of the proposed project and the size of the property, this condition is met.

- 2. Buildings of greater than the maximum height allowed in Article 4, Table of Dimensional Standards, may be allowed provided front, side and rear yards are increased above the minimum required yards by one foot for each foot of building height that exceeds the maximum height allowed. The maximum height of a steeple shall be sixty (60) feet.**

The proposal entails structures, as opposed to buildings; however, their maximum height is 13.5' to the peak of the pitched roof. This condition is met.

- 3. Wherever an off-street parking area is adjacent to a residential district, there shall be a minimum parking lot setback of fifty (50) feet with a continuous obscuring wall, fence and/or landscaped area at least four (4) feet in height shall be provided. The Township Board may reduce this buffer based on the provision of landscaping, the presence of existing trees or in consideration of topographic conditions.**

Given the nature of the current request and the site plan approval granted by the Township in 2010, this condition is met.

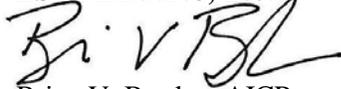
D. Sketch Plan Review

- 1. Dimensional Requirements.** The plans submitted to our office do not provide setback dimensions and are not to scale; however, we estimate the front, side and waterfront setback are easily met with setbacks of over 500' from the front lot line, over 300' to the side lot line and over 400' to the shoreline of Euler Lake.
- 2. Building Materials and Design.** The elevation drawings identify cinder block structures with a pitched, shingled roof that are "to be painted and match existing color in said area." The specific color is unclear and we encourage the applicant to match the chapel building in terms of color to the greatest extent possible. The applicant should also present material and color samples to the Planning Commission for their consideration.
- 3. Parking.** Based upon the parking calculations from our 2009 site plan review letter, 95 parking spaces were required, while 98 were provided. Given the nature of the proposed structures, they will likely be used by those already attending the site and are not expected to result in an increase in the number vehicles accessing the site; therefore, we are of the opinion that no additional parking is necessary.
- 4. Pedestrian Circulation.** There is no indication of any walkways or pathways connecting the structures to the chapel or parking lot. While connections are not technically required by the Zoning Ordinance, the property does have some rough terrain (topography and vegetation) and pedestrian access to the proposed structures may be difficult. We request the applicant address this issue for the Commission's consideration.
- 5. Exterior Lighting.** There is no indication that lighting will be provided for the proposed structures; however, if lighting is proposed, the applicant must provide details for the Commission's review.
- 6. Wetlands.** Based upon our site plan review from 2009, the site contains a wetland area; however, given the nature of the submittal, it is unclear whether the proposed structures will have any impact upon wetlands. The applicant must confirm that the structures are not located within 25 feet of a wetland area in accordance with the provisions of Article 13.

Should you have any questions concerning this matter, please do not hesitate to contact our office. I can be reached by phone at (248) 586-0505, or via e-mail at borden@lslplanning.com.

Sincerely,

LSL PLANNING, INC.



Brian V. Borden, AICP
Senior Planner

April 3, 2013

Ms. Kelly Van Marter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

**Re: Chaldean Camp Prayer Houses
Sketch Plan Review**

Dear Ms. Van Marter:

We have reviewed the sketch plan documents for the Chaldean Camp Prayer House improvements dated by the Township on March 22, 2013. The site is on the east side of Euler Road north of Grand River. Four prayer houses are proposed to be added to the southeast of the main structure. It appears that the proposed structures are three sided with no utilities or electricity. No pedestrian pathways or vehicular access to the proposed structures is shown on the plans. Tetra Tech has reviewed the documents and offers the following comments for consideration by the planning commission:

SITE PLAN

1. The proposed structures will not be provided water or sewer service, therefore there is no impact on the municipal systems.
2. The structures appear to be located in a treed or brush area. The limits of tree clearing should be indicated on the plan.
3. Proposed grading for the building pads should be indicated on the plan.
4. A soil erosion and sedimentation control permit will be required from the Livingston County Drain Commissioner's office. SESC measures for each structure need to be shown on the plan.
5. A building permit will be required from the County. We defer any comments on the structural drawings to their office.
6. The structures are relatively small in comparison to the parcel. Also, the location of the four structures is a significant distance from the on-site water bodies. The increased impermeable area and any associated drainage impact to the adjacent area is negligible; therefore, stormwater detention basins would not be productive. This issue should be discussed with the LCDC to obtain their concurrence with our opinion.

From an engineering viewpoint, the sketch plan lacks the detail required for a complete review. However, given the minimal extent of the improvements and their proposed placement on the

Ms. Kelly Van Marter
Chaldean Camp Prayer Houses – Sketch Plan Review
April 3, 2013
Page 2

parcel, the comments above should not prohibit the Township from acting on the sketch plan. The site improvement details requested in our comments can be incorporated into a future site plan.

Please call if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary Markstrom", written over a horizontal line.

Gary J. Markstrom, P.E.
Unit Vice President



Brighton Area Fire Department

615 W. Grand River

Brighton, Michigan 48116

810-229-6640 Fax: 810-229-1619

March 28, 2013

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Chaldean Camp Prayer Houses
1411 Kellogg Rd.
Site Plan Review

Dear Kelly:

The Brighton Area Fire Authority has reviewed the submitted site plan for (4) prayer houses (14'x22') on an existing property. The prayer houses appear to be a 5B construction and the applicant states a 4 person occupant load.

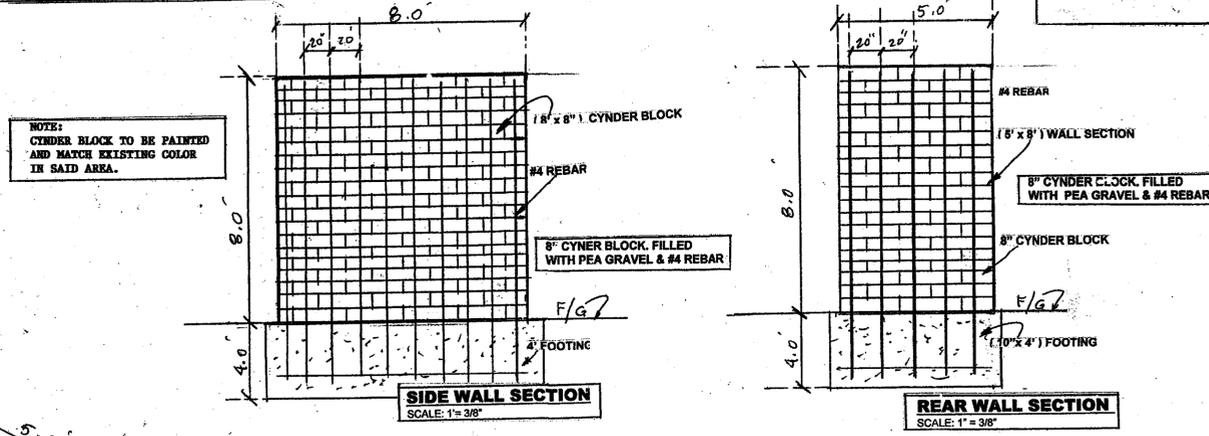
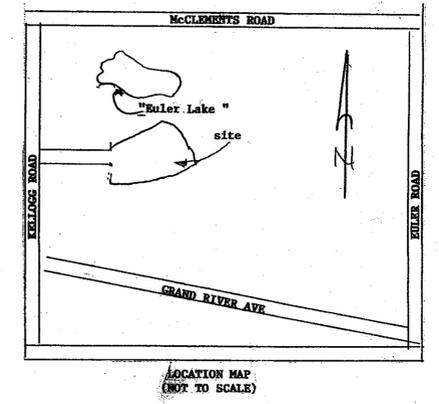
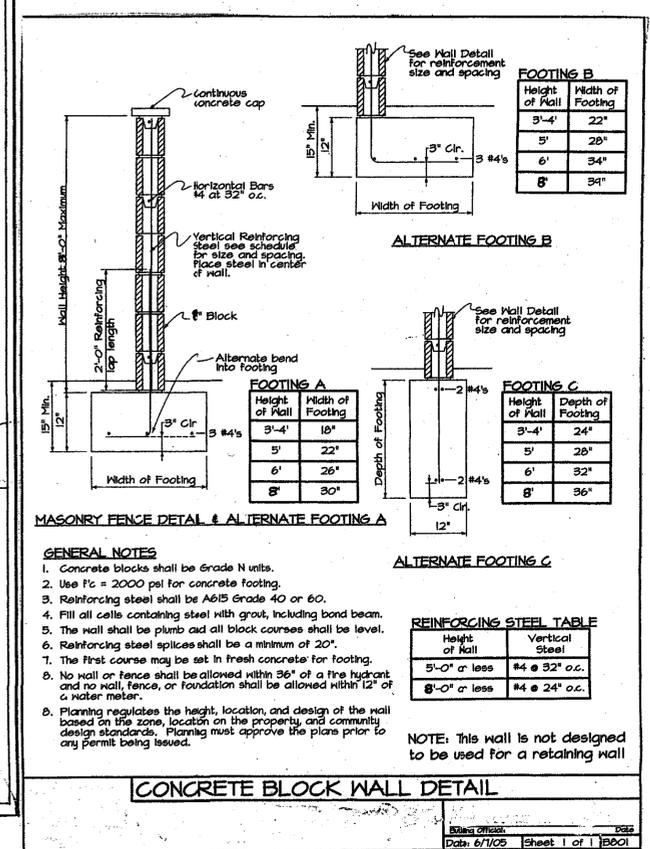
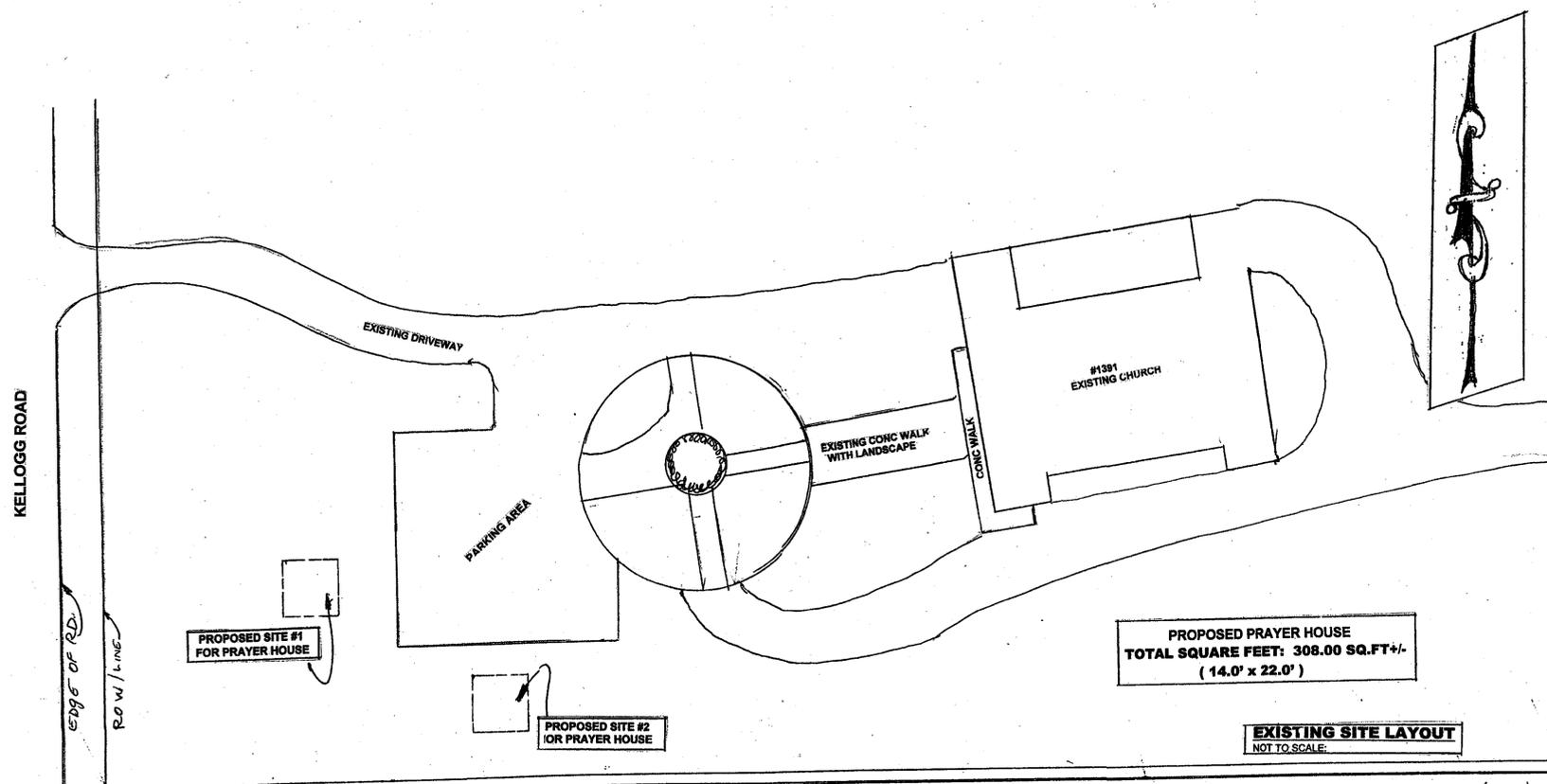
The Brighton Area Fire Authority does not have concerns with the site plan proposal subject to the applicant applying for a building permit with the Livingston County Building Department prior to construction.

Any questions, please feel free to contact me at 810-229-6640.

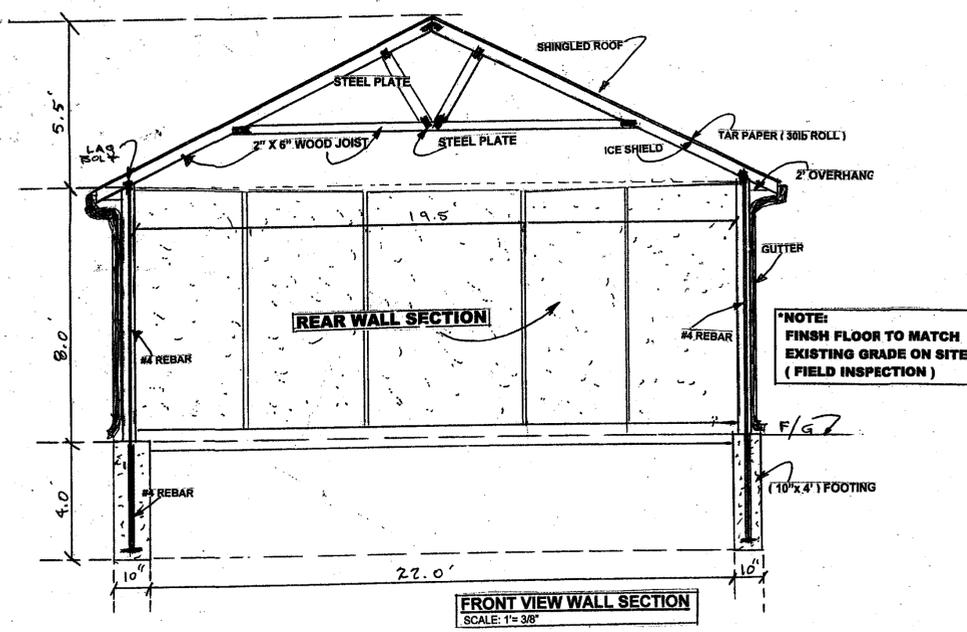
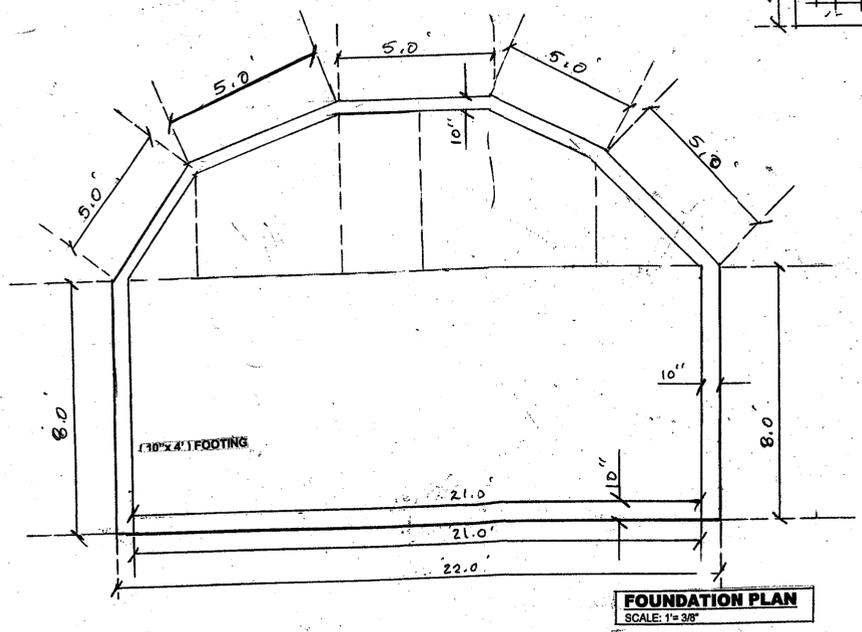
Cordially,

A handwritten signature in black ink, appearing to read "M. O'Brian".

Michael D. O'Brian
Fire Chief



NOTE:
LEGAL DESCRIPTION FOR ADDRESS #1391 KELLOGG ROAD
(SEE CITY RECORDS.)



Jack Edward Durbin, P.E. #28090

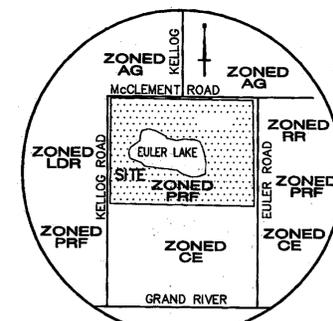
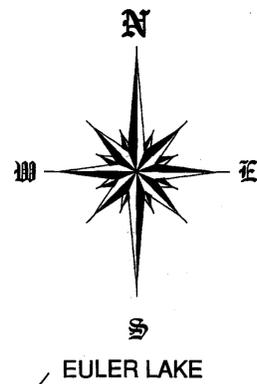
<p>LAND</p> <p>1563 Woodgate Drive Troy, MI 48063</p>		<p>ENGINEERING</p> <p>PH: (248) 250-8902 FAX: (248) 250-9493 sys7survey@yahoo.com</p>	
<p>CHECKED BY J.E.D.</p> <p>DRAFTED BY S.K.</p>	<p>ARCHITECTURAL FLOOR PLAN, WALL SECTION AND ROOF PLAN FOR PRAYER HOUSE</p> <p>MOTHER OF GOD ST GEORGE CHALDEAN CAMP 1391 KELLOGG ROAD OCEOLA, TOWNSHIP, LIVINGSTON CO JOB No 01-2012-00146</p>		<p>REVISION</p> <p>R.H. 11-22-12</p>
<p>CLIENT: FRANK POLES, UNIVERSAL LIQUOR 313.538.4857</p>		<p>DATE 11-22-12</p>	

PREPARED FOR
Frank Poles /
16526 Grand River
Detroit, MI 48224
313.538.4857

BENCH MARKS

- B.M. #1 - NAIL IN EAST SIDE OF UTILITY POLE ON NORTH SIDE OF CAMP, NORTH OF WELCOME CENTER ELEVATION 989.27
- B.M. #2 - TOP OF GATE VALVE NORTH OF CABIN #3 ELEVATION 993.12
- B.M. #3 - TOP OF WELL EAST OF DINING HALL ELEVATION 974.83
- B.M. #4 - NAIL ON SOUTH SIDE OF 24" TREE ON SOUTH SIDE OF CAMP SOUTH OF EXISTING BUILDING ELEVATION 990.28

Survey by Summo Engineering & Associates, Inc. Proj #08-212



LOCATION MAP

NO SCALE
0' 50' 100' 150'

SCALE: 1" = 50'

LEGEND

- EX. GRADE
- EX. CONTOUR
- EX. WATER MAIN
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. OVERHEAD
- EX. GAS
- EX. UNDERGROUND UTILITY
- EX. HYDRANT
- EX. CATCH BASIN
- EX. MANHOLE
- EX. SIGN
- EX. GATE VALVE
- EX. LIGHT POLE
- EX. UTILITY POLE
- PR. GRADE
- PR. CONTOUR
- PR. WATER MAIN
- PR. STORM SWR.
- PR. SANITARY SWR.
- PR. COMPACTED SAND BACKFILL
- PR. HYDRANT
- PR. GATE VALVE
- PR. CATCH BASIN
- PR. MANHOLE
- PR. T.Y.C.B.
- PR. REVERSE CURB
- PR. SILT FENCE
- PR. ASPHALT
- PR. DEEP STRENGTH ASPHALT
- PR. CONCRETE
- PR. SILT SACK/INLET FILTER
- DRAINAGE ARROW
- VERIFY IN FIELD
- TOP OF CURB ELEV.
- GUTTER PAN ELEV.
- TOP OF WALK ELEV.
- GROUND ELEVATION AT WALL
- EDGE OF SHOULDER ELEV.
- EDGE OF ROAD ELEV.

ON-SITE SOIL TYPE:
MIAMI LOAM (PER SOIL SURVEY OF LIVINGSTON COUNTY, MI)

PARKING PROPOSED:
PAVED STALLS 18
GRASS PAVED STALLS 80
TOTAL STALLS PROPOSED 98
(ADA SPACES) (5)

PARKING REQUIRED:
1 STALL / EVERY 3 PEOPLE
285 PEOPLE PROPOSED
STALLS REQUIRED 95

OWNER CONTACT INFORMATION:
Francis Boj
25700 W. 8 Mile Road
Southfield, MI 48033
810-343-4198

CAMP SIZE APPROX. 160 ACRES

FIRE DEPARTMENT NOTES:
"NO PARKING FIRE LANE SIGNS ARE TO BE INSTALLED ALONG THE NORTH SIDE OF THE PROPOSED ACCESS DRIVE"

THE BUILDING SHALL HAVE MIN. 6" HIGH LETTERS OF THE ADDRESS ON THE BUILDING OF CONTRASTING COLORS THAT ARE VISIBLE FROM THE STREET. THE LOCATION AND SIZE SHALL BE VERIFIED PRIOR TO INSTALLATION.

ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

FIRE FLOW REQUIREMENTS - 2,250 GPM FOR 2 HOURS. PROPOSED HYDRANT TO CONNECT TO SELF PRIMING PUMP WITH 2,250 (MIN.) CAPACITY. LEAD TO EULER LAKE TO SUPPLY WATER.

A KEY BOX (KNOX BOX) SHALL BE LOCATED ADJACENT TO THE FRONT DOOR OF THE CHAPEL.

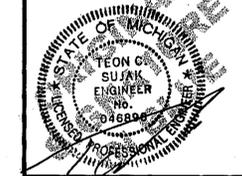
UTILITY NOTES:
SINCE EXACT LOCATION OF EXISTING SANITARY AND WATER SERVICE IS UNKNOWN, CONTRACTOR SHALL FIELD LOCATION AND COORDINATE WITH ARCHITECTURAL PLANS.

RECEIVED
DEC 29 2009
GENOA TOWNSHIP

Sujak Engineering, P.L.C.

CIVIL ENGINEERING, DESIGNING & PLANNING
4031 COOLIDGE HIGHWAY
TROY, MI 48068
PHONE: 248.885-8431
FAX: 248.885-8432
EMAIL: SUJAK_ENGINEERING@COMCAST.NET

Engineer's Seal



Project Title
**Chaldean Camp
St. George Chapel
1391 Kellogg Rd**

Sheet Title
Site Plan

Client
**Chaldean Camp
1391 Kellogg Rd
Brighton, MI 48114**

Date	Issued for	By
11-24-09	SITE PLAN REVIEW	TCS
12-11-09	PER TWP REVIEW	TCS
12-25-09	BOARD REVIEW	TCS

Scale	Vertical	Horizontal
1" = 50'		
Drawn	TCS	
Checked	TCS	
Approved	TCS	
Date	10-31-2009	

Job no.
09-043

Sheet no.
C-1



GENOA TOWNSHIP

MAR 22 2010

Received

Sketch plan for

4 prayer houses

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MARCH 25, 2013
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 Barbara Figurski, James Mortensen, Lauren Brookins, Dean Tengel, Diana Lowe, John McManus and Chairman Brown. Also present was Kelly VanMarter, Assistant Township Manager; Brian Borden of LSL; and Gary Markstrom of TetraTech.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Upon motion by Barbara Figurski and support by James Mortensen, the agenda was approved subject to items number two and three being moved to items one and two and item one becoming number three for economy of time. Upon motion of James Mortensen and support by Barbara Figurski, a ten minute work session was approved. **Motion** carried unanimously.

During the work session, James Mortensen addressed the extensions such as requested in items two and three of the agenda. He believes this is more frequently requested due to the economic times. He believes that many changes can occur within seven to eight years, such as the I96 interchange. He believes the process of reviewing extensions should be overhauled and made more formalized. He believes some policy changes should also be reviewed. Perhaps the extension should be two years with a one year renewal approved by staff. Thereafter, perhaps some escalating fees and extension cut-offs should attach. He is asking that a policy be developed by staff and submitted to the Planning Commission for approval. Chairman Brown thinks these are excellent suggestions and should be reviewed by Kelly VanMarter.

Motion by Diana Lowe to close work session. Support by Barbara Figurski.
Motion carried unanimously.

CALL TO THE PUBLIC: *(Note: The Board reserves the right to not begin new business after 10:00 p.m.)*

OPEN PUBLIC HEARING #1...Review of request for an extension of a site plan and environmental impact assessment for a proposed 96-unit condominium development located at the northeast intersection of Chilson Road and the Chesapeake & Ohio Railroad line. Sec. 6, petitioned by Bayfield Homes of Howell, Inc. (Aspen Glen).

Dave Zimmerman, owner of the property and developing company addressed the Planning Commission. He is proposing a 96 unit development. He is requesting an extension of the site plan and environmental impact assessment. He was unable to break ground prior to the economic troubles. He has not even tried to obtain construction loans because he feels that there is no market for it right now.

Planning Commission disposition of petition

A. Disposition of site plan extension

Motion by James Mortensen that a one year extension be approved. Support by Barbara Figurski. **Motion carried unanimously.**

OPEN PUBLIC HEARING #2...Review of request for an extension of a site plan and environmental impact assessment for a proposed 16-unit single family site condominium development located north of Cunningham Lake Road, East of Sundance Trail in Section 34, petitioned by Mr. Moore.

Robert Moore, owner of the property, addressed the Planning Commission. He is proposing an extension of the site plan for a 16 unit single family condominium development. It is not economically feasible right now.

Planning Commission disposition of petition

A. Disposition of site plan extension

Motion by James Mortensen that a one year extension be approved. Support by Barbara Figurski. **Motion carried unanimously.**

OPEN PUBLIC HEARING #3...Review of special use application, environmental impact assessment and site plan for a proposed 20,680 sq. ft. office building located on the South side of Grand River Avenue between Hughes Road and Kellogg Road in Section 14, petitioned by Dakkota Integrated Systems.

Brian McDonnell of Dakkota, Tony Delicolli of CityScape, and Brent Lavanway of Boss Engineering addressed the Planning Commission. Mr. Lavanway provided a brief background regarding the selection of the site and a brief overview. The parking lot will accommodate 80 vehicles, which is the anticipated need. A full basement/lower level will be included. There is a small driveway to the building to serve as fire truck access location, as well as a method to deliver items for storage in the basement. A monument sign is proposed, as well as a concrete sidewalk alongside Grand River. The building is roughly 300 yards from Grand River, south of the Trends in Tile parcel. The proposed dumpster location backs up the storage area for Northwest Area Pipe and Supply.

Tony Delicolli addressed the architectural features of the plan. The building is slightly over 20,000 square feet. The lower level is approximately 5,000 square feet and consists of storage, conference area and fitness area. The base of the building will feature stone and the rest is primarily brick. Samples were shown to the Planning Commission. The accent is architectural metal in blue. Passive solar heating will be used. If any rooftop equipment exists, it will be screened.

Brian Borden gave his report to the Planning Commission. He reviewed his letter dated March 14, 2013. Special land use approval is tied with the grading plan. The grading is so close to the wet land due to the location of the driveway being less than 10 feet from the wet land. The applicant is responsible for any DEQ permits if it's necessary. The site plan elements were addressed next.

Dean Tengel asked about the percentages of metal and whether it meets the ordinance. It is not visible from Grand River, so the Planning Commission has ability to waive this requirement according to Brian Borden.

Brian Borden explained that there are issues with regard to driveway spacing, but movement of the driveway would be difficult due to the wetlands. Gary Markstrom indicated that approval to move it would need to come from the Road Commission. Brian Borden indicated it is not a significant issue and the Planning Commission has wide latitude in allowing it as is. Mr. Lavanway indicated that the only deliveries expected are Fed Ex or postal deliveries.

The landscape plan was addressed. Brian Borden indicated he does not think the issue of plantings was a huge issue. He did indicate that he would like to see green belt plantings. It's a tight area, so he doesn't think requiring them to adhere to the ordinance is required, but he believes there is room for a few more trees to be incorporated.

There are a few discrepancies between the plan and the depiction. These should be reconciled. The newly planted areas should be irrigated in areas where needed. The petitioner indicated that they understand that and will provide for that. It will be primarily around the building.

The waste receptacle encroaches onto the side yard required setback by less than ten feet. This must be approved by the Planning Commission.

The sidewalk requirements were addressed by Brian Borden. The petitioner agrees to work with the owner of the property that adjoins the petitioners at the county drain in developing a method of sidewalk/walk way over the county drain. Gary Markstrom addressed this issue and asked about jogging the sidewalk over a bit to go over the existing culvert. The petitioner will speak with the Road Commission about that possibility. The sidewalk on the east side of the property was discussed. Mr. Lavanway believes a sidewalk is not possible there due to wetlands. A boardwalk would be challenging at best. The petitioner agrees to

cost-share the expense of a boardwalk if the petitioner's cost is no greater than the cost a sidewalk would have been for the same area. An easement may be needed to accomplish this.

The light fixture detail sheets should be submitted to the Township. Mr. Lavanway indicated they are on sheet 11. The petitioner will re-submit sheet 11.

Brian Borden indicated that two wall signs have been requested. The sign area calculations are fine, but approval of the second must be approved by the Planning Commission.

Gary Markstrom addressed the Planning Commission. He discussed his letter of March 5, 2013. The Fire Department connection will be taken care of by the petitioner. It must be on the construction plans. The sanitary sewer must cross Grand River. Irrigation was discussed. If there is standing water in the ponds, the petitioner may want to use that for irrigation. Dean Tengel asked if a water well would be permitted for irrigation. Kelly VanMarter indicated it is against the ordinance. Any irrigation system from the pond must be a separate system.

The Brighton Area Fire Department letter of February 27th was discussed. The petitioner indicated that all items except 1, 4, and 9 were addressed in the re-submittal. The petitioner plans to install a full sprinkler system, so they do not believe that a fire hydrant at the rear of the building is necessary. The smaller driveway would be deleted from the plan if the Fire Department permits it. It is not required for deliveries.

The petitioner indicated a natural gas line will be installed parallel to the driveway.

The environmental impact assessment does not bear Mr. Lavanway's name and it should.

- A. Recommendation of Special Use.
- B. Recommendation of Environmental Impact Assessment.
- C. Recommendation of Site Plan.

Motion by James Mortensen to recommend to the Township Board approval of a special use permit to permit Dakkota Systems to grade in the natural features setback for the wetland on the northwest side of the site which is to be fully restored to its original condition following installation of the driveway. This recommendation is made because it is a very minor encroachment into the wetland setback area with total restoration being provided. It fully complies with section 19.03 of the Township ordinance. Support by Barbara Figurski. **Motion carried unanimously.**

Motion by Barbara Figurski to approve the environmental impact assessment dated February 6, 2013, subject to the preparer's name being added. Support by James Mortensen. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the site plan dated February 6, 2013, subject to the following:

1. If subsequent to this review, rooftop equipment is added, there will be appropriate screening to be reviewed by Township staff in advance of the 4/15/13 Township Board meeting;
2. The small driveway to the building from the main driveway may be removed prior to the 4/15/13 Township Board meeting if the decision is made to include a sprinkler system for the building;
3. The rendering and materials reviewed with the Planning Commission this evening are acceptable and will become property of the Township following Township Board review;
4. The landscape plan is accepted as presented. Irrigation will be provided excluding the wetland area. The Township Engineer will be consulted regarding the method of landscape irrigation in an effort to preserve public water and utilize wetland water if feasible;
5. The location of the waste receptacle, which is a 13' deviation from the side yard setback is acceptable;
6. The petitioner will attempt to relocate the sidewalk on the west side to minimize the boardwalk and will provide a performance guarantee acceptable to Township staff for construction of the boardwalk eventually;
7. The petitioner will provide a performance guarantee regarding the sidewalk on the east side in an amount acceptable to Township staff and shall provide an easement should the Township eventually seek construction of a boardwalk or relocation of a wetland;
8. The applicant must provide details of the light fixtures;
9. A second wall sign, the total of which for both equals less than 100 feet, is approved;
10. The requirements of the Township Engineer's letter of March 5, 2013 shall be complied with;
11. The petitioner shall work with the Engineer to determine if the wetland waters can be used for irrigation;
12. The requirements of the February 27, 2013 letter from the Brighton Area Fire Department will be complied with.

Support by Lauren Brookins. **Motion carried unanimously.**

OPEN PUBLIC HEARING #4... Review of sketch plan application for approval of wall signs located at Champion Buick GMC, 7885 Grand River Avenue, Brighton, petitioned by Kathy Kaminsky on behalf of Brighton Land LLC.

Kathy Kaminski and Len Nadalski addressed the Planning Commission. They are requesting a total of three signs. Mr. Nadalski indicated that the manufacturer is requiring an update of the facility to meet image standards. The petitioner will be removing the “used cars” sign that exists, as well as the yard sign indicating service entrance and awning signs. Chairman Brown addressed the pennants that exist on the property. He asked the petitioner to take them down given that the time limit for those is 14 days.

Dean Tengal indicates that at some point, the Planning Commission should address signs like “service entrance.”

Kelly VanMarter addressed the Planning Commission as it relates to the ordinance. The Planning Commission needs to determine that two wall signs are needed and the length of the building allows them additional square footage for the signs.

Planning Commission disposition of petition

A. Disposition of Sketch Plan.

Motion by James Mortensen that the Planning Commission approve two wall signs totaling less than 100 square feet, subject to the following:

1. Removal of the used car sign on the building;
2. Removal of the pilon service sign;
3. Removal of three awning signs.

The petitioner’s additional request for a third sign will require review and approval from the zoning board of appeals. In addition, the Planning Commission has determined that due to the length of the building, they are eligible for a total of 150 square feet in signage. Support by Dean Tengal. **Motion carried 6-1 with Figurski opposing.**

Administrative Business:

- *Staff report. Kelly VanMarter reminded everyone of the April 8th meeting. There are 2 items on the agenda currently. The Chaldean Church is seeking to put 4 prayer homes on the property and there is a request for a borrow pit on Nixon Road. Kelly VanMarter updated the Planning Commission regarding staff changes in the Township. The Master Plan update is ongoing.*

03-25-13 PC Unapproved Minutes

- *Approval of January 14th, 2013 Planning Commission meeting minutes. Motion by Barbara Figurski and support by Diana Lowe to accept the minutes as submitted. **Motion carried unanimously.***
- *Member Discussion*
- *Adjournment. Upon motion of John McManus and support by Lauren Brookins, the meeting was adjourned at 8:58 p.m. **Motion carried unanimously.***