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 site plan, special use, and environmental impact assessment for proposed 86-bed student housing apartments, located on the south side of Grand River Avenue and east side of Grand Oaks Drive, at 3750 Cleary Drive, Howell, Michigan 48843., Parcel # 4711-05-400-062. The request is petitioned by Cleary University.

Planning Commission disposition of petition
A. Recommendation of Special Use
B. Recommendation of Environmental Impact Assessment (10-16-14)
C. Recommendation of Site Plan (10-16-14)

Administrative Business:
- Staff report
- Approval of October 14, 2014 Planning Commission meeting minutes
- Member discussion
- Adjournment
TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Judy Walker, VP Finance and Administration

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

OWNER'S NAME & ADDRESS: Cleary University, 3750 Cleary Drive, Howell MI 48843

SITE ADDRESS: 3750 Cleary Drive, Howell, MI 48843, PARCEL #s: 4711-06-400-062

APPLICANT PHONE: (734) 929-9092, OWNER PHONE: 800-686-4646

OWNER EMAIL: jwalker@cleary.edu

LOCATION AND BRIEF DESCRIPTION OF SITE: Cleary University-Livingston Campus is located on south side of Grand River in Howell. Site currently used for university classes.

BRIEF STATEMENT OF PROPOSED USE: Proposed student housing apartment with 86 beds is proposed in the southeast portion of the site.

THE FOLLOWING BUILDINGS ARE PROPOSED: Proposed 3-story, 86-bed student housing apartment.

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: [Signature]

ADDRESS: 3750 Cleary Drive, Howell, MI 48843
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: Judy Walker
DATE: 10-3-14

PRINT NAME: Judy Walker
PHONE: 734-929-9092

ADDRESS: 3760 Clay Drive Howell, MI 48843
GENOA CHARTER TOWNSHIP
Special Land Use Application

This application must be accompanied by a site plan review application and the associated submittal requirements. (The Zoning Official may allow a less detailed sketch plan for a change in use.)

APPLICANT NAME & ADDRESS: Judy Walker, V.P. Finance and Administration
Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

APPLICANT PHONE: (734) 929-9092 EMAIL: jwalker@cleary.edu

OWNER NAME & ADDRESS: 3750 Cleary Drive, Howell, MI 48843
SITE ADDRESS: 3750 Cleary Drive, Howell, MI 48843 PARCEL #: 4711 05-400-062
OWNER PHONE: (800) 686-1883 EMAIL:

Location and brief description of site and surroundings:
Cleary University Livingston Campus on the south side of Grand River in Howell. Site currently used for university classes and proposed student housing. Site is surrounded by commercial and industrial properties, including Wal-Mart, GenTech Industrial Park, KFC, Wendy’s, and Bella Tia.

Proposed Use:
A student housing apartment is proposed on site. Building to be 3 stories and contain 80 beds.

Describe how your request meets the Zoning Ordinance General Review Standards (section 19.03):

a. Describe how the use will be compatible and in accordance with the goals, objectives, and policies of the Genoa Township Comprehensive Plan and subarea plans, and will promote the Statement of Purpose of the zoning district in which the use is proposed.

The proposed use is to house students on campus for Cleary University. This student housing apartment will create a stronger, more centralized university campus.

b. Describe how the use will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity.

The intended use will compliment the businesses in the general vicinity by providing potential customers and employees for surrounding businesses.

c. How will the use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools?

The site will be accessed by Grand River Avenue. The site incorporates a stormwater detention system prior to its outlet into an existing storm outlet system. Adjacent property contains water lower and 16" water supply mains. Water will be extended to service the proposed building. Sanitary for the proposed building will be tied into the existing sanitary lift station on site.
d. Will the use involve any uses, activities, processes, or materials potentially detrimental to the natural environment, public health, safety, or welfare by reason of excessive production of traffic, noise, vibration, smoke, fumes, odors, glare, or other such nuisance? If so, how will the impacts be mitigated?

No negative impacts/nuisances will be produced.

<table>
<thead>
<tr>
<th>Sec. 3.03.02 - Nothing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec. 7.02.02 - Nothing</td>
</tr>
<tr>
<td>Sec. 8.02.02 - Nothing</td>
</tr>
</tbody>
</table>

I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AGREE TO DESIGN, CONSTRUCT AND OPERATE, AND MAINTAIN THESE PREMISES AND THE BUILDINGS, STRUCTURES, AND FACILITIES WHICH ARE GOVERNED BY THIS PERMIT IN ACCORDANCE WITH THE STATED REQUIREMENTS OF THE GENOA TOWNSHIP ZONING ORDINANCE, AND SUCH ADDITIONAL LIMITS AND SAFEGUARDS AS MAY BE MADE A PART OF THIS PERMIT.

THE UNDERSIGNED STATES THAT THEY ARE THE FREE OWNER OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: Judy Walker

ADDRESS: 3750 Melvin Drive, Howell, MI 48843

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Business Affiliation</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Brent LaVanway, P.E.</td>
<td>of Boss Engineering</td>
<td><a href="mailto:brant@bosseng.com">brant@bosseng.com</a></td>
</tr>
</tbody>
</table>

**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: Judy Walker  DATE: 10-3-14

PRINT NAME: Judy Walker  PHONE: 734-929-9092

Revised 08-15-13, kaaj

Page 2 of 2
October 22, 2014

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

<table>
<thead>
<tr>
<th>Attention:</th>
<th>Kelly VanMarter, AICP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Assistant Township Manager/Community Development Director</td>
</tr>
<tr>
<td>Subject:</td>
<td>Cleary University student housing – Special Land Use and Site Plan Review #2</td>
</tr>
<tr>
<td>Location:</td>
<td>3750 Cleary Drive – south side of Grand River, between Grand Oaks and Latson Road</td>
</tr>
<tr>
<td>Zoning:</td>
<td>OSD Office Service District</td>
</tr>
</tbody>
</table>

Dear Commissioners:

At the Township’s request, we have reviewed the revised site plan (dated 10/16/14) proposing a new student apartment building for Cleary University.

The 29.6-acre site is currently developed with Cleary’s Livingston Campus. The site is zoned OSD, while surrounding zoning designations include RCD, NR-PUD and IND. We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance and Master Plan.

**A. Summary**

1. With the exception of the Master Plan’s statement for “high quality” building architecture, we are of the opinion that the general special land use standards of Article 19 are met.
2. Any issues raised by the Township Engineer or Brighton Area Fire Department must be addressed and/or properly mitigated.
3. The 3-story building is an allowable height exception for school/institutional buildings given the setbacks provided.
4. The proposed elevations, including colors and materials, are subject to review and approval by the Planning Commission.
5. The proposed building materials exceed the maximum allowable percentages for split-face CMU and EIFS.
6. The Master Plan calls for “high quality” buildings in this area. In order to achieve this, we believe the building materials and design need enhancement.
7. Planning Commission approval is needed for the amount of parking proposed (120% maximum versus 143% proposed).
8. We encourage the applicant to consider additional plantings elsewhere on campus if deficiencies exist.

**B. Proposal**

The applicant requests special land use approval and site plan review for a new student housing building on Cleary’s campus. The proposed building is 3-stories tall with a footprint of 12,787 square feet. The submittal notes that the building will contain space for up to 86 beds, including a mix of unit sizes. Sheet 3 of the submittal also identifies a future Phase 2 building mirroring the proposed building.

Student apartments that are accessory to a college are allowed in the OSD with special land use approval.
C. Special Land Use Review

Section 19.03 of the Zoning Ordinance identifies the following review criteria for Special Land Uses:

1. **Master Plan.** The Township Master Plan and Future Land Use map identify the site as Research and Development, which is described as follows:

   *This area should be developed as a light industrial/R&D/office park. High quality building architecture should be utilized to convey a high quality image. Enhanced landscaping and screening should be provided along adjoining major thoroughfares.*

   While not specifically noted, a college and ancillary uses is a relatively consistent land use with R&D, which is typically envisioned as a campus-like setting. Our only concern with the project under this criterion relates to the recommendation for “high quality building architecture,” which is addressed in greater detail the site plan review component of this letter.

2. **Compatibility.** This area of the Township contains a variety of uses, including public, office, commercial and industrial. The inclusion of student housing as part of an overall college campus is generally in keeping with the established uses in this area. There are a number of retail/service uses in the immediate area that will likely benefit from the proposed housing.

3. **Public Facilities and Services.** Given the developed nature of the area and access off of the main roadway through the Township, we anticipate that necessary facilities and services are in place for the proposed development. However, we defer to the Township Engineer and Brighton Area Fire Department for specific comments under this criterion.
4. **Impacts.** Given the nature of existing and planned uses for the area, the proposal is not expected to create any adverse impacts on surrounding properties or roadways. In fact, the proposal may be a benefit to traffic conditions in that the students who would otherwise be driving to/from classes will now be housed on campus.

5. **Mitigation.** The Township may require mitigation necessary to limit or alleviate any potential adverse impacts as a result of the proposal. Any comments provided from an engineering or public safety perspective should be addressed as part of this criterion.

D. **Site Plan Review**

1. **Dimensional Requirements.** As described below, the project complies with the dimensional standards for the OSD:

<table>
<thead>
<tr>
<th>District</th>
<th>Lot Size</th>
<th>Minimum Setbacks</th>
<th>Max. Height</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>OSD</td>
<td>1 Lot Area (acres)</td>
<td>Width (feet) Rear Yard (feet)</td>
<td>Parking</td>
<td>Max. Height</td>
</tr>
<tr>
<td>Proposal</td>
<td>29.6 Lot Area (acres)</td>
<td>70 Front Yard 20 Side Yard 40 Rear Yard</td>
<td>20 front 10 side/rear 2.5 stories</td>
<td>35% building 60% impervious</td>
</tr>
<tr>
<td></td>
<td>216 Width (feet) 878</td>
<td>69 (E) Side Yard 251 (S) Rear Yard</td>
<td>10 side 190 rear 3 stories*</td>
<td>5.5% building 19.8% impervious</td>
</tr>
</tbody>
</table>

* Section 11.01.05(a) allows school and other institutional buildings of up to 60 feet in height provided all setbacks meet or exceed the height of the building.

2. **Building Materials and Design.** The proposed elevations, including colors and materials, are subject to review and approval by the Planning Commission.

Primary building materials are a combination of split-face CMU and EIFS. Calculations are not provided, but it appears that these materials exceed the maximum allowable percentages found in Section 12.01.03.

As referenced in our special land use review above, the Master Plan specifically calls for “high quality building architecture” in this area. While the proposed building does possess some decorative elements, we do not believe the design and materials fully reflect the type of building envisioned by the Plan.

Although the Commission has some discretion over required building materials (Section 12.01.04), we recommend the applicant incorporate more “quality” materials consistent with the requirements of Section 12.01.03. Additionally, we are of the opinion that the building design would benefit from further enhancement. Specific suggestions, include:

- The lintel (header) treatments on many of the first and second floor windows could be replicated on the third floor as well as adding better defined window sills.
- Each of the entrances could be enhanced vertically with a more dramatic tower of floor-to-ceiling, wall-to-wall windows to make them more obvious and inviting.
- There are several blank portions of the facades that could be improved by additional bays of windows or vertical articulation of the building materials.

3. **Parking and Vehicular Circulation.** Based on the requirements for colleges and multi-family residential, Section 14.04 requires 58 parking spaces for the total site. The site currently provides 38 spaces, while an 83-space parking lot is included as part of this project.
Sheet 3 includes a breakdown of parking on-site, which is based on need/demand as opposed to the requirements of the Zoning Ordinance. As such, the proposed parking for the student housing exceeds the 120% limitation imposed by Section 14.02.06. Therefore, Planning Commission approval is needed, although the additional parking will likely be absorbed by others on campus.

The number of barrier free spaces and parking lot design comply with the requirements of Article 14.

4. **Pedestrian Circulation.** The site plan identifies an existing sidewalk along Grand River and internal sidewalks connecting the parking lot, proposed building and existing buildings.

5. **Vehicular Circulation.** Vehicular access will be via Cleary Drive through a driveway connection in the redeveloped parking lot northeast of the proposed student housing building.

6. **Loading.** Section 14.08 requires loading spaces “for each use involving the receipt or distribution of goods.” Given the nature of the proposed use, we do not feel a loading space is warranted in this instance.

7. **Landscaping.** We have reviewed the landscape plan based on the standards of Section 12.02. The only required plantings are tied to the parking lot and detention pond; however, we encourage the applicant to consider improvements to other areas of campus if deficiencies exist.

<table>
<thead>
<tr>
<th>Location</th>
<th>Requirements</th>
<th>Proposed</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking lot</td>
<td>9 canopy trees 830 SF of landscaped area</td>
<td>10 canopy trees 850 SF of landscaped area</td>
<td>In compliance</td>
</tr>
<tr>
<td>Detention pond</td>
<td>8 trees 80 shrubs</td>
<td>9 trees 85 shrubs</td>
<td>In compliance</td>
</tr>
</tbody>
</table>

8. **Waste Receptacle and Enclosure.** The project includes a new waste receptacle and enclosure south of the proposed building. Section 12.04 requires a rear yard or non-required side yard location, unless otherwise approved by the Planning Commission. The proposed placement, enclosure and base pad are compliant.

9. **Exterior Lighting.** The submittal includes a lighting plan (Sheet 7), which proposes the installation of 4 light poles within the parking lot and 6 wall mounted fixtures.

   The pole mounted fixtures are at a height of 22 feet, the maximum footcandle reading is 10.0, and the proposed fixtures are downward directed and cut-off, all of which comply with Ordinance standards.

10. **Impact Assessment.** The submittal includes an Impact Assessment (dated 10/2/14). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

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
October 22, 2014

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

Re: Cleary University Residence Hall Plan Review #2

Dear Ms. Van Marter:

We have reviewed the resubmitted special land use application and site plan documents for the Cleary University Residence Hall dated October 16, 2014, and delivered to the Township on that day. The petitioner also included a response letter indicating how they addressed our previous comments.

Tetra Tech has reviewed the documents and offers the following comments for consideration by the planning commission:

SUMMARY

1. Despite additional information provided, it is still recommended the Planning Commission require the applicant to service the site with gravity sanitary sewer.
2. The proposed route for the future water main loop should be included on the site plan for consideration, as the water main will ultimately become a part of the public water system.

SANITARY SEWER

1. The Genoa Township Utility Department strongly discourages the installation of new pump stations, as these have mechanical and electrical parts that ultimately increase the long term operation and maintenance of the sanitary sewer system due to ongoing costs associated with both labor and electricity. In addition, they are a liability, as mechanical or power failures can and do cause sanitary sewer backups.
2. The Genoa-Oceola Sanitary Sewer System has documented capacity concerns with the existing gravity sanitary sewer along Grand River Avenue. The major area of concern is just east of Grand Oaks, where the pipe is very near capacity. The petitioner is proposing to add more flow to this area, which should be avoided.
3. The Township is aware that Cleary University is Master Planning this site for future dormitory buildings and sporting venues with water and sanitary sewer utilities eventually being required for those facilities as well. All of the vacant land to the west of this development can be served by a gravity system that is installed with an outlet to Grand Oaks Drive. This new gravity will be more
accessible for future connections than the proposed pump station, which would be located uphill of
the future development.
  • There are two viable outlets on Grand Oaks for a new gravity sewer that can serve the proposed
    finished floor elevation approximately 1,500 linear feet away. The first is located on Cleary, just
    east of Grand Oaks with an elevation of 981.50. The second option is to outlet directly to Pump
    Station #7 (PS-7), with an invert elevation around 963.00. The Township has indicated they
    would be happy to assist with obtaining an easement on the property directly west of Cleary to
    outlet directly to PS-7.
4. It is anticipated that the cost associated with a new gravity sewer would be in the same range as the
   current proposal (a new pump station and 4-inch force main to Grand River).
5. The existing building located north of the proposed building could be served by the new gravity
   sanitary sewer system, which would eliminate the need for the existing pump station. It is
   recommended the existing pump station be abandoned and the existing building be connected to the
   new gravity sanitary sewer system.
6. Construction plans shall be submitted to the MHOG Utility Department to start the permitting and
   inspection requirements for the proposed sanitary sewer that will be publically owned and
   maintained.
7. The petitioner will be required to record easements with the Township for the proposed municipal
   water and sanitary sewer systems to provide access for future maintenance and repair of the
   dedicated public utilities.

WATER MAIN

1. looped water mains provide more reliable water service, increased pressure, and increased fire
   flow. The plans removed the route of the proposed water main for the portion of the main to be
   constructed with the second dormitory building, and added a note to state the water main would be
   looped during future construction phases. Petitioner needs to indicate the route of this proposed
   water main for the Utility Department to consider as part of the plan review. During construction
   plan review of the water main, the MHOG water model will be analyzed to determine if the
   proposed water main loop will provide the most benefit to the site connecting to existing water main
   to the east or to the south.

The Township should consider these issues in your discussion on the site plan application. The petitioner
should revise and resubmit the site plan along with an updated impact assessment to address the above
comments prior to approval. Please call if you have any questions.

Sincerely,

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

Joseph C. Siwek, P.E.
Project Engineer

copy: Brent LaVanway, P.E., Boss Engineering
October 21, 2014

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI  48116

RE:  Cleary University – Residence Hall
  3750 Cleary Drive
  Revised Site Plan Review – Student Housing Apartment Phase 1

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on October 17, 2014 and the drawings are dated October 16, 2014. The project is based on a new 3 story, 12,787 square foot building student housing apartment building (R-2 Use) on the campus of the University. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition. Additional comments are being provided for the existing educational buildings and the access them.

The following items marked as NOT CORRECTED are being requested to be addressed prior to a full fire department recommendation:

Access Requirements:

1. **NOT CORRECTED:** The minimum turning radius along the fire apparatus access drive shall be 50’ outside radius measured to the inside of the curb. The configuration of the main entry to the apartment building through the parking lot appears to be difficult to maneuver for fire apparatus and does not meet this minimum standard. The access from the north side of Apt. #1 to the east side of Apt. #1 does not appear to meet this standard.  
   
   IFC 503.2.4

2. **NOT CORRECTED:** The access road into the site shall be a minimum of 26’ wide. As proposed, the width proposed is between 30’ and 24’. With a width of 26’ wide, one side of the street shall be marked as a fire lane. Include the location of the proposed fire lane signage and include a detail of the fire lane sign in the submittal. The access drive from the main parking lot and the drive on the east side of Apt. #1 need to be increased to 26’.
   
   IFC D 105

3. **CORRECTED:** Access roads to site shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
   
   IFC 503.2.3
4. **Corrected:** The turn-around at the end of the access drive south of the new building shall be increased in length to accommodate a fire apparatus turn-around.  

**Fire Protection Features:**

5. **Corrected:** The new fire hydrant (Hyd 01) located north of the new building should be relocated so that it is not located behind parked cars. The corner landscape area next to the handicap parking, or the parking island north of the handicap parking are two acceptable alternatives.  

**IFC C 102.1**

6. **Corrected:** The building shall be provided with an automatic sprinkler system in accordance with NFPA 13, Standard for the Installation of Automatic Sprinkler Systems.  

**IFC 903**

A. The FDC shall be located on the front of the building within 100’ of a fire hydrant.

B. The size, gate valve, and connection of the fire protection lead shall be indicated on the utility site plan.

**General Comments:**

7. **To Be Field Verified:** The building shall include the building address on the building. The address shall be a minimum of 6” high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.  

**IFC 505.1**

8. **To Be Field Verified:** The location of a key box (Knox Box) shall be indicated on future submittals. The Knox box will be located adjacent to the front door of the structure.  

**IFC 506.1**

**Additional Comments Regarding Existing Buildings:**

9. **Not Addressed, Request Additional Discussion:** The access to the existing south educational building is severely lacking causing concern over the fire department’s ability to reach this structure in the event of an emergency. It appears that the second phase may improve some accessibility to this building but it will still be lacking proper access. The applicant is asked to improve the existing gravel drive southwest of the existing building to be paved, 26’ wide and capable of supporting 75,000 pounds.

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

Michael Evans, EFO, CFPS  
Deputy Fire Chief
MEMORANDUM

TO: Brent Lavanway, Boss Engineering

FROM: Kelly VanMarter, Assistant Township Manager/Community Development Director

DATE: October 17, 2014

RE: Cleary University – Student Housing

This memo will describe the connection fees required for the proposed 21 unit/86 bed student housing apartment building. Each unit in the housing building equates to 1 REU.

21 units @ 1 REU per apartment unit = 21 REU

New Connection Charge

Water 21 REU @ $7,900 $165,900.00
Sewer 21 REU @ $7,200  $151,200.00

Total Due: $317,100

Connection Fees must be paid at time of land use permit issuance.
GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
OCTOBER 27, 2014
6:30 P.M.

The Genoa Township Planning Commission will hold a public hearing at 6:30 p.m. on October 27, 2014 requesting recommendation of the following:

OPEN PUBLIC HEARING #1... Review of a special use application, impact assessment and site plan for proposed student housing apartments with 86 beds. The property in question is located on the south side of Grand River Avenue and east side of Grand Oaks Drive, at 3750 Cleary Drive, Howell, Michigan 48843. The request is petitioned by Cleary University.

Please address any written comments to the Genoa Township Planning Commission at 2811 Dorr Rd, Brighton, MI 48116 or via email at kathryn@genoa.org. All materials relating to this request are available for public inspection at the Genoa Township Hall prior to the hearing.

Genoa Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities who are planning to attend. Please contact the Genoa Township Hall at (810) 227-5223 in advance of the meeting if you need assistance.

10-12-2014 DAILY 216176
October 2, 2014

To Whom It May Concern:

There will be a hearing for a Special Land Use Permit in your general vicinity on Monday, October 27 at 6:30 p.m. at Genoa Township Hall, located at 2911 Dorr Road, Brighton, Michigan.

The property in question is located on the south side of Grand River Avenue and east side of Grand Oaks Drive, at 3750 Cleary Drive, Howell, Michigan 48443. The Special Land Use has been requested for proposed student housing apartments with 86 beds. The request is petitioned by Cleary University.

Materials relating to this request are available for public inspection at the Genoa Township Hall during regular business hours. If you have any questions or objections in this regard, please be present at the public hearing noted above. Written comments may be addressed to the Planning Commission.

Sincerely,

[Signature]

Kelly VanMarter
Assistant Township Manager / Community Development Director
KKV/kp
300 ft Buffer for Noticing

Planning Commission Case #14-15
Applicant: Cleary University
Parcel # 4711-05-400-062
Meeting Date: October 27, 2014
<table>
<thead>
<tr>
<th>Company Name</th>
<th>Address 1</th>
<th>Address 2</th>
<th>Address 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>TACO BELL CORP - TAX UNIT 004678</td>
<td>PO BOX 35370</td>
<td>LOUISVILLE, KY 40232-5370</td>
<td>COBB'S TAX UNIT</td>
</tr>
<tr>
<td>OCCUPANT</td>
<td>3653 E GRAND RIVER</td>
<td>HOWELL, MI 48843</td>
<td>SPEEDWAY - PROP TAX DEPT</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>539 SOUTH MAIN STREET</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>FINDLAY, OH 45840</td>
</tr>
<tr>
<td>RDC ENTERPRISES III LLC</td>
<td>PO BOX 469</td>
<td>PINCKNEY, MI 48169</td>
<td></td>
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<tr>
<td>OCCUPANT</td>
<td>3670 E GRAND RIVER</td>
<td>HOWELL, MI 48843</td>
<td></td>
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<tr>
<td>RAND ASSOC - HERBERT RICKERT</td>
<td>1270 RICKETT RD</td>
<td>BRIGHTON, MI 48116</td>
<td>MHOG WATER AUTHORITY - GO</td>
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INTRODUCTION

The purpose of this Impact Assessment (IA) report is to show the effect that this proposed development has on various factors in the general vicinity of the project. The format used for presentation of this report conforms to the Submittal Requirements For Impact Assessment/Impact Statement guidelines in accordance with Section 13.05 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan.

DISCUSSION ITEMS

A. Name(s) and address(es) of person(s) responsible for preparation of the impact assessment and a brief statement of their qualifications.

Prepared By:
BOSS ENGINEERING COMPANY
3121 E. Grand River
Howell, Michigan 48843
Phone: 517-546-4836

Prepared For:
Mr. Alan Price
University Housing Solutions, LLC
90 Hidden Ravines Drive
Powell, OH 43065

B. Description of the site, including existing structures, man made facilities, and natural features, all-inclusive to within 10’ of the property boundary.

The subject site is located on the south side of Grand River Avenue, southeast of Cleary Drive and east of Grand Oaks Drive. The site improvement is located on property owned by Cleary University. The acreage of the property affected is 29.60 acres. The property is located in the Northwest ¼ of Section 5, T2N-R5E, Genoa Township, Livingston County, Michigan. Current zoning of the site is OSD (Office Service District).

A paved parking lot exists currently where the site is to be developed.

The site is gently rolling with areas of steeper slopes and generally slopes from the Southeast to Northwest. Elevations vary between 1010.0± and 993.0±, respectively. Stormwater management for the site includes sheet flow to a swale just east of the existing Chrysler building on site and flows into a 30” concrete culvert that goes under the Chrysler building. The water continues west toward Grand Oaks Drive. The existing Walmart store to the east of the site has a detention basin outlet that flows westerly along the southern property boundary.

Existing on-site utilities include overhead wires, a sanitary lift station, gas and electric services. A 16” watermain is located just northwest of the area of impact on the site between the two existing Cleary University buildings.

Adjacent properties include:
- South – GenTech Industrial Park (zoned IND)
- North – Belle Tire, Aco Hardware, Wendy’s, McDonalds, KFC (zoned RCD)
- East – Walmart (zoned NRPUD)
- West – Industrial Buildings (zoned IND)
C. Impact on natural features: A written description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.

As previously mentioned, subject site is gently rolling with areas of steeper slopes and generally slopes from the Southeast to the Northwest. Site elevations vary between 1010.0± and 993.0±. The USDA Soil Conservation Service “Soil Survey of Livingston County, Michigan”, indicates native site soils consist of:

1. MIAMI LOAM (MoB), 2% to 6% slopes. Surface runoff is slow, permeability is moderate, and erosion hazard is slight.

2. MIAMI LOAM (MoE), 18% to 25% slopes. Surface runoff is rapid, permeability is moderate, and erosion hazard is severe.

Vegetative cover for the site includes lawn, low brush cover, and moderate canopy cover with a mixture of evergreen and deciduous trees.

The National Wetland Inventory Plan prepared by the United States Department of the Interior, Fish and Wildlife Service indicates that there are no wetlands located on the site.

Site drainage from the proposed site will utilize both swales and storm sewer. All site drainage will be directed into a proposed detention basin on site. The outlet of the proposed detention basin – alongside the southern corner of the existing Chrysler building - will outlet into the existing storm outlet system that runs adjacent to the southern property line.

D. Impact on storm water management: description of soil erosion control measures during construction.

Surface runoff during periods of construction will be controlled by proper methods set forth by the Livingston County Drain Commissioner. These methods shall include silt fence, silt sacks, and seeding with mulch and/or matting.

At the time of construction, there may be some temporary dust, noise, vibration and smoke, but these conditions will be of relatively short duration and shall be controlled by applying appropriate procedures to minimize the effects, such as watering if necessary for dust control.

E. Impact on surrounding land use: Description of proposed usage and other man made facilities; how it conforms to existing and potential development patterns. Effects of added lighting, noise or air pollution which could negatively impact adjacent properties.

The applicant is proposing to construct a new 86 bed student housing apartment and parking lot. The property on which site development is located is OSD (Office Service District). The proposed building conforms to the existing and potential land development patterns in the area. A Special Use permit will be required.

Proposed improvements will enhance current site conditions. There is an existing parking lot on site that services the existing Chrysler building, with a primary use for university classes for Cleary University. The parking lot is in poor condition and will be replaced with an improved lot. There is a significant amount of trees/brush south of the existing parking lot that will need to be cleared. There are no significant natural features on site. Site improvements planned with the residence hall and parking lot, include the establishment of an open lawn space and landscaped areas. The landscaping meets the Genoa Township standards.

The layout was prepared taking into account the topography in order to balance the amount of earthwork required for proposed use. Site drainage will be controlled via swales and storm sewers and will be restricted to Livingston County Drain Commission standard outlet rates. The proposed
basin will accommodate the site improvements and enhance the site storm drainage pattern overall. All areas being developed currently drain through a 30” concrete culvert that runs underneath the Chrysler building. The proposed development routes the storm water into a basin that releases into an existing outlet (from the Walmart property to the east) which is then released into a county drain further west of the area of impact on the property.

Cleary Drive presently experiences a medium volume of traffic along with associated noise level generated from commercial vehicles. It is anticipated the proposed student housing apartment will cause no significant increase in traffic volume. The proposed residence hall is expected to accommodate some of the growth of the student enrollment as well as some of the existing students whom commute. The classrooms and other university facilities are centrally located and within close proximity which will reduce the use of vehicles by the residences.

Additional lighting is proposed on site and is to be directed away from adjacent properties to limit adverse affects of lighting. Existing and proposed landscaping along the property boundary will help serve as a visual buffer and as a noise buffer. Additional noise created by the residence will be minimal and due to the nature of the adjacent properties, rear of Walmart building to the east and Industrial facilities to the south, there will be no impact. There will be no increase in the amount of odor emanating from the site.

F. Impact on public facilities and services: Description of number of residents, employees, patrons, and impact on general services, i.e., schools, police, fire.

The student housing apartment is proposed to consist of 86 beds. This is an immediate increase of the number of people on site, other than typical university class hours. Normal police and fire protection services are anticipated.

G. Impact on public utilities: Description of public utilities serving the project, i.e., water, sanitary sewer, and storm drainage system. Expected flows projected in residential units.

There are new water, sanitary, and storm sewer drainage services proposed for the student housing apartment. A storm water system is proposed throughout the proposed parking lot and release into a proposed basin to the west of the residence hall. An existing 16” water main is proposed to be tapped to service the residence hall and hydrants on site. There is an existing sanitary lift station on site and is just north of the proposed residence hall. A new sanitary sewer is proposed to tie into the system to accommodate the additional waste flows from the proposed residence hall.

H. Storage or handling of any hazardous materials: Description of any hazardous materials used, stored, or disposed of on-site.

Cleary University will not be storing or handling any hazardous materials in this building.

I. Impact on traffic and pedestrians: Description of traffic volumes to be generated and their effect on the area.

The proposed student housing apartment will house students who currently live in apartment complexes in the surrounding community. The proposed housing apartment will be dedicated to housing these local commuter students first. This will reduce the trips generated to and from campus. Based on the Institute of Transportation Engineers, Trip Generation 6th edition, an average student on weekdays generates 2.38 trip ends. The housing apartments are proposed to have 84 beds therefore creating a site reduction of 200 trips (84 students x 2.38 trips/student). The reduction will be on Grand River Avenue. Students will have pedestrian access to Wal-Mart and nearby restaurants.
J. **Special provisions: Deed restrictions, protective covenants, etc.**

There are no special provisions for this development.

K. **Description of all sources:**

- Genoa Township Zoning Ordinance
- "Soil Survey of Livingston County, Michigan" Soil Conservation Services, U.S.D.A.
- National Wetlands Inventory, U.S. Department of Interior, Fish and Wildlife Service
CALL TO ORDER: The meeting of the Genoa Township Planning Commission was called to order at 6:32 p.m. Present were Chairman Doug Brown, Eric Rauch, Barbara Figurski, James Mortensen, Diana Lowe, Chris Grajek, and John McManus. Also present was Kelly VanMarter, Township Community Development Director.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Barbara Figurski moved to approve the agenda. The motion was supported by Eric Rauch. **Motion carried unanimously.**

ELECTION OF VICE CHAIRMAN: Chairman Brown opened discussion and asked who might be the next Vice Chair. Diana Lowe made a motion to run for the Vice Chair position. Grajek supported. Chairman Brown thanked Lowe for volunteering. **Motion carried unanimously.**

CALL TO THE PUBLIC: The call to the public was held with no response.


John Eckstein of Lindhout Associates of Brighton addressed the Planning Commission on behalf of the petitioner. Rob Curtis and Reid Sparks were also present from ChemTrend.

Rob Curtis addressed the group, ChemTrend is owned by a German company, in business since the 1960’s and this is ChemTrend’s largest facility.

The existing building is currently made up of two pre-engineered metal buildings with an in-fill addition. ChemTrend is proposing corrugated metal on top with aluminum composite panel below. The plan is to remove brick and put in place a store front system with a sunshade along the front for a contemporary look and due to southern exposure. Currently approximately 95% of the building is metal siding. ChemTrend is proposing higher quality materials and asking for permission for metal. The parapet wall cannot be increased to screen the roof top equipment because it would create unsafe snow drift loads. Many of the other options drove costs out of control.
Mortensen asked if the roof equipment would be hidden. ChemTrend representatives indicated that equipment would be painted to help camouflage the equipment. The frontage roofline would also be raised 8”. Rob Curtis indicated that ChemTrend is motivated to improve the look and to help conceal the equipment. The current mustard yellow metal will be gone, painted grey to match the metal. Chris Grajek asked for the positioning of the roof equipment to be verified. Rob Curtis indicated that equipment was sitting near the front roofline and is newer; it might be less expensive to move the equipment than to raise the parapet. The current position of trees was also reviewed. Chairman Brown asked what interest their might be in additional landscaping in the front. Curtis and Eckstein indicated that landscaping has been updated since shown photograph. There is a sidewalk in front of the building as well.

Mortensen and Figurski expressed appreciation for the improvement efforts. Curtis indicated that ChemTrend plans to stay long-term and the parent company has a high tech profile and this upgrade is consistent with this presence.

Rauch identified that the proposed frontage has no element which softens the architectural texture such as cultured stone though he supports the materials proposed. Curtis and Eckstein indicated that a streamlined contemporary look is replacing cultured stone look in projects throughout the marketplace.

A call to the public was made with no response.

**Planning Commission disposition of petition**

A. Disposition of Sketch Plan. (09-22-14)

Motion by Mortensen to approve the Sketch Plan for ChemTrend subject to the following:

1. The mustard yellow color visible from Grand River will be repainted grey to match as near as possible the proposed new colors of the façade.
2. As rooftop equipment purchases are made in the future, efforts will be made to reduce the profile and visibility from the street. Meanwhile, the rooftop equipment will be painted to match the exterior façade of the building.
3. The materials and renderings reviewed this evening will become the property of the township.

Support by Barbara Figurski. **Motion carried unanimously.**

**Administrative Business:**

- Staff report. The special meeting on October 27 is moving forward with proposed student housing, petitioned by Cleary University. Red Olive is petitioning to replace the Prairie House Restaurant and is currently on the agenda for the November 10 meeting.
VanMarter reviewed the timelines involved in the overall Planning project process as well as the meeting calendar currently in place. The more meetings we offer, the more convenient it is for our developers. Our goal is to balance the costs to the developers and to Genoa. Mortensen expressed that the current meeting calendar looks fine for now, based on the number of projects of the past year. VanMarter stated that based on Planning Commission feedback, we will continue to move forward with one meeting per month with an option for a second meeting as needs arise.

Approval of September 8, 2014 Planning Commission meeting minutes.
Motion by Barbara Figurski to approve the minutes as amended.
Support by John McManus. Motion carried unanimously.

Member discussion

Adjournment. Motion by Diana Lowe to adjourn at 7:39 p.m.
Support by Barbara Figurski. Motion carried unanimously.