

**THIS FILE CONTAINS SUPPLEMENTAL
INFORMATION FOR THE BRIGHTON
CHURCH OF THE NAZARENE /
LIVINGSTON CHRISTIAN SCHOOLS
PROJECT CASE FILE. IN THE
FOLLOWING PAGES YOU WILL FIND THE
MINUTES OF THE APRIL, MAY, AND
JUNE (2015) PLANNING COMMISSION
MEETINGS FOLLOWED BY THE
COMMENT LETTERS RECEIVED FROM
THE PUBLIC AT EACH OF THE MEETINGS.**

Moved by Commissioner Mortensen to recommend approval of the special use to permit Nelligan's Outdoor services to sell and stock landscaping supplies and related materials at 7949 Grand River, subject to the following:

1. This special use permit will be granted for one year and if the site remains in compliance, Township staff can approve it on an annual basis without a special use fee.
2. The display in front is permitted and will be maintained.
3. Mulch stored in the rear and other materials such as pavers will be kept below the height of the brick fence.
4. Steps will be taken by the petitioner to prevent blowing and other dispersing of the materials into neighboring properties.
5. Trucks delivering materials to the site will arrive at the Grand River entrance and depart on the Hacker Road entrance.
6. Signage will be within Township ordinance and will require Township approval.
7. This recommendation is made because it meets the requirements of section 19.03 of the ordinance and is consistent with prior use of the property and with adjacent properties.

Supported by Commissioner Grajek. **Motion carried unanimously.**

Motion by Commissioner Figurski to recommend to the Township Board adoption of the environmental impact assessment dated March 27, 2015, dependent on approval by the Township board of the special use permit.

Supported by Commissioner Grajek. **Motion carried unanimously.**

Motion by Commissioner Mortensen to recommend approval of the proposed sketch plan dated April 9, 2015 for outdoor storage, sales, and display, including mulch, landscape supplies, and brick pavers, located at 7949 W. Grand River, Brighton, Michigan, parcel # 4711-13-400-025, petitioned by Nelligan's Outdoor Services, subject to:

1. Approval of the Township board of the special use permit and environmental impact assessment.
2. Signage will be within the limits of the Township ordinance and will require the approval of Township staff.
3. Recommendations of the Township engineer, spelled out in his letter April 22, 2015 will be complied with and it is noted that the Brighton Area Fire Authority had no issues to raise in their letter.

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

Chairman Brown indicated that Commissioner Rauch asked to be recused from agenda item #3. Commissioner Rauch stated that he and his wife have interest in having their children attend the Livingston Christian School at the proposed

location and he requests to withdraw from decision making related to this project case because he does not feel he can objectively review the request.

Moved by Commissioner Lowe to excuse Commissioner Rauch from discussion of agenda Item #3. Supported by Commissioner Figurski. **Motion carried unanimously.** Commissioner Rauch removed himself from the Board table.

OPEN PUBLIC HEARING #3... Review of a special use, sketch plan, and environmental impact assessment for a proposed K-12 Livingston Christian School to be located within the Brighton Church of the Nazarene, located at 7669 Brighton Road, Brighton, Michigan, parcel # 4711-25-400-058. The request is petitioned by Brighton Nazarene Church.

Mr. Steve Morgan, a long-time member of the Brighton Nazarene Church, was present on behalf of the petitioner. Mr. Morgan stated that a special use permit was approved in 2013 and they are asking for an amendment to that special use to include a day school. Livingston Christian School began in 1986 and merged with another school several years later. The school was in Howell, then in Pinckney and has fluctuated in size. The school is currently Pre-K through grade 12. The impact assessment was amended to reflect the school arrival. The site plan offered is the site plan approved 18 months ago. There are no site plan changes. The church is currently in "the final stages of finishing up" the fifth building phase on that site. There are some conditions existing that must be completed in order to be in compliance with the previously approved special use.

Mr. Borden indicated that this is a request for a special land use approval. The Planning Commission is making a recommendation to the Township board and the determination made this evening is not of final authority. The request is for 150 students and 25 employees and there may be a subsequent review process which comes back to this commission as growth occurs. There is a 25% threshold. Anything above a 25% threshold of expansion and the petitioner might need to come back for additional permits.

Mr. Morgan indicated that the school wants to grow. The building will accommodate more use. Chairman Brown asked how many people can be safely in that building at one time and with 14 classrooms that would be 280 students. The classrooms are designed for approximately 20 students per classroom. It would be easy to expand to 250 students which the school has not reached up to this point. Mr. Morgan indicated that with 250 students and 35 staff, the site could accommodate 285.

Mr. Borden indicated that the petitioner was before the commission two years ago for an expansion of the facility. The petitioner is still in the process of implementing a number of the proposed items. They did not fully implement their landscape plan. Dead trees have been removed, specifically the east buffer zone. Replacement trees were to be added. They were also going to install landscape islands.

Mr. Morgan responded that the landscape is in process and they expect those items to be completed in the next 90 days.

Mr. Borden indicated that compatibility of uses is paramount regarding the neighbors to the east. He states that if we can get past a few very important issues we will find general compliance with the ordinance is met. The quantity and quality of buffering with the neighborhood to the east is in question. There is no berm or wall or fence present which is a requirement of a Buffer Zone B. We need to make sure that we have compatibility of land use which is the primary purpose of special land use criteria. To put a berm in, the existing trees would need to be removed. A wall or fence might provide additional screening, which would be preferred. We are not encouraging that trees be removed.

Additional concerns include existing peak days and hours. The school and church can operate independently but the concerns might be when there is overlap in events between the two entities. Also, public utilities and services need to be reviewed. This is an important standard under special land use criteria. There are no other external changes to the site. It is a request to utilize existing building space. The light fixtures might be worth review, ensuring that current standards are met.

Mr. Morgan indicated that light fixtures were approved in 2013. The equipment has not changed. Commissioner McManus indicated that the minutes stated that the commission was not going to require change to the lighting not that the lighting was up to date.

Signage was discussed and it was agreed that future sign permits would be sought. Mr. Borden stated that the change in size does offer the planning commission the right to request a traffic study.

Mr. Markstrom indicated that there are no physical changes to the site requested. Utility impacts are met with their 2013 site plan proposed. The biggest concern is the need for a traffic study for this site, given the number of trips to the site. Peak hour is either on the receiving public road or the generator on the property. This should not coincide with Brighton High School or Hornung on Bauer road. They do generate more than 100 directional trips which the ordinance states requires a traffic study. The Road Commission has provided traffic counts in the impact assessment, which appear to be from 2010 and these might be done every couple of years. The road commission indicated that the impact to Brighton Road will be minor during off peak times. There is a three lane road and three lanes in the driveway. Physical improvements may be difficult to make but the queuing and impact should be understood. They meet the threshold in ordinance for requiring a traffic study. They have data in their study and can update traffic counts. Site circulation should be analyzed as well as Brighton Road impacts and parking lot impacts. Traffic management plans may also be beneficial.

Chairman Brown asked about what road construction might occur on Brighton Road. Ms. VanMarter indicated that in 2017 the road is scheduled to be milled and replaced. There are no plans to widen the road. Regarding the fire department letter, the overhang, though not in current compliance, was approved in 2001. The remainder of the letter is in good shape.

Mr. Morgan indicated that the school changed the requirements for a sprinkling system in the building. The entire building is being "sprinkled." They will provide the requested turning radius.

Mr. Morgan stated that a traffic assessment, a traffic statement, and a traffic study are referred to in the ordinance: what does the Township want to see? A traffic study can be completed. Mr. Morgan indicated that Mike Goryl, the Livingston County traffic engineer, has indicated in a recent letter that a traffic study would not be required since Brighton Road has existing geometry needs in place.

Chairman Brown asked Mr. Borden what the Township wants to see. Mr. Borden indicated that an assessment is a lighter version of a traffic statement. Both are traffic studies. Chairman Brown indicated that the wording in the ordinance will be reviewed.

Mr. Markstrom says that a traffic study would show whether the roadway can be improved or whether the use should be at that location or whether the community can live with the conditions. Mr. Morgan indicated that the road can change category throughout the day depending on traffic counts. Commissioner Mortensen indicated that he is less concerned with the site than he is the impact on Brighton Road. Mr. Markstrom indicated that traffic flow out of the site can mitigate the queue on Brighton Road. Commissioner Mortensen asked what load on the site would require a traffic study.

Mr. Morgan indicated that the church is a traffic generator. The wording of the ordinance needs to be looked at very carefully. Perhaps an onsite traffic circulation study might be approved by the Township engineer. Mr. Morgan indicated that the letter from the Road Commission is clear. "We would consider this a relatively minor impact on Brighton Road." Commissioner Mortensen indicated that it is the Commission's responsibility to be comfortable with the traffic conditions. He is not as concerned with the Road Commission as he is with meeting Township ordinances. Chairman Brown indicated that Brighton Road is a major artery. Are there going to be busses? Mr. Morgan indicated there would be no busses.

Mr. Morgan indicated that there are three items in Mr. Borden's letter that appear to need a response. Mr. Morgan indicated that the school has maintained the current size for many years. The hope is to grow. The building can accommodate some growth. There are far more parking spots on the property than are needed. The parking lot is at 134%. Mr. Morgan indicated that the 2,000 capacity high school has been in existence for 25 years. The church was built in 1990, offering

many community activities. The subdivision was built in 2000. The church has planted many trees throughout the years. Many trees have done well.

Ms. VanMarter indicated that staff will do a search of minutes for a record of the trees the Worden Lake Woods subdivision developer agreed to plant.

Chairman Brown indicated a concern for the playground. Can the playground accommodate the needs of the school? Mr. Morgan indicated that it is a very large playground. The playground is on the west side of the church. The Worden Lake Woods subdivision is on the east. Chairman Brown asked about "utility area" on the property. Mr. Morgan indicated that there are underground septic tanks on site.

Commissioner Mortensen asked about driver training at the site. Will this accessory uses continue if the school arrives?

Mr. Morgan responded saying that the parking lot is a state licensed course for driver certifications. There are two certified courses in Livingston County, which operate Monday thru Friday, 8 to 5; the hours are a requirement of the state. Ninety-Five percent of the courses in the state of Michigan are at churches. Few large tracks of paved lots meet the requirements of an unobstructed 178' x 320' area. One requirement is that alcohol cannot be sold on the site. Also, ninety-five percent of the school buses in Livingston county are tested at this site, between 10-noon, Monday thru Friday. No motorcycle certifications have taken place since the Commission met in July of 2013. Back up beepers were also stopped.

Commissioner Mortensen asked if there were issues with the size of the septic system. Mr. Morgan indicated there was a substantial upgrade in the size of the septic area. There is a substantial holding capacity.

The question arose as to whether the use of the driver training was ever a legal use. The church has been using the parking lot for training for more than 20 years.

Chairman Brown noticed that the County Building Official was present and asked if he had anything to add.

Mr. Jim Rowell, director of the Livingston County Building Department, spoke. The septic system may need more capacity. The State of Michigan does a review of schools. There are not a lot of changes that the County sees. However, the state needs to be approached. The County does not have authority to issue a C of O for a school. The department has reservations about issuing a C of O for a church that is actively enrolling and promoting to be a school.

Mr. Morgan indicated that there is potentially a separate set of requirements from the State. Mr. Rowell indicated that some minor changes are needed.

Mr. Morgan responded to neighbor letters. The church has six adjacent neighbors. The neighbors who are sending the letters all reside across a public road. There appear to be seven points the neighbors are making. Neighbors wanted more screening at the northeast corner of the parking lot. They wanted to clean up the buffer zone which was done in 2014. There were issues with traffic, motorcycle certification, and driver's training certifications. The motorcycle certification has ceased. They expressed concerns about cars parked along Aljoann drive and the unobstructed parking lot.

Mr. Morgan continued saying that cars parked on the road are a police issue. No functions are allowed at the church after 10:00 p.m. A security guard was hired and has not had any issues. There have not been any police calls in the past two years from the Aljoann neighborhood. Skateboard tournaments were held before the subdivision was built. Approximately 600 kids go to the skate park per week. The skate park is highly organized and very safe. The church has not seen a problem. They have had security cameras. The football games are very loud across the street as are marching band practices. There have been three outdoor functions since July 2013 at the church, including a Trunk or Treat, which ended before dark. There was a large back to school celebration in the parking lot where back packs were given out. Overflow parking is permitted for the high school's homecoming. Community concerts take place. The location serves as an election precinct for Genoa Township. Mr. Morgan indicated that there are no paths worn between the trees and that 2,000 people let out of Brighton High School in the afternoon. The kids who participate in the skate park are required to sign an agreement which outlines expected behavior. Mr. Morgan asked audience members in attendance in support of the school to stand. Approximately 60 people stood.

Mr. Morgan indicated that he owned a surveying and engineering firm for many years and is a former Genoa Township Planning Commission member. The letters mentioned two things which are of great concern. There was a suggestion for a 10-foot-tall brick wall. The church has chosen not to use the public road. Other churches in the area have not been required to build a 10-foot wall. The church has reached out to children who flock to the church and they love to be there. The church has the largest Celebrate Recovery program in the state. Hundreds of kids are worked with each month and there is no charge for these offerings. There is "not a church in this County" that is more of a healing church or a caring church than Brighton Nazarene. Other churches send their people to The Naz for help. They are a 1,000 member congregation. Along with Celebrate Recovery and the skate park, the church helps provide funerals for people in the community. He suggests that the residents of Aljoann privatize their public road so they can install a gate and build their own fence.

A call to the public was made with the following response:

Ms. Catherine Riesterer of 2533 Spring Grove Drive, spoke as a representative for the Worden Lake Woods Homeowners Association. Ms. Riesterer stated that the residents do feel that the use of the church is not appropriate. The neighbors

have not felt the same type of compassion from the church which others may have experienced. Take note of what the experts have said. The things required in the 2013 site plan still are not done. This is a pattern. The church has grown and added this program and that program, a continual add-on. The church was told in 2013 by this Commission that they are doing an illegal use with driver training. The Commission decided it was not their role to enforce. The track record is not good. The data in the application is not clear. Their website indicates a student count of 167. They are actively seeking registrations. They are soliciting new students. An ad ran today on WHMI.

Ms. Riesterer continued asking what exactly are they going to be using? We don't have enough data for an accurate analysis. A school is not allowed in this zoning. High schools are only allowed in two zoning areas. There are too many uses existing on this one property. The consultants have said the zoning allows an accessory use. It may be allowed. This was not originally considered appropriate. Is this an accessory use? Which use takes up most of the space on the property? The school is doing a more intensive use than the church. Which use has the biggest impact on surrounding areas? This is not a school which is affiliated with the church. It is completely independent. They are not an adjunct or extension of the church. They are leasing the facilities. There is great care being taken to make sure they don't clash. They are telling parents that the lease agreement permits much access to the property. More information is needed for the commission to make a decision.

Mr. Borden stated that the Township has the discretion. The ordinance states "shall generally be." Commissioner McManus asked whether or not the school being a religious school has any bearing on what is permitted.

Ms. Sherry Osterman of Brighton Township stated that she doesn't know a lot about The Naz church but that she has used the parking lot many times when attending Brighton High School football games. Her biggest concern is traffic. The church next door is looking at opening a school. There is a potential school wanting to be a charter in the old Lindbom facility. All of these facilities are looking at using the same road. She is concerned about the impact of emissions on the local environment and traffic jam conditions.

Mr. Jay Johnston, a neighbor who lives off Aljoann in the Worden Lake Woods subdivision indicated that he has lived in the neighborhood for one year. He has attended Celebrate Recovery and knows it is a good program. He has a son who has participated in the skate park and loves it. Driving down Aljoann, his fiancé almost hit a child who was running through the trees and then on to the road. The school might cause a 25% increase in traffic flow. Cars are going in and coming out. There will be a lot of wear and tear on that road. The traffic signal is difficult. Staggering is a great plan. But there will never be a dead zone so that they can get out of their neighborhood.

Ms. Sue Ellen Ikens spoke. She owns two properties on State Street. She has four kids and the older one has enjoyed the skate park. Ms. Ikens stated that she

thinks it's important to recognize the timing of the traffic, from 7:25 a.m. until 4:00 p.m. when Hornung closes. First they were told the hours would be 8:00 a.m. to 3:00 p.m. Then they were told the time would be staggered. What exactly are the precise times? Maltby has 900 students. Hornung has 400 students. And the high school has 1200 students. Traffic gets diverted into residential streets when the Brighton Road traffic increases. All these extra schools aren't using busses. She saw a young woman hit a young boy when he was riding his bicycle. The boy was okay but people are not paying attention. They are texting. They are reading texts. They are on the phone. Ms. Ikens is afraid that someone is going to get hurt.

Mr. Harry Eiss, resident on Aljoann spoke. He indicated that he wrote two letters and sent a second letter because there was no response to the first letter. Car engines are revving and motorcycles wake him up. He lives in the neighborhood and sees it every day. He's been watching it for 12 years. Mr. Eiss stated that when they moved in they knew there was a church across the street but they didn't know they were going to expand. It's too much. There is too much activity going on right now. We have to turn right in order to turn left right now. The church offers endless lies. "They are full of contradictions. They say 'we don't have kids in the parking lot' but then talk about the large playground." Trees aren't going to work as a screen. The trees are almost attracting the kids rather than stopping the kids. Considering the kinds of money they are throwing around, a fence isn't going to cost much.

Ms. Andrea Spanstra of Aljoann spoke saying, "I've given up." She stated that things aren't being done. They aren't following through. I'm here for the safety of children. The traffic is horrid. I fear for my kids as they walk home. They took the busses away. Then a student got hit by a car and suddenly the bussing was back.

Mr. Mike Barrett of Aljoann stated his thanks to the board for their hard work. He appreciates the church. There is a lot of emotion in the room. We are talking about a school in a residential area and traffic. He asked who in the room lives near the church and supports the expansion. One hand was raised.

Mr. Andy Koch, state rep for AK services spoke. He stated that it is driver testing which takes place, not driver training. We don't do training. We are available Saturday morning from 8:00 a.m. until noon. This is a public service. Only three organizations in Livingston County do this. We look at churches because it is a safe environment. We didn't know we were violating the ordinance when it began 21 years ago.

Commissioner Mortensen asked Mr. Koch if it bothered him that there is a school being proposed where the testing takes place. Mr. Koch stated they are on the lot for 15 minutes per vehicle. We use a smaller area of the lot. We are the state authorized examiners which look at your school bus driver to determine if they are qualified to do that job. The state reviews the site once a year to ensure that it meets their requirements. There can be no alcohol sold or served on the

property used. Restrooms are available. Fax machines are helpful. If we had to build a parking lot to do this, we would have to charge \$300-400 per test to cover costs like insurance and more. For the most part we have removed the backup beepers and the motorcycles are no longer at this location.

Mr. Morgan read Commissioner Mortensen's statement from the 2013 minutes which reads, "Commissioner Mortensen believes if the driver license testing is not an approved use, then it cannot be assumed to be an unapproved use—it's a limbo item."

David Tiemann of Aljoann spoke. As the church has grown, our problems have grown. We just want a little bit of privacy. We were unaware that all the expansion would take place. The trees that were there were double wide. The trees were killed by snow that had salt in it after plowing. They owed it to us to replace those trees. I had three kids show up on bikes that came through the trees. You have very little time to hit your brakes. The church needs to do more to control these kids that are coming from their parking lot. We want a little privacy. We are entitled to privacy and safety. Give us something—a six foot fence, something to buffer us. We are taxpayers. We are having a very difficult time selling our house. People do not want to live near this activity. I belong to a great church but there's a lot of activity here, sometimes 24 hours a day.

The call to the public was closed at 10:04 p.m.

Mr. Mortensen sees two issues, landscaping and privacy which we can go back to. The big issue, the elephant in the room, is traffic. We need the petitioner to define "in and out" and the timing. How are they going to coordinate with all the things going on at Brighton Road? Is a traffic study a reasonable request? Mr. Markstrom indicated that he had enough information so that he recommended a traffic study.

Commissioner McManus indicated that there was a differentiation between the type of studies and we would do a more intense study.

Commissioner Mortensen asked whether the Commission has the authority to recommend approval of a high school. Commissioner McManus said if it's an accessory use, then we do have the authority. Mr. Borden stated that we need to answer whether or not this constitutes an accessory use. Chairman Brown and Commissioner Mortensen agreed that the Township attorney should be consulted.

Commissioner McManus asked the pastor how the school benefits the church. Pastor Ben Walls stated that we started the process because our core values were the same. We care about kids. The Christian school shares our values. We believe we will benefit them and they believe they will benefit us.

Commissioner Grajek indicated that there is no voice here from the school. With clear conscience can you say to the parents that they can get in and off our site

with relative ease. There are going to be parents going to the school, dropping the kids off, and then commuting to work. The parents are the ones who are going to be suffering the hardship of the traffic.

Mr. Morgan stated that he is not a traffic engineer but has worked with traffic concerns through the years more than most. He stated, "I have stood in that driveway at 8:00 in the morning and at 3:00 in the afternoon and the impact is minimal. It is a nightmare to get out of Aljoann drive. The left is difficult depending on whether the light is turned on or turned off. The letter from the head of the County at the Road Commission, Mr. Mike Goryl, has stated that he has computer modeling. He has already modeled the geometry of the exits and intersection. He has stated that the traffic impact is minor. I live on Brighton Rd. I understand Brighton Rd. Mr. Morgan says that 15 minutes makes a big difference. He did the modeling in 2010. In 2013 they had new traffic counts and plugged that data in. They re-configure the traffic counts every two years. Recently it was every three years.

Planning Commission disposition of petition

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (03-16-15)
- C. Recommendation of Sketch Plan (05-14-14)

Motion by Commissioner Mortensen to table the request of the Nazarene Church to sub-lease to the Livingston Christian School to the May 11, 2015 planning commission meeting, so that the petitioner can complete the traffic study for review by the Township engineer and to obtain an opinion relative to the Township's "approval authority" for a high school as an accessory use. Supported by Commissioner Figurski. **Motion carried unanimously.**

Administrative Business:

- *Staff report. There are several items on the May 11 agenda.*
- *Approval of April 13, 2015 Planning Commission meeting minutes.*
Motion by Commissioner Figurski to approve the minutes as corrected.
*Support by Commissioner Lowe. **Motion carried unanimously.***
- *Member Discussion*
- *Adjournment. **Motion** by Commissioner Figurski to adjourn this meeting.*
*Support by Commissioner McManus. **Motion carried unanimously.***
Meeting adjourned at 10:32 p.m.

4. The requirements of the Brighton Area Fire Authority in their letter of 4/29/15 will be complied with;
5. The requirements of the Township Engineer in his letter of 5/5/15 relative to the curbing has already been addressed in this motion.

Support by Barbara Figurski.

Ayes: Lowe, Mortensen, Figurski, McManus, Rauch

Nays: Grajek

OPEN PUBLIC HEARING #2... Review of a special use, sketch plan, and environmental impact assessment for a proposed K-12 Livingston Christian School to be located within the Brighton Church of the Nazarene, located at 7669 Brighton Road, Brighton, Michigan, parcel # 4711-25-400-058. The request is petitioned by Brighton Nazarene Church.

Motion by Diana Lowe with support by Barbara Figurski to permit Eric Rauch to be recused from this hearing due to a conflict. **Motion carried unanimously.**

Steve Morgan addressed the Planning Commission on behalf of the petitioner. He advised the Planning Commission that there is no basketball court on the property.

He admits that the traffic study previously requested by the Planning Commission was not provided. He reviewed some information regarding traffic that he had in his possession, although a traffic study was not submitted. He believes the traffic study will show a continuation of a level C road. He indicated the traffic study will be submitted to Gary Markstrom.

Brian Borden had no additional comments at this time. Gary Markstrom indicated it is an improvement in circulation. He has some concerns, but he had only just received the proposed changes. Gary Markstrom would like to see the traffic patterns at the end of the proposed school day. For pedestrian traffic, he thinks a sidewalk going from the bike path to the building should be considered.

James Mortensen wants to know what can be done to mitigate effect on neighbors, etc. Diana Lowe asked if there will be day care before or after school. Ted Daskin, principal of the school, indicated there is not a planned day care at this time. James Mortensen expressed concerns about the traffic testing conducted on that site. School will be closed on days there are elections. James Mortensen requested a list of carefully thought out conditions, such as these. He believes this site is being overused. He would like a bullet point list to indicate what actions will be taken to mitigate traffic issues.

Chris Grajek expressed concern over pedestrian traffic. He is also concerned about traffic turning west for the sole purpose of changing direction in another business or on another street to head east towards the downtown area.

Chairman Brown discussed the erection of a fence with the petitioner. The petitioner said there was no way to put a fence on the property line due to the trees, but would agree to look into putting a fence on the church property 10 to 15 feet into the property line.

Barbara Figurski indicated that she viewed the property earlier today. She addressed the trees. She believes the trees should be cleaned up. Some of the trees have died. The petitioner indicated they plan to clean up the trees.

Kelly VanMarter asked about the drop off lane versus parking. The petitioner gave a representation showing how the queue will work. The traffic guards will be parents and/or volunteers. The petitioner reminded the Planning Commission that traffic will be 15 minutes in the morning and 15 minutes in the afternoon. They anticipate 30 cars at any given time.

Jay Johnston, a neighbor to the church addressed the Planning Commission. He would like to see the dead trees replaced. The petitioner was asked to do that in 2003 and has not. He would like to see fencing for safety reasons. The security guard at the skate park is not doing what should be done because the kids are racing and speeding through the skate park. The police will not respond to the calls because it is private property. He expressed concern about the driver testing remaining located at the premises.

Andrea Spanstra addressed the Planning Commission. She indicated the church has not been honoring their promises and guarantees to their neighbors since 2000. She is concerned about what problems the traffic will create.

Planning Commission recommendation of petition

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (03-16-15)
- C. Disposition of Sketch Plan (05-14-14)

Motion by James Mortensen to table this petition because more information is required to make a disposition of this petition including major traffic study and modus operandi of the church if this were to be approved. Support by Barbara Figurski. **Motion carried unanimously.**

NEW BUSINESS:

Eric Rausch rejoined the meeting.

OPEN PUBLIC HEARING #3... Review of a site plan and environmental impact assessment for a proposed 60,000 sq. ft., three-story medical office building, located at 1201 S. Latson Road, Howell, Michigan, 48843, parcel # 4711-09-100-036. The request is petitioned by Providence Health System.

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JUNE 8, 2015
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Township Planning Commission was called to order at 6:31 p.m. Present were Barbara Figurski, James Mortensen, John McManus, Diana Lowe, Eric Rauch, Chris Grajek, and Chairman Doug Brown. Also present were Kelly VanMarter, Community Development Director/Assistant Township Manager; Gary Markstrom of Tetra Tech; and Michelle Foster of LSL.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Upon motion by John McManus and support by Barbara Figurski, the agenda was approved as submitted. **Motion carried unanimously.**

CALL TO THE PUBLIC: A Call to the Public was made with no response.

OPEN PUBLIC HEARING #1... Review of a special use, sketch plan, and environmental impact assessment for a proposed K-12 Livingston Christian School to be located within the Brighton Church of the Nazarene, located at 7669 Brighton Road, Brighton, Michigan, parcel # 4711-25-400-058. The request is petitioned by Brighton Nazarene Church.

Motion by Diana Lowe to recuse Eric Rauch. Support by Chris Grajek. **Motion carried unanimously.**

Steve Morgan addressed the Planning Commission. He is a member of the church. The petitioner is requesting an amendment to the special use permit to allow for a school. The average class size is estimated to be 15 at greatest. Due to the class sizes, the sports teams will not be large.

Mr. Morgan addressed the landscaping and screening first. A photograph taken from the cul-de-sac on Aljoann Drive facing the church was provided. Approximately three weeks ago, the church members cleared up the dead trees and brush in this area. Another photograph was provided that illustrates what that area would look like in two years with the newly planted trees.

The pastor met with the property owners of adjacent lots to discuss their concerns. He feels that they are all now on good terms and willing to work with each other. He reported that they are all in agreement with the new plans for landscaping and screening. The proposed fence is over 700 feet long and is on the church property by 10 or 15 feet for the majority of that length.

The property line between the new facility and the church next door will be planted with arborvitae.

A call to the public was made regarding the landscaping. Jay Johnson addressed the Planning Commission. He is a neighbor from Aljoann. He suggested that the park is not really a park, but rather a landscape buffer. The church will maintain the property. He indicated that he supports the current plan. The church would take care of any dying trees, etc. Chairman Brown suggested they place their agreement in writing.

Mike Barrett, president of the homeowners association addressed the Planning Commission. He feels the meeting with the church was very productive. He suggested the church place a gate in the fence for maintenance purposes.

Michelle Foster indicated that the landscaping plans from 2013 had not been fulfilled, but it appears the petitioner is working toward that goal.

Steve Morgan next addressed the traffic study. Chairman Brown indicated that a traffic study for 250/35 was requested and he feels that it has not yet been provided. Mr. Morgan indicated the forecast date was reduced to 2018 and reduced the student population. Chairman Brown indicated that the study for 250/35 was requested for the purpose of planning ahead. He is requesting that a condition be placed on the facility use that once it hits 200, a new traffic study should be done at that point to determine where the traffic should flow at that time. The church believes that the traffic on Brighton Road has been reduced due to the new Latson Road interchange. Mr. Morgan indicated Boss Engineering is already retained to review traffic flow every October.

Cathy Morehouse of 5700 Site Court in Brighton, Michigan runs a private school and suggests that a layered drop-off/pick-up time based on last name might be a good option for the school. She has found that it works well in similar situations.

Chairman Brown asked if it would be possible for the school to report attendance on the Monday following the third Friday in September each year. Ms. VanMarter indicated that can certainly be required.

Mr. Morgan went on to review the traffic study statistics and periods with the Planning Commission.

Michelle Foster informs the Planning Commission that pedestrian circulation is also a concern on this site.

The call to the public was made with the following response:

Don Yaquinto lives in Pine Creek and is concerned with the increased traffic on Brighton Road and possible cut-through traffic in his subdivision. If people are unable to turn left out of the church/school property they will turn around at the Pine Creek entrance and cause congestion in the left turn lane.

Colleen Bussey lives on Aljoann and has a child who attends the high school. She cannot believe that this request has gotten this far because the traffic in this area is so bad. She stated that drivers don't follow the rules now and this will only make it worse.

Virginia Wennerberg of 7230 Pine Vista addressed the Planning Commission. She asked about what plan "b" would be for a larger capacity. Mr. Markstrom explained the options. She asked if the Planning Commission feels there is a maximum number that the petitioner could never exceed. Chairman Brown indicated that given the size of the building, he believes the maximum student body is 250 with a staff of 35. But unfortunately, he cannot give a clear answer at this time.

Carol Hawley of Pine Creek Ridge asked if staff was counted, as well as teachers, such as nurses, secretaries, etc. The petitioner indicated the number 26 includes staff and teachers. She asked about custodians and lunch staff. They are estimating the staff based on current numbers. She asked if it exceeds that number, would the school close down. Chairman Brown discussed doing annual reviews of staff and student counts.

Andy Koch addressed the Planning Commission. He runs the driving certification located at the church. He believes the impact on traffic is minimal. His hours are 9 to 5 with the certification class. He adjusts class schedule so as not to interrupt weddings, funerals, etc. In an average month, he tests 25 tractor trailers, most of which have their reverse alerts turned off.

Andrea Spanstra inquired whether weekend testing was performed. Mr. Koch indicated Saturdays from 8 to noon and that is usually personal vehicles. She commended Mr. Koch on being respectful to the neighborhood.

Conchi Freund is a resident of Pine Creek Ridge and has been for 18 years. She appreciates the fact that the impact on the community is being studied. She supports the Livingston Christian School. She wants to focus on the positive of what the school will bring to the community.

The call to the public was closed.

Planning Commission recommendation of petition

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (03-16-15)
- C. Recommendation of Sketch Plan (05-14-14)

Motion by Mr. Mortensen to table this matter to July 13, 2015. Support by Chris Grajek.
Motion carried unanimously.

Kelly VanMarter will discuss Mr. Koch's illegal non-conforming use with the Township Attorney to determine how to proceed. Michelle Foster indicated that an opinion by the Township Attorney should be obtained. She then reviewed her list of outstanding issues as requested by the petitioner. The park will not be deeded or an easement provided to the neighbors. It will remain church property and be maintained by the church.

April 13, 2015

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, MI 48116

Re: The request by the Brighton Nazarene Church, 7669 Brighton Road for a Special Land Use Permit for a K-12 Livingston Christian School located within the Brighton Church of the Nazarene.

Dear Commission:

I just received the latest mailing on this, which includes an invitation to submit written comments, and I've decided to do that.

This is much the same as a request from them in 2013, and I sent a written response to that one indicating my concerns at that time. They remain and are stronger this time because they were ignored, demonstrating what the Church has demonstrated all along, a complete lack of concern for others and even for the safety of their own children. The impression they give is that all they are concerned with is glorifying themselves. I don't know how conscious they are of this, but if they want to be the good-hearted, caring church they are trying to project, then they need to get outside of themselves and be more honest about what they're doing.

Their church is not built in a place conducive to the expansions they want, and they are not willing to take the necessary actions to compensate for this.

I suspect you know a bit about the history and ongoing conflict between the church and the surrounding properties, especially the Worden Lake Woods Homeowners Association located across the street, and I don't wish to take up your time with a detailed review of it. Nevertheless, I do want to offer a few highlights that I know about and, if nothing else, give you my thoughts and concerns.

I live right across from the church. When I purchased my house in 2004, the dispute had been ongoing for at least four years, and I got a few scattered comments about the situation, but others who were here during that time can and I believe have fleshed out that time better than I am in position to do. Briefly, I was told there was an agreement where the church was expected to maintain two rows of fir trees on the small bank of land that divided them from the association and the association was expected to maintain the grass growing down the bank to the street. However, those two rows of fir trees were and remain barely one row. So that has caused contention. More on this later.

Also, I was told that the church youth center meant that a number of children of various ages were often doing things in the parking lot, in the row of trees along the street, often onto the street, and at times even across the street onto our property (occasionally doing some damage) Furthermore, these children (mostly these teenagers) were often making a lot of noise, especially

annoying in the middle of the night. Other concerns were expressed, but I think it a waste of your time to continue, as, again, others can and have expressed these with more knowledge than I can bring to the discussion.

Once I moved in, this is what I found. It is very common for people, especially teenagers to be doing things in the parking lot at any time during the day, evening, and most annoying, the night.

When I first moved in, it worried me, especially at night, because I would see the shadowed figures of two or three or more sitting or standing in the row of trees directly across from my house, looking straight at me (usually but not always teens). Believe me, it was strange, as if I were being watched (in truth, I was, intentional or not). It was common for them to be smoking (don't know if it was cigarettes, pot, or what, though I have found injection needles that at least might be for harder drugs discarded on the bank and even on my lawn through the years, so someone is shooting up something).

It is also not at all uncommon to experience loud noises from the parking lot. Sometimes it's the result of an activity going on at the church, something I can live with on occasion, though I wish they would not hold outdoor events there, as happens throughout the summer, usually on a Saturday or Sunday. What is more bothersome is the noise during the middle of the night when young adults are racing their car engines (why I have no idea, though I suppose that's what teens do), turning up their radios or doing other things that literally wake me up from my sleep. The Church has said at times that it has stopped these activities and has adults on the premises to make sure they no longer happen. Not true. There has been no change.

A more serious concern is that children of various ages (and some are very young) occasionally come running down the small bank, emerging suddenly from the trees and out onto the street. Sometimes they come down on bicycles and even skateboards. This is a serious danger. If something is not done to prevent this, there will be a child run over by an automobile. I'm not saying maybe here. I'm saying it will happen. The only question is when. I am not looking forward to the day I have to say I told you so. (And believe me, I will contact Argus and other newspapers with copies of these letters when it happens, so be ready to defend your decisions.)

Others in the association have mentioned problems with trespassing, but I have not knowingly had those, though I do get annoyed when members of the church park on the street and leave behind one kind of garbage or another. As I understand it, they are told not to park there, but it does happen, and I've picked up more than one church publication blown over from their parking lot.

So now, after years of problems with the church as it is, it wants to push the envelope even more. This most certainly increases the friction and dangers. I am not at all against whatever good-hearted intentions the church has for all of its youth activities, but it is not being good-hearted if it assumes those of us living near it should be willing to suffer because it already has outgrown its location and now wants to outgrow it even more. If something isn't put in place to placate those living near the church property, we're heading for a mess. And, by the way, I'm an easy-going person not at all prone to complaining, so imagine what others are thinking.

Here is a good beginning solution (certainly would make me feel better). Put up a wood, a brick or some other kind of ten foot solid fence down the side of the parking lot to the road between the church and the association. Whatever the cost, it can't be near the kind of money getting spent on this latest construction. In other words, the church can afford it. This probably won't solve all of the problems, but it will go a long way to making me and I assume the rest of the association happy. Another row of fir trees, while two rows block off things better than one, will not solve the problems and might even cause more by providing better privacy for those looking for a place to do whatever. Some kind of wire or see through fence is a pretend solution and will not end the problems. It needs to be done right.

This does not solve all of the problems. For example, there are serious traffic jams whenever the church has services or other events. Nevertheless, it would be a beginning to establishing co-operation with the Church and the neighborhood that surrounds it.

I emphasize these are my views. They do represent the rest of the association well in terms of the general situation, though each of the members will offer his or her own spin on the situation.

Take care,
Harry Eiss

From: [Jay Johnston](#)
To: [Kathryn Poppy](#)
Cc: [Jay Johnston](#)
Subject: Nazarene church school plan
Date: Thursday, April 16, 2015 9:19:15 AM

I live at 4931 Aljoann rd and would like to give my input for the planned Naz Church Land Use request. There are several points as a neighbor that should be considered before approval.

1. The church has not completed the updates that were supposed to happen after the 2013 expansion plan. I don't believe they feel compelled to do what was agreed to. Specifically, there have been no parking island to prevent the car racing.

The use of the parking lot for commercial purpose does not seem appropriate for this zoning. There are still drivers testing, motorcycle testing and CDL testing occurring. Just last weekend to be specific. The lot is still a hangout spot for kids late at night so there has not been an improvement to their security patrol. The improvements were supposed to be a part of the 2013 plan, not yet accomplished.

There has been no repair, improvement or attempt to limit foot traffic between their parking lot and our road. Mr Morgan claims it will be completed within 90 days. It was supposed to be completed after the 2013 study. Shrubs are not enough. My fiancé almost hit a child that ran through the shrub line. Neither the child or my fiancé had a chance to see each other due to the shrubs. Parishioners walk on our street and smoke during service hours on Sunday, again, just this past week. There now needs to be a more significant barrier since there will be an increased chance of safety issues with a school being in place at this location. Kids will be kids and we as neighbors should not be put in harms way (hurting someone who comes through the shrubs). There will be evening sports events during the winter when visibility is low. I suggest a privacy wall to be built on their side of the shrubs. At least 6-8 feet to keep the noise and lights blocked as well as limiting the chances of people climbing over the wall.

2. Mr Morgan misstates the vehicle traffic changes. On his Mar 16, 2015 Amendment he states 50 cars using the parking facility and only 125 ingress/egress. That may be true for the number parked but there could be as many as 175 (25 staff and 150 students, assuming there is no growth) cars in and out twice a day as well as when there are school events. This, despite trying to deconflict timing with the Brighton high school and Maltby schedule, will be an issue for every township resident who lives along main street. The last traffic study was done in 2010. There have been many new residents (you know the numbers better than I) added to the Brighton Road area in the last 5 years. Pine creek growth and student population at the Brighton High School to be two. The reopening of the church (now Northridge) has added to the Sunday traffic level also. There is a shuttle running from the High school to that church already due to the increased traffic flow. The traffic flow as well as additional wear and tear on the road needs to be considered. This is a non-profit that does not help the tax base, thus no funds to the township for road repair. If you drive this road with an additional 175 cars there will be more wear and tear. The safety of pedestrians along this stretch of road will be greatly impacted with additional traffic now turning into the North side of the road. An additional stoplight/crosswalk or traffic circle may be needed. There needs to be an updated study. 5 year old data is not acceptable when you consider the reopening of the Northridge facility. The improving county economy has increased the traffic along this road as more kids take cars to the high school and more residents go to town for meals and shopping (have you tried to eat out in Brighton without a reservation?). The thought that the scheduling of the school dropoff and pick up will be able to be deconflicted is wrong. There is an hour between the High School and Maltby start times, the traffic barely clears from High School traffic when the Maltby lines begin. This additional 150-175 cars will not be cleared prior to the Maltby crowd starting. The LCRC study attachments submitted were partially from a 2007 analysis. The additional ingress/egress (75 from west and 50 from east) as per Mr Morgans notice account for a 14-25% increase in traffic for the morning /afternoon window of time. Page three of Attach B (0700-0855 total 208 from the east and 0700-0855 total 520 from the west).

3. The plan states the existing playground will be used. Despite what is said, this playground will need expansion once a full time school is using the facility. There is no doubt there will be use of the parking lot for recreational use during the school year.

I would like the Planning Commission to consider having the church build a privacy wall/fence in addition to the already agreed upon landscape upgrades as well as make the agreed to parking lot improvements. These two items should be completed before considering any future changes to the land use. The church has been less than forthright in completing the already agreed to provisions.

I would also like the Commission to consider the need for a newer traffic study considering the changes in township population in the 5 year timeframe since the last study. Maybe the church could help fund said study. As Scranton had to put in a traffic circle, there may need to be a more complete analysis since it will dramatically impact traffic flow at the entrance to the church on the North side. It will drastically impact our ability to exit our neighborhood. The High school was in place when we bought, this is a new obstacle to our ability to get to work and town was not here when we chose to buy at this site. The road repair along the west approach is already very needed. Adding additional traffic flow of any kind will deteriorate this road even more.

Respectfully Yours,
Walter (Jay) Johnston
4931 Aljoann Rd
810 772 1128

From: [Laura Martin](#)
To: [Kathryn Poppy](#)
Subject: Naz Church K-12
Date: Thursday, April 16, 2015 9:59:52 AM

Kathryn,

I am a homeowner right next to the Naz Church and I have many concerns regarding the school that they plan on having in the fall.

First of all not long ago coming home from work a child ran out from the bushes which is supposed to divide the church and my street, Aljoann. I barely missed him as he did not see me and I did not see him. There MUST be a wall there to protect this from happening again.

Also with all the extra traffic that will be coming in and out of the church we will need to put some kind of traffic light there. With the high school there it is already difficult getting out of my subdivision and a having another school there will make a dangerous situation worse.

The roads are horribly torn up in that area and again with the extra traffic will make it even worse. With the closure of the ramp on Spencer road, traffic in our area has become extremely heavy and unsafe. Adding kids crossing the street and additional cars in and out of the church will make for again a dangerous situation.

I foresee this school as a nightmare for the community and the homeowners in and around the area.

Please look into this COMPLETELY before we proceed on allowing this school to move forward.

Best,

Laura Martin
4931 Aljoann
Brighton, Mich. 48116



Kathryn Poppy

From: Clare Doran <cdoran55@aol.com>
Sent: Saturday, April 25, 2015 10:12 AM
To: Kathryn Poppy
Subject: Planning Commission - Brighton Nazarene Church

Dear Kathryn,

Thank you for giving nearby residents the opportunity to comment on the submittal requesting inclusion of the Livingston Christian Day School within the Brighton Nazarene Church facility and ongoing expansion currently taking place.

The concerns regarding traffic do not seem to have been addressed since the 2013 plans were approved. The figures included in the impact assessment by Steven Morgan appear to be from 2007 and thus are way out of date to make any judgement. I believe updated figures should be used in a full traffic impact study before approval is considered. The increase of traffic from Brighton High School alone since 2007 necessitates reworking of the traffic flow around this site and have additional traffic control and pedestrian crossings before a new school is considered.

The issue of the buffer between the church and the neighborhood does not seem to be adequately addressed. The current trees there purely provide shelter for kids to hang out unseen and to peer into residents houses. The applicants have not adequately maintained this buffer and in fact the suggestion in section 3.03.02(1) of a continuous wall seems to suit the situation better. This would have to be higher than 4 feet however to prevent students climbing it or using it to hang out on it's top.

The applicants have not adhered to permitted uses already and are continuing with the drivers training and the additional use as a high school causes great concern about what other activities outside school hours will be conducted on the site. They are already running open evenings for the school before it is even properly zoned. They have not done all the required work on landscaping from the 2013 project plans so we have no faith that they will fulfill all of their obligations if a further change of use and planning approval is granted.

Your sincerely,
Mr and Mrs Doran
4769 Aljoann Road

7 May 2015

Genoa Township Planning Commission

I have been a resident of Aljoann for a year. The following are my concerns about the petition for the NAZ church petition. For simplicity there is a summary of my requests at the end (bold for ease of reading, not intended to be inflammatory). My overall concerns are for safety of students within the residential area as well as improving the privacy of our residential area from this commercial use. Despite what it may be defined as, a school lease payment to the NAZ is commercial use, the NAZ itself is no starting a school. They are becoming a landlord.

I would like the planning commission to consider this excerpt from the minutes of the 5-12-03 PC meeting that was held to approve the skate park building. 12 years ago almost to the date.

There was a discussion regarding the security guard and the security camera. All commissioners would like to have the security cameras in place.

Moved by Burchfield, seconded by Brown, to recommend to the Township Board approval of the Special Use Application for a proposed 17,600 sq. ft. sanctuary addition to existing church facility (Brighton Nazarene Church) located at 7679 Brighton Road, Section 25, petitioned by Brivar Construction with the following conditions:

1. The petitioner shall replace the 16 trees that have died or been removed along the east property line.
2. The petitioner will add three additional Austrian Pine trees to the east property line.

3. The petitioner shall maintain the tree line along the east property line.
4. The petitioner shall include the skate park rules on the liability waiver required for admittance.
5. The lights shall be turned off at 11:00 p.m.
6. The petitioner shall maintain not less than two signs prohibiting outdoor skating.
7. No commercial activities shall be allowed in regard to the use of the skate park nor shall such activities be delegated, assigned, or leased by the petitioner.
8. The petitioner shall provide a security guard to patrol the parking lot area on the days the skate park is open between the hours of 9:00 p.m. and 12:00 a.m.

The motion carried unanimously.

Moved by Mortensen, seconded by Litogot, to recommend to the Township Board approval of the Impact Assessment with a revision date of April 29, 2003 for a proposed 17,600 sq. ft. sanctuary addition to existing church facility (Brighton Nazarene Church) located at 7679 Brighton Road, Section 25, petitioned by Brivar Construction subject to the following changes:

1. AppendixA will be modified to indicate that with regard to the paid security person patrolling the parking lot from 9:00 p.m. until 12:00 a.m., the petitioner may seek a waiver of this condition upon providing satisfactory evidence to the Planning Commission and Board that alternative surveillance and security measures are adequate to assure quiet and peaceful enjoyment of the area.

2. "The activities building use will end at or before 10:00 p.m." shall be added.
3. The last sentence in the fifth paragraph shall be changed to "Parking lot lighting will be turned off at 11:00 p.m."

The motion carried unanimously.

Conditions 1-3 to date have not been complied with. At the Apr 27 2015 meeting (twelve years later) the petitioner had the audacity to imply the neighbors should be responsible for maintaining the bushes based on the initial install. At the 27 Apr 15 meeting the township engineer (I think that was who stated this) said the rules require a class B buffer Zone. When the skate park extension was approved there were buffer zone (plantings, see 1-3 above) requirements. As I stated in my last letter, my fiancé almost hit kids running through the current (unacceptable and substandard) barrier. This current petition will create even greater use of the facility and as such should require even more buffer from the neighboring houses. The fact that the petitioner has not complied with those 2003 conditions indicates an unwillingness to comply with PC conditions. Please do not approve the petition until after the 2003 conditions are complied with.

If there is a security guard on premise from 9pm until 12 am it has been ineffective. Just last week, 28 April 2015 around 930 pm there was a car revving its engine for about 20 seconds and then it raced off through the parking lot. I believe in follow on meetings there was a discussion about islands being placed to prevent this type of activity. There needs to be a clearly stated role for the security guard with regards to what activity is allowed. Earlier minutes have indicated that since it is private property the police will not

respond to this type of activity since it is not “Illegal” on private property.

See attached traffic impact statement below. In the latest petition there is reference to the LCRC review stating the school will generate 75 ingress/egress from the west and 50 ingress/regress vehicles at that little of this will occur at “peak” traffic. The traffic study was in May of 2011, the high school is pretty much out of session by then. What good is a summer traffic study to evaluate road use during the school year.

Its is also hard to believe there are only 125 vehicles driving 167 students and 25 staff plus whatever increased student body count due to the more desirable location. Commissioner Rauch himself will be adding to the count let alone whatever other new parents enroll.

Looking at Attachment B from the petitioner (impact assessment) there seems to be a discrepancy as to the traffic study. First it is dated 2011, so it is based on 4 year old data. Second, the ingress period to the proposed school is purported to be between the times of the High School and Maltby times. As we all know there will be early drop off and late pickup to accommodate working parents. Thus the assertion that it will not be during peak hour is false. Early drop off and late pickup is a part of the LCS program now. There will also be afternoon and evening sporting, extracurricular events, graduations and parent teacher conferences as well as other school activities that the petitioner failed to discuss. The LCS website discusses graduation activities as well as picnics and auctions.

The LCRC review was based on faulty(outdated) summer data and faulty input from the petitioner and as such it cannot be considered a true reflection on the impact. Using

student data from the old facility is not a true reflection on the true use and student count at the new facility. One of the stated purposes for the move (personal discussion with Ted Nast the school administrator) was to be able to draw from a larger population base for student enrollment.

I request the planning commission require a more accurate disclosure as to planned activities and student enrollment with the new facility.

I request the PC to require a new traffic count study based on the age of the data evaluated.

At the PC meeting on 27 Apr 2015 there was discussion but no action on the driver testing in the parking lot. This area is zoned residential and as of today 7 May 2015 the testing continues. That is a commercial enterprise. It must stop. The discussion about where and how testing can occur is a moot point. Testing started there before there were houses on Aljoann. It needs to stop. Discussion of backup beepers or not is also moot. This area is zoned residential, that is a commercial enterprise. This is somewhat unrelated to the petition but it speaks to the fact that the petitioner does not wish to abide by the laws within the township concerning following PC decisions. The petitioner has the ability to disallow the use for testing yet it continues.

In Summary I have requests the following 6 items for the planning commission.

- 1. Do not approve the petition until the conditions from the 2003 meeting be put in place (trees planted as per direction). Not based on promise. The current proposed landscape plan does not address the current barrier that is not sufficient at the southern section of the parking lot. It addresses all**

- existing dead evergreens be replaced. Many of the dead evergreens have long since been removed so the plan needs to specify exactly how many will be installed along the entire parking lot area. See attached photo.
2. Receive further information from the petitioner as to what the role of the security guard is and how to better mitigate the noise issues generated by current use keeping in mind there will be even greater use of the facility with approval of the petition.
 3. Require a more accurate student/staff count from LCS (they did not even speak at the 27 Apr 15 meeting) as well as before/after school activity use for all activities. There will most likely be outdoor activities associated with the school that were not mentioned. Lake front/park area of the property.
 4. Require a current traffic flow count during the school year, the report provided by the petitioner was 2011 and May 25 when the seniors and many of the students are no longer at the school.
 5. Determine if the church is allowed to lease out a portion of its property to a school entity in a residentially zoned area. This may not be the same as the church requesting to start a school and as such their initial petition may be invalid.
 6. Require the petitioner to stop the illegal driver testing at their facility.

Thank you for your consideration

Walter Jay Johnston

4931 Aljoann

- J. Impact on traffic and pedestrians: A description of the traffic volumes to be generated based on national reference documents, such as the most recent edition of the Institute of Transportation Engineers Trip Generation Manual, other published studies or actual counts of similar uses in Michigan.

(Add to existing comment)

-The existing Brighton High School, to the east, starts at 7:35 am and ends at 2:35 pm. The existing Maltby School, to the west, starts at 8:30 am and ends at 3:31 pm.

-The Livingston Christian School will start/end at a median time between Brighton High School and Maltby Middle School times.

-The Christian School is expected to generate 75 ingress/egress trips from the west and 50 ingress/egress trips from the east prior/after these start times. (Survey of current school staff and students) Little of this traffic will occur during "peak" traffic hours.

-The Livingston County Road Commission (LCRC) reviewed the potential traffic impact of these start/end times at the Nazarene Church facility, in a meeting on 3/17/2015, and have determined that the traffic at the Brighton Road and the Church driveway intersection is defined as "Minor Impact". (per LCRC data, see Attachment B)

-Livingston Christian School will not operate during the "peak hour" morning nor afternoon.

-A traffic count and traffic model of the Nazarene Church entrance was made by the LCRC in 2010. (see Attachment C)

K. No Change

L. No Change

Current tree line does not adequately provide a safe private barrier for the students or residence.



May 7, 2015

Genoa Township Board and Naz Church Members,

Matthew 22:36

"Teacher, which is the great commandment in the Law?" And he said to him, "You shall love the Lord your God with all your heart and with all your soul and with all your mind. This is the great and first commandment. And a second is like it: You shall love your neighbor as yourself. On these two commandments depend all the Law and the Prophets."

This may be a verse that the Naz Church preaches to its members, but after 13 years of living as neighbors in the adjacent neighborhood, I have come to the conclusion that this statement is far from true within their core values.

I moved into Worden Lake Woods in 2002 with two small children. Within months of living in my new home, within the Brighton Community, I began having problems with the "small church" that was located across my quiet, public street. In this 13-year span, The Naz has asked for four renovations and expansions with total disregard to the surrounding Brighton Community and its members. The Naz, in order to have their wishes granted, have made numerous promises that haven't been kept, nor followed up on with the Genoa Township Board members that have allowed these expansions and renovations in our small community neighborhood.

Some of the alarming church activities, after the opening of a skate park, ok'd by the township after numerous stated concerns by Genoa Township Board members, include:

- Young adult children roaming the streets to smoke and drink and return back to the skate park afterwards.
- Physical altercations on my street between these young adults where authorities had to be called.
- Theft of homeowner's personal belongings in cars in the neighborhood. When asked to obtain video surveillance Pastor Walls turned me down.
- Cars racing through the parking lot at all hours of the night.
- Skateboarding in the parking lot.
- No maintenance of dying trees that was outlined specifically in the agreement in 2000, upon expansion of the church.
- Continuous noise from car, bus and motorcycle testing
- Litter coming from the parking lot
- Cars parked facing homes with adults in them during the day, smoking illegal substances until authorities were called once again

All these issues have been brought to the attention of the Pastor and the Genoa Township Board members numerous times within the past 13 years. Numerous promises have been made that these issues would be resolved, because The Naz Church wants to be great neighbors. Many of these issues have never been resolved, yet the Genoa Township Board has continued

to allow The Naz to expand and grow and allow these types of unsafe, un-neighborly practices to continue. I am at a loss for understanding how this is possible. I am a member of the Brighton Community, I have children that attend the schools and am a schoolteacher myself in this community. How is it possible that the Genoa Township Board continues to deny me and my family of a safe and quiet living area in our own community?

Please see the enclosed comments by Genoa Board members throughout the last 13 years each time The Naz Church has asked for special permits.

I hope all of the Genoa Township board members consider very carefully what they are doing to their own Brighton Community members. What they are doing for the safety of the pedestrians and families that live and travel in the surrounding area. I challenge each of you each to put yourself in my shoes, our shoes! I truly believe that if one of your members lived in my community, none of this approval would be taking place. Additionally, as you vote to add more traffic volume to the already over-crowded Brighton Road, I ask you to consider carefully if you want to be held directly responsible for that one accident that takes the life of a Brighton Community member/members due to the avoidable allotment of 250 additional drivers in an already congested area.

Andrea Spaanstra

(Brighton Resident 39 Years, Brighton Area Schools Teacher 23 years, Concerned Parent)

Brighton

Nazarene Church

Frank & Margaret
McCroskey
610 280 7186

cf. 25
JSM - 754

RED TILMANN
107 S. GLEN KID

8/11/11 I read the didn't remove
E replacement press paper
replants: 1 Sep 1-7

April 29, 2003

- My wife and I
would like to see you at
your office

Dear Neighbors,

DEAR FRANK MARGARET MCCRUSKEY

6/22 3:00 @

11/17/03 1-7/10/03

6/27 ADDRESS: 1216 N. WINDY

I am writing you about the concerns you have had about the Churches' Indoor Skate Park. I apologize for the problems you feel have been caused by the community kids who have attended the park. We, as the church, want to do all we can to be better neighbors. Many problems associated with our skaters when the park was outdoors in our parking lot, were answered with the indoor park. I had hoped that most of them, in fact, had gone away. Obviously, they have not, and we hope the plans we are now making will take care of these issues.

I would like to share these plans with you at a "face to face" meeting - if at all possible. I am suggesting Saturday, May 3rd, at 10:00 a.m. My office is near the main front doors of our church. I would like to invite you to come and listen to our plans for better security for the neighborhood. You can ask any questions about our future plans at that time.

I want you to know that when we started this Skate park concept, now six years ago, it was with one goal in mind: give the community kids a safe place to skate and to teach them how to make better, healthy & wholesome lifestyle choices. Sixty percent of our attendees to the park do not pay any entrance fees. Those who pay are the ones who do not attend our Saturday meetings. We aggressively try to get all of the kids to attend...so that no one would pay. It is not our goal to make money - it never has been & never will be a money making venture.

By our actions, we plan to prove that a "new" goal, which we've added to this whole concept, is to make it as trouble free to the neighborhood as possible. Realistically, every neighborhood in Livingston County has its vandalism and other problems at times. With that in mind, we are willing to work with you to keep those problems to a minimum.

Thanks for your understanding. Hope you can attend the meeting.

Sincerely,

Rev. Ben Walls
Rev. Ben Walls

6/27/03 TW GARY GRIFFIN
LAFER - GORDON - EDWARDS
HAS - BROS - TREES - SHOULD BE SOON
ASK TO GIVE ME AS TO EXACTLY WHAT
THESE INTENTIONS ARE TO THE PASTOR

OPEN PUBLIC HEARING # 1 . . . CPR Collision is requesting an extension of site plan approval for lot 4, Parcel #4711-05-303-004, in Grand Oaks West Industrial Park. (PC 00-31)

Planning Commission disposition of an extension request

A. Recommendation regarding extension request.

Mr. Carl Keifer of 6511 Crandall in Howell, Michigan and Ms. Linda Keifer of 1820 Aldred in Milford, Michigan were present to represent this proposal. Mr. Keifer noted that this extension was requested because they need to secure additional financing. It has been one year since their last approval and they would like to request a one-year extension.

Moved by Litogot, seconded by McCririe to approve the site plan approval extension request for CPR Collision until October of 2001. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2 . . . Review of a site plan application for a 6960 square foot activity building addition to the Brighton Church of the Nazarene, Section 25, 7679 Brighton Road, petitioned by Pastor Ben Walls. (PC 00-29)
Tabled from 8-14-00 meeting.

Planning Commission disposition of Walls Petition

- A. Recommendation regarding impact assessment.
- B. Disposition of site plan.

Mr. Henry Cornell and Mr. Dennis Stamm of 7669 Brighton Road were present to represent this proposal. Mr. Cornell noted that the proposed activity building is for kids to use Thursday, Friday and Saturday nights for skate boarding and in-line skating. The building is 60' x 116' and has 14' sidewalls. Mr. Cornell noted that the building height is lower than the present gym. The siding, brick and shingles are to be the same color as the existing buildings. The purpose of this pavilion type building is to try to keep things under control by regulating the hours that the youth will be able to utilize the facilities. Mr. Cornell explained that the revised site plan is in accordance with the consultant's recommendations and that it will be located behind the building in a secluded area. The petitioner also pointed out that the parking would not change. The church has the capacity to accommodate 150 vehicles for Sunday morning service. This amount of parking will be sufficient to handle the proposed activities building traffic.

Chairman Pobuda asked Mr. Cornell if the brick would be the same as the brick on the existing building. Mr. Cornell stated that the brick would be identical to the existing brick. Chairman Pobuda also asked how high the brick would go on the building. The petitioner responded by stating that the brick will cover the lower 4 feet of the building. The colors and exteriors of the buildings will be matching.

Commissioner Litogot asked for clarification as to the purpose of the large overhead door on the plans. The petitioner responded by stating that the door was necessary for construction purposes. The other doors are provided for ventilation purposes as well as

for circulation of the skaters in and out of the building. Commissioner Litogot asked if the skating would be loud outside. Mr. Cornell stated that this would be an insulated building. Commissioner Litogot stated that the insulation would not be sufficient when the doors are open. He pointed out that the doors will be open most of the time because the building is not air conditioned or ventilated. Commission Litogot again questioned the purpose of the large overhead-door. The petitioner clarified his earlier comments by stating that the door is necessary during construction to put down the concrete and to get the trucks in and out. There was some general discussion about the necessity of this large door. Commissioner Litogot asked if there are any other planned activities for this proposed building. Mr. Cornell stated that the building could possibly be used for volleyball or picnics in the future, but that nothing has been planned. Commissioner Litogot asked if there would be a charge for the youth to utilize these facilities. The petitioner stated that there would be no charge for the use of this building. *NOT TRUE*

Chairman Pobuda asked if there is any intent to use the proposed building between Sunday and Wednesday. Mr. Cornell stated that there is nothing currently planned for these days, but it is possible that the building could be used for activities such as volleyball or reunions in the future. *APPROX 7 DAYS TIL 10 PM*

Commissioner McCririe asked what the hours of operation would be. The petitioner stated that the building would be open from 6 to 10 p.m. Commissioner McCririe asked if the petitioners were aware that the outdoor skating that has been occurring was keeping their neighbors awake at night. The petitioners stated that is the reason why they want to construct this activities building. By building this facility, the petitioners feel as though they will be able to control the hours and locations of skating. Commissioner McCririe expressed his concern with this building not fitting into the neighborhood. He points out that there are residential developments adjacent to the rear and east property lines. He states that he is unsure whether or not this building is compatible with these surrounding uses. Commissioner McCririe also expressed his concern in regards to these activities being moved outside due to the lack of air conditioning in the building. *NOT TRUE*

Commissioner Figurski asked if there would be water and a bathroom. Mr. Cornell stated that these facilities would be provided in the future. Commissioner Figurski asked if the existing barn would be retained. The petitioner stated yes, but there are plans to eventually replace this barn with an education center.

Commissioner Jerrold Joseph questioned whether or not there would be any storage uses in the building. Mr. Cornell stated that the only material being stored would be the equipment associated with the skating. These items include things such as barrels, ramps, etc. The petitioner explained that they are just trying to provide youth with a place to go have fun and feel safe.

Chairman Pobuda asked if this would be a type of recruitment outreach ministry. The petitioner responded yes. Chairman Pobuda then asked whether the facilities will be available to youths of all denominations. Mr. Cornell stated that they welcome those of all denominations and of all ages.

Mr. Jeff Purdy of Langworthy, Strader, LeBlanc and Associates, Inc. stated that the revised plans do meet the majority of comments addressed in their July 19, 2000 review letter. However, there are still outstanding issues. The first issue that the Planning Commission needs to address is whether or not the proposed use is accessory to and incidental to the existing use.

Commissioner Joseph states that he believes this is a bit of a stretch. He states that he is unsure about whether or not this use goes along with church uses. Commissioner Figurski states that she is having a hard time with this. She knows that it is good for the youth, but is unsure whether it is good for the area. Commissioner McCrie also states that he is struggling with this decision. He believes that this effort is commendable and admirable, but is concerned with the impact on neighboring uses. Commissioner McCrie also expressed concerns regarding the future use of the proposed building and whether or not those uses would be considered appropriate. Commissioner Litogot states that this is a business. He asked the petitioner if this would be an outreach ministry. The petitioner responded yes. Commissioner Litogot is concerned with the neighborhood behind the proposed building and is also concerned with the noise that will be created when the doors to the building are open. He states that he wants this to fit in with the neighboring and adjacent uses. Chairman Pobuda states that he is in support of this project.

Commissioner Joseph asked if the neighbors are in favor of this project. Mr. Cornell states that he knows of two neighbors to the west that are in favor of the facility because their children currently come to skate. Township Manager, Michael Archinal stated that he has had one neighbor call that was concerned with the noise and one neighbor came in to look at the site plan and seemed to be in favor of the project.

Commissioner McCrie asked what would be the color of the garage doors. Mr. Cornell responded that they would match the existing buildings. He showed a sample of the color and referred to it as "earth brown". Commissioner McCrie questions why the doors are shown 4' off the ground. The petitioner's response is that the doors are high to keep the kids inside of the building. The doors are necessary for ventilation. The petitioner states that the doors can be replaced by mechanical ventilation if necessary for approval.

Commissioner Joseph stated that he thinks the noise issue is the biggest problem. He asked if there could be any assurance that the noise will not be a problem. Commissioner Litogot states that he believes this is a good idea because it gets kids off the streets. *with a HANGOUT*

Township Planner, Jeff Purdy suggests that the following conditions be established: require mechanical ventilation, limit the hours of operation and limit or restrict amplified music.

All Commissioners agree that they are prepared to support this use as being accessory to and incidental to the existing use.

Mr. Purdy of Langworthy, Strader, LeBlanc and Associates, Inc. recommends that the petitioner use more brick and provide horizontal vinyl siding to give the proposed building a more residential appearance.

Mr. Cornell stated that the horizontal siding would not match the existing buildings and that due to the length of the building, it would not look very well. He also stated that they could go higher with the brick, but that would increase their costs.

Mr. Purdy suggested that the petitioners increase the height of the bricks to the top of the small doors, which is 7' high. The petitioner agrees to this, but notes that it will cause a substantial increase in their costs.

All Commissioners agree that they would rather see the brick than the siding. They state they are satisfied with this change.

Township Planner, Jeff Purdy raised the issue of the Church providing a performance bond for the future installation of a bike path. Township Manager, Michael Archinal notes that the Township has secured some funding for the creation of a bike path. He asks the Commission if they want to ask for additional funds.

There is general discussion about the requirement of a performance bond for a bike path. Mr. Purdy states that this property is master planned for a bike path, but it is not required. The petitioner stated that they have plans to come before the Township in a few years to construct a sanctuary in front of the church. He suggests that this would be a better time to require the bond for the bike path. Commissioner McCririe states that he is not inclined to force this issue at this time. There was consensus among the commissioners.

- ✓ Mr. Purdy points out that the Township has the discretion to require any existing non-conformity to be changed at this time. There is some discussion on this and it is determined that there are no nonconformity's at this location. Commissioner Litogot asked about changes in the lighting of the site. Mr. Cornell stated that they will be moving one existing post with 1 light fixture and replacing it with a pole light that has 4 fixtures. Commissioner Litogot asked if the lights will be pointing straight down and the petitioner responded yes. Mr. Purdy suggests that details of the lighting be provided.

Melissa Talley of Tetra Tech, MPS noted that the grading shall not exceed a 4:1 slope. Mr. Cornell stated that this will not be a problem. Mrs. Talley noted that sewer and water are indicated on the site plan and she asks to verify that this is a low-pressure system. The petitioner verifies that it is indeed a low-pressure system. Mrs. Talley stated to the petitioner that Health Department approval will be required.

Commissioner McCririe stated that mechanical ventilation can be provided. With mechanical ventilation, all doors on the building can be removed except for the exit or pedestrian doors. This would leave 3 doors on the building. These doors would be located on the west, south and east sides. All Commissioners state that they are in favor of these changes. The petitioner stated that they will comply with this request.

The petitioner is asked whether or not there will be any amplifiers used in the facility. Mr. Cornell responds that there is usually a portable P.A. system used on Friday nights, but that it will be inside. Mr. Cornell assures the Commission that there will be no outside amplification. Mr. Purdy suggests that the Commission place limits on decibels allowed at property lines. Township Manager, Michael Archinal reminds the Commissioners that the Township has an existing ordinance that regulates decibels allowed at property lines.

Mr. Purdy suggests that the hours of operation be established. The petitioner states that they are currently operating from 6 p.m. to 10 p.m. Commissioner McCrie asked if they would ever be open past 10 p.m. Mr. Cornell states that they will not.

*They
1:10:00 / people*

The call to the public was made with no response.

Moved, by Litogot, seconded by Joseph, to recommend to the Township Board approval of the Impact Assessment for a 6960 square foot activity building addition to the Brighton Church of the Nazarene, Section 25, 7679 Brighton Road, petitioned by Pastor Ben Walls (PC 00-29) with the following conditions:

1. Add dust control measures under Item D.
2. Clarify what is meant by "bathroom facilities are excepted" under Item G.
3. State the hours of operation as being 7 days a week no later than 10:00 p.m.

~~The motion carried unanimously.~~

Moved, by McCrie, seconded by Litogot, to recommend to the Township Board approval of the Site Plan for a 6960 square foot activity building addition to the Brighton Church of the Nazarene, Section 25, 7679 Brighton Road, petitioned by Pastor Ben Walls (PC 00-29) with the following conditions:

1. Township Board approval of the Impact Assessment as recommended by motion this evening.
2. Township Engineers review and approval of all plans.
3. Use of the building shall be limited to skateboarding and other uses accessory to the church.
4. There shall be no outdoor-amplified music or public address system.
5. The materials and colors as presented are satisfactory.
6. The brick shall run seven (7) feet above grade.
7. All lighting fixtures shall meet Township Zoning Ordinance requirements and details shall be provided to the Board.
8. The northeast and west overhead doors shall be eliminated.
9. There is to be no outside skating after the facility is built.

The motion carried unanimously.

~~OPEN PUBLIC HEARING #3. Review of a site plan for interior modifications to 2250 East Grand River (former McDonalds restaurant) for an auto sales and leasing center, petitioned by Lamb Development, (PC 00-23) Tabled from 8-14-00 meeting.~~

Not puda - youth rally -

7. Any other structure to be affixed to the tower shall require site plan approval from Genoa Township.
8. The setbacks as depicted on the drawing are satisfactory.
9. In accordance with the Township Planner, a six-foot high fence surrounding the perimeter, with additional landscaping requirements of 13 Green Colorado Spruce trees, shall be erected.
10. The transformer that is located five feet northeast of the proposed tower shall be screened with landscaping.
11. The developer shall comply with all Township Engineer requirements, which shall include submission of the detailed construction plans of the water tower prior to a Land Use Permit being issued.
12. A shroud will be placed over the tank during painting.
13. The City of Brighton will maintain the tower.

The motion carried (Litogot - Yes; Burchfield - Yes; Pobuda - Yes; Mortensen - Yes; Brown - No).

 **OPEN PUBLIC HEARING # 2...** Review of special use application, site plan, and environmental impact assessment for proposed 17,600 sq. ft. sanctuary addition to existing church facility (Brighton Nazarene Church) located at 7679 Brighton Road, Section 25, petitioned by Brivar Construction. (PC 03-08)

- **Planning Commission disposition of petition**
 - A. Recommendation regarding special use application.
 - B. Recommendation regarding impact assessment.
 - C. Recommendation regarding site plan.

Mr. Steve Varilone from Brivar Construction Company and Pastor Ben Walls were present to represent the petitioner. They are proposing to add a 17,600 square foot sanctuary to the front of their existing building. They have made the following changes to the site plan based on discussions at the last Planning Commission meeting.

1. The color of the ornamental fencing will be black.
2. The landscape plantings on the south side and southwest corner of the detention basin has been supplemented to provide a "continuous hedgerow" between the new trees.
3. The proposed new sign and associated detail was removed.
4. The Impact Statement was revised to include a description of the use of the activities building.
5. The church will be approximately 172 feet from Brighton Road.

Mr. Varilone noted the discussion that was held at the last meeting regarding the operation of the indoor skate park. They have modified the Impact Assessment as requested to describe the use of the park. The church has also added a security guard to the existing operation.

Pastor Ben advised that he met with residents on May 3, 2003 and they had a good meeting. There were discussions on how the church can be a better neighbor. The church will make the following improvements:

1. A tree barrier will be planted and maintained. The original developer of the residential subdivision asked the church for permission to plant trees and now the developer is gone from the area and has not maintained the trees. The church will maintain the trees on their side of the fence. They will add three trees to help screen the building as well as replace the 16 trees that have died.
2. → A security guard has been hired and they are in the process of purchasing a security camera to monitor the activity in the parking area 24 hours a day and 7 days a week.
3. The rules of the skate park will be included in the liability statement that the kids sign. The rules include such things as no profanity, no skating in the parking lot, no loitering outside of the building
4. Two signs stating, "no skating" will be erected in the parking lot.
5. The outdoor lighting will be turned out at 11:00 pm in the back of the parking lot.

Mr. Purdy reviewed his letter of May 7, 2003.

1. With regard to the ornamental fencing proposed for the storm water detention pond, it was decided that the fencing will be the same as what is used for the neighboring subdivision.
2. The expanded church is being proposed to be connected to the City of Brighton water supply. This will require an agreement between Genoa Township and the City.
3. The proposed new septic system needs to be approved by the Livingston County Health Department.

Ms. Huntley advised they have met all of their concerns.

The call to the public was held at 9:55 p.m.

Mr. Jamie Todd of 4931 Aljoann asked to speak on behalf of the neighboring subdivision. They are questioning the following:

1. The hours of operation for the skate park have expanded beyond what was originally approved.
2. There is not supposed to be a fee charged for attendance into the skate park. They charge some of the kids to skate and Pastor Walls advised them they may be renting out the center for other activities.
3. The noise in the evening needs to be resolved.

He noted the following discussions and agreements that were made at their meeting with the church.

1. The church will maintain the trees.
2. There will be a security guard there from 9:00 pm until 12:00 am
3. The rules of the skate park shall be included in the liability waiver that is signed by the skaters.
4. They are not sure that they agreed on a time that the lights will be turned off at night.
5. They like the "No Skating" signs that have been erected, however the "zero tolerance" rule that was in place in the past has not been enforced.

Mr. Sam Raguso of 4793 Aljoann noted the stipulation agreement that the church asked the residents to sign, which states that if the church makes all of the previously stated changes, legal action cannot be taken by the residents against them. He does not feel the Planning Commission should approve an additional special use for this site when the petitioner is currently in violation of their original special use and if it is approved, the specific use of the addition should be outlined.

He noted the concerns of the Commissioners at the August 28, 2000 meeting, which was when the activity center special use was originally approved. All of the commissioners were concerned with the proposed use of this building as it does not appear to fit into the use of the church. They were also concerned about the noise, etc. and how it will affect the surrounding neighbors.

Mr. Todd asked the Planning Commission to list the points that they made this evening as conditions of the recommendation for approval, if it is approved.

The call to the public was closed at 10:11 p.m.

Mr. Purdy stated that when the Planning Commission approved the activities center, they made a determination that it was an incidental accessory to the main use and that should not be addressed with regard to this approval.

Pastor Walls advised that he was not aware of the hours of operation for the activities center. He was not at the meeting when the original special use was approved and he did not know that his representative agreed to certain hours of operation. Mr. Varilone noted that the Planning Commission approved the hours of operation as 7 days a week until 10:00 p.m.

Pastor Walls addressed the concern of them renting out the activities center. Some parents want to rent it for birthday parties. Commissioner Litogot feels that as long as it is maintained inside, they have the right to use their activities building. Pastor Walls advised they rent out the sanctuary, gym, etc. all of the time and have written policies for these purposes. It is a common practice for churches to rent their facilities. Commissioner Burchfield would be opposed to

Pastor

Ben
Wells

rental of the activities building only outside of the church's current use. He feels the other rentals are within the concept of what a church could be used for.

Chairman Pobuda asked if the charge for the rental is profitable. Pastor Wells advised they only charge what they will need to cover their costs. He added that if this is a problem with the Township, then they will not offer rental of the activities center.

Chairman Pobuda advised that the agreement between the homeowners and the church is not a concern of the Planning Commission or the Township.

There was a discussion regarding the security guard and the security camera. All commissioners would like to have the security cameras in place.

Moved by Burchfield, seconded by Brown, to recommend to the Township Board approval of the Special Use Application for a proposed 17,600 sq. ft. sanctuary addition to existing church facility (Brighton Nazarene Church) located at 7679 Brighton Road, Section 25, petitioned by Brivar Construction with the following conditions:

1. The petitioner shall replace the 16 trees that have died or been removed along the east property line.
2. The petitioner will add three additional Austrian Pine trees to the east property line.
3. The petitioner shall maintain the tree line along the east property line.
4. The petitioner shall include the skate park rules on the liability waiver required for admittance.
5. The lights shall be turned off at 11:00 p.m.
6. The petitioner shall maintain not less than two signs prohibiting outdoor skating.
7. No commercial activities shall be allowed in regard to the use of the skate park nor shall such activities be delegated, assigned, or leased by the petitioner.
8. The petitioner shall provide a security guard to patrol the parking lot area on the days the skate park is open between the hours of 9:00 p.m. and 12:00 a.m.

The motion carried unanimously.

Moved by Mortensen, seconded by Litogot, to recommend to the Township Board approval of the Impact Assessment with a revision date of April 29, 2003 for a proposed 17,600 sq. ft. sanctuary addition to existing church facility (Brighton Nazarene Church) located at 7679 Brighton Road, Section 25, petitioned by Brivar Construction subject to the following changes:

1. Appendix A will be modified to indicate that with regard to the paid security person patrolling the parking lot from 9:00 p.m. until 12:00 a.m., the petitioner may seek a waiver of this condition upon providing satisfactory evidence to the Planning Commission and Board that alternative

surveillance and security measures are adequate to assure quiet and peaceful enjoyment of the area.

2. "The activities building use will end at or before 10:00 p.m." shall be added.
3. The last sentence in the fifth paragraph shall be changed to "Parking lot lighting will be turned off at 11:00 p.m."

The motion carried unanimously.

Moved by Burchfield, seconded by Mortensen to recommend to the Township Board approval of the Site Plan for a proposed 17,600 sq. ft. sanctuary addition to existing church facility (Brighton Nazarene Church) located at 7679 Brighton Road, Section 25, petitioned by Brivar Construction subject to the following conditions:

1. Township Board approval of the Special Use Permit as recommended by motion this evening.
2. Township Board approval of the Impact Assessment as amended and recommended by motion this evening.
3. The brick face colors and accents shall be as presented to the Planning Commission at its April 14, 2003 meeting.
4. Architectural colored renderings of the elevations shall be as provided to the Planning Commission at its April 14, 2003 meeting.
5. The petitioner will endeavor to obtain a waiver of the Livingston County Drain Commissioner's fencing requirement for the detention pond area.
6. Absent the petitioner obtaining that waiver, the petitioner shall provide a black ornamental fence around the perimeter of the pond and in front of the fence a hedgerow with the hedges spaced to provide minimal visual impact of the fencing and detention area.
7. The current sign will remain as is with any changes requiring a new sign permit.
8. The proposed new septic system must be approved by the Livingston County Health Department.
9. The petitioner shall connect the church's facilities to the municipal water supply system provided by the City of Brighton.

The motion carried unanimously.

~~OPEN PUBLIC HEARING # 3...Rezoning application, environmental impact assessment, conceptual PUD plan, and PUD agreement to rezone 73.1 acres located west of Chilson Road, north of Coon Lake Road in Section 20 and Section 29. The request is to rezone property from CE (country estates) to RR (RPUD) (rural residential PUD) petitioned by Chestnut Development. (PC 03-09)~~

- ~~Planning Commission disposition of petition~~
 - A. ~~Recommendation regarding PUD rezoning application.~~
 - B. ~~Recommendation regarding conceptual PUD plan.~~
 - C. ~~Recommendation regarding PUD agreement.~~
 - D. ~~Recommendation regarding impact assessment.~~

From: [Kelly VanMarter](#)
To: [Glenn Ikens](#)
Cc: [Kathryn Poppy](#)
Subject: RE: Nazarene School
Date: Tuesday, May 12, 2015 9:40:06 AM

Mr. Ikens,

I regret that I did not see this e-mail before the meeting last night. The request was tabled so I will include your comments for the next meeting. Thank you for taking the time to contact me.

Most sincerely,

Kelly VanMarter, AICP
Assistant Township Manager/Community Development Director

Genoa Charter Township
2911 Dorr Road, Brighton, Michigan 48116
Direct: (810) 588-6900, Phone: (810) 227-5225, Fax: (810) 227-3420
E-mail: kelly@genoa.org, Url: www.genoa.org

From: Glenn Ikens [mailto:glennikens@gmail.com]
Sent: Monday, May 11, 2015 6:04 PM
To: Kelly VanMarter
Subject: Nazarene School

Dear Director,

I am writing this to urge you to share with the Planning Commission the need to reject the plan of the Church of the Nazarene to open a school on their Brighton Road property.

While I am not a Genoa Township resident, I live in close proximity to the proposed school, with my property at the corner of 4th and State in the City of Brighton. The matter of increased traffic concerns me greatly. If the school opens, it will create morning and afternoon traffic that will impact the State Street residents, as numerous drivers are likely to use State in an attempt to avoid backups on Main Street and Brighton Road. This will negatively impact the quality of life in my neighborhood, including both Brighton and Genoa Townships residents who share State Street and the city and township streets that cross State.

Please put matters of public safety and quality of life for the nearby neighborhoods first and reject the proposed Nazarene school. The expectations of your constituents to live in neighborhoods without the impact of excess traffic should be board's number one consideration.

Please communicate this to the commission.

Thank you,
Glenn Ikens



GENOA TOWNSHIP

MAY 29 2015

May 26, 2015

Genoa Township Planning Commission
Genoa Township Hall
2911 Dorr Road
Brighton, MI 48116

Dear Members of the Genoa Township Planning Commission,

This letter is in regard to the Special Land Use Permit requested by Brighton Nazarene Church (Parcel No. 4711-25-400-058). The public hearing is scheduled for Monday, June 8 at 6:30 p.m.

We write on behalf of the Board of Trustees of First United Methodist Church of Brighton. Our church owns the home located in Mt. Brighton Subdivision at 7608 Brookview Court. The house is directly adjacent to the Nazarene property and is the home of Rev. Sherry Parker.

The Board of Trustees and Rev. Parker support the granting of a Special Land Use Permit so that Livingston Christian School may be located within the Brighton Nazarene Church.

Sincerely,


Mr. Dan Welton, Board of Trustees Chairman


Rev. Dr. Sherry Parker

Transformed by God to Transform the World

400 E. Grand River Ave. • Brighton, MI, 48116 • 810-229-8561 / www.brightonfumc.org

I would like to refer to past approved minutes in order to make a few points about why I believe the current special use permit should be denied. My comments with regard to the past approved minutes are in red to reduce the amount I would like you to review.

Approved minutes from 9-9-13

Motion by James Mortensen to recommend to the Township Board approval of the special use permit, subject to:

1. The same conditions of the special use permit granted June 2,2003 shall be complied with and expanded to include maintenance of all of the additional trees and bushes, as well; **There are numerous missing trees from the group that died after they were planted many years ago. Photos 1-3 show where dead trees had been removed and as of yet not replaced. There are in fact 4 missing trees. These trees are needed to ensure a solid buffer to the public road. A follow on requirement for barrier maintenance is required.** The church was directed to replace and maintain the dead trees as par of the special use permit issued in 2003.



Photo1



Photo 2



Photo 3

2. The petitioner, with respect to the original conditions, shall provide a security guard to patrol the parking lot on the days the skate park is open between the hours of 9 p.m. and 12 a.m. The church employee living on the site will be permitted to perform the security guard duties provided he is appropriately licensed;
3. Procedures will be in place, available for Township inspection, regarding the maintenance of the underground detention system;
4. Trash pick up will not be permitted until after 8a.m.;
5. The approval of the site plan and environmental impact assessment: This recommendation is made because this commission has found that the general land use standards of ordinance 19.03 and article 3 are met.

Support by Diana Lowe. **Motion carried unanimously.**

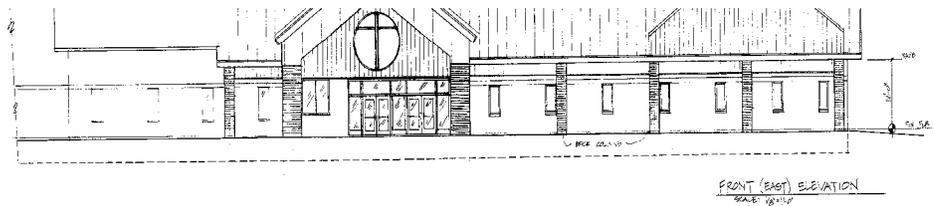
09-09-13 Approved Minutes

Motion by Barbara Figurski to recommend to the Township Board approval of the environmental impact assessment, subject to:

1. The parsonage should be listed as to the north, rather than the south in section C.

Support by John McManus. **Motion carried unanimously.** **Motion** by James Mortensen to recommend to the Township Board approval of the site plan dated 7/30/13, subject to:

1. A note will be added to the site plan briefly describing how the underground detention system will be maintained;
2. The requirements of the Township Engineer addressed in his 8/18/13 letter will be complied with, as well as the requirements of the Brighton Fire Department addressed in their letter of 8/6/13;
3. The building elevations are acceptable; **The elevation that has been built does not match the plan presented, see photo 4. There has been a modification to the elevation that drastically changes the aesthetics of the building dramatically changing the visual impact of the site. Note the size of the cross relative to the approved site plan.**
4. The materials will match the existing building; **The**
5. **siding at the entrance is a deep blue with a full length gold cross, see photo 4 which does not fit within the guidance of matching. There needs to be a decision about what the Naz must do in order to get this elevation to match the approved drawings. The blue material used creates a very contrasting look and does not blend with the existing structure or the surrounding neighborhood.**



site plan as of 9-9-13



Photo 4 non matching building materials and change to site plan façade.

6. Parking at 134% is approved;
7. Lighting will comply with the ordinance in terms of foot candles at the property line;
8. Language will be added to the site plan regarding the landscape plan as it relates to how the landscaping will be maintained to avoid future failures that have occurred in the past.
See photo 5 and 6 (before clearing and after clearing). The clearing process of the existing trees and brush has been overly aggressive and has created an eyesore for the community. There was a large number of live trees removed from the buffer. Some of the remaining live trees appear damaged and may not survive the clearing process. A follow on maintenance requirement should be established here also. Support by Eric Rauch. **Motion carried unanimously.**



Photo 5 before clearing, street view of site.



Photo 6 after planting, street view of site

1. Kelly VanMarter reviewed the ordinance to determine if the driver license testing is a special use under the ordinance. AK Services has been providing this service at the church for 18 years. Mr. Tengel thinks that this business should not be in a church parking lot, which is a residential area. Ms. VanMarter indicated, and Mr. Borden concurred, that this use was never lawful under the ordinance and therefore is an illegal use. In order for it to be a legal non-conforming use, it would have had to have been a lawful use when it started at that site. Mr. Mortensen said he believes if it is not an approved use, then it cannot be assumed to be an unapproved use--it's a "limbo" item.

The testing should be stopped, it is an illegal use of residential area.

I am also very concerned that the traffic from the school will lead to issues on Main St and Al Joann Rd. In addition to the normal traffic count on Main Street there is a high percentage of new drivers in the area of the high school. Last year there were 821 parking permits issued to Brighton High School students. If the permit is approved and either Al Joann or Main street are impacted it will lead to potential safety concerns for pedestrians as well as vehicular traffic. Al Joann road was built to the minimum acceptable width. If cars park on this road it will no longer allow two-way traffic. The current traffic flow plan does not account for winter conditions when the lot spaces may be reduced due to snow. The drop off and pick up plan is very aggressive and I do not believe it will be able to be executed. The liability of running such a plan with volunteers may put children and volunteers in jeopardy should there be an accident.

There has been discussion between the neighbors and a member of the church (Steve Gronow) on 29 May to discuss some of our concerns and provide feedback to the church.

In summary I would request the Commission consider the following prior to plan approval. 1. Require replacement of the 4 dead trees on the Southern buffer area. 2. Direct a fence or physical barrier to be added to the entire length of the buffer plan. 3. Direct an upkeep and maintenance requirement for the buffer area. 4. Require more living buffer items be added to the Northern end (cleared portion) of the buffer area. 5. Require a traffic study to ensure there will be no impact on traffic on Main St. or as a minimum limit the student count initially until it can be determined that the pickup/dropoff plan will adequately prevent issues on Main St.

Thank you for your time and consideration

Walter (Jay) Johnston
810-772-1128

Kathryn Poppy

From: Harry Eiss <harryeiss@comcast.net>
Sent: Saturday, June 13, 2015 10:05 AM
To: Kelly VanMarter
Subject: Planning Commission - Brighton Nazarene Church

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kelly: I will appreciate it if you will pass this along to the Planning Commission. Thanks, Harry

Dear Commission:

Apparently, the Brighton Nazarene Church is now making claims I have had some inexplicable reversal and am now friends with them, delighted they are adding a school, and even willing to keep up their park for them. I believe you are intelligent enough to realize that something doesn't sound right about this. In fact, it's absolutely absurd.

It is what they do, lie. I have been lied to, lied about and threatened by them. They seem to think they're going to get their way no matter what, and it appears they are.

But at the very least I am going to try and prevent them from misrepresenting me. Please do not believe anything they say to you about me. If you're interested in knowing my thoughts, I'm easy to contact.

Have a good day,
Harry

Charles (Robert) Hensley
4793 Aljoann
Brighton, MI 48116

July 7, 2015

Genoa Township Planning Commission
2911 Dorr Rd
Brighton, MI 48116

Regarding: The Church of the Nazarene, Application for Zoning Variance/Special Use Permit for Pre-K Through Grade 12 School

Attention: Kelly VanMarter – Please include this letter in the information package submitted to the Genoa Township Planning Commission for its consideration during the scheduled meeting on July 13, at which time it is scheduled to discuss and decision the above referenced request.

Ladies and Gentlemen,

I am a resident of Genoa Township and a homeowner at Worden Lake Woods. I am writing this letter to express my concerns, frustration and disappointment with the Genoa Township Planning Commission and the Church of the Nazarene (Church,) resulting from its application for a zoning variance/special use permit to lease space to a faith-based school where a pre-school through grade 12 private school will be established. Construction of the space in question (a major expansion of the existing facilities) was originally approved by this Commission and the Genoa Township Board of Trustees for use as church classrooms and meeting space, not for use as a school.

Please note that I write this letter as a concerned resident of the Genoa Township and my viewpoints are mine alone and do not represent those of the Worden Lake Woods Homeowner's Association nor its residents. My comments are based on discussions with Church members/leaders and discussion of this topic at the three previous Planning Commission meetings.

Premature Assumptions

The Church and school have been advertising in multiple forms of media for applications for new students at the Church's location since 2014. I became aware of this before the application for the zoning variance/special use permit from the Church was first discussed at the April, 2015 Planning Commission meeting. Following is the headline and key information from an article in the Livingston Daily announcing the school's new location. (Please note that the referenced article was written prior to the April, 2015 Planning Commission meeting, at which time the Church's application for the zoning variance/special use permit was first discussed.)

Livingston Christian Schools moves to Brighton location

Abby Welsh 8:21 p.m. EST March 6, 2015

Livingston Christian Schools will be officially moved into Brighton Nazarene Church this fall. The school, preschool through 12th grade, **announced its big move to its new location last fall**, with 93 percent of its students returning. The new location is at 7669 Brighton Road in Genoa Township.

There are numerous additional announcements on the school's website announcing plans to move to the Church's campus. Knowing that the Church had not received the appropriate approvals to lease the space to the school, I could only assume that this commitment by the Church is a result of a promise to the school by the Church based on an assumption that the zoning variance/special use permit would receive approval via "rubber stamping" or by utilizing "delaying tactics." My assumptions will be discussed/addressed later in the letter.

It might appear from the referenced news article that the Planning Commission's and Board of Trustee's decision in this matter has already been determined. I hope that assumption is incorrect, as I believe that the assumptions in the article are inaccurate because approval of the zoning variance/special use permit enabling the Church to lease space to the school has yet to be approved! Therefore, I am raising my questions, concerns, frustration, and disappointment regarding the Church's application, particularly the timing, and actions to date by the Planning Commission, along with its due diligence process.

My Point of View on Faith-Based Education

I'll start by stating that I have no objection to a faith-based education. While I attended public elementary and high school, I completed my undergraduate work at a private, Baptist affiliated college. Therefore, I am not opposed to a church affiliated education; however, I also do not consider it necessary to ensure that the parents' and/or students' desired religious values are developed and fostered for the student; this occurs at home and through church related activities. Faith based education is a choice, not a requirement.

Therefore, the Planning Commission should not consider approval of the Church's application a necessity to fulfill a need or educational gap nor should the Church and/or the school consider the approval a "given," which, based on previous announcements and communications, they do!

Economic Impact

My first concern and point of issue is the impact that the school will have on the economy of Genoa Township. My concerns/questions, both positive and negative, follow:

Positives: There will be added revenue for DTE for added electrical use and for the Town of Brighton for additional water use. There may be additional revenue for local food vendors for lunches and activities. Some local merchants may also benefit from the sales from parents driving their children to/from school, (e.g., gas, snacks, etc.)

Negatives: Since the school and church are 501(c)(3) organizations and exempt from taxes, I'm not aware of any positive impact to the tax revenues of Genoa Township. There will be added traffic, up to 300 cars (250 students plus staff at maximum capacity based on the application,) that will be using the streets to and from the school, up to two times daily for 180 days per year, adding a

burden on what most residents already consider horrible street and road conditions. None of the parents, students or staff who are driving to and from the school, who are not residents of Genoa Township, will share in the cost of maintaining these streets.

Traffic Management

There has been a great deal of discussion around this topic at the three previous Planning Commission meetings at which the Church's application for the zoning variance/special use permit was discussed. This includes disruption to the surrounding neighborhoods, including residents of Worden Lake Woods, specifically noise from students, staff and cars during the school day, extracurricular activities at night and on weekends, and traffic management on public and private streets during school starting and ending times.

The Planning Commission has asked the Church leadership for documentation to support the ability of the public streets and the Church's parking to accommodate the flow of traffic, but to my knowledge this has yet to be (satisfactorily) provided. I believe that there has been a traffic flow proposal for the church's parking lot during times of drop-off and pick-up but I haven't seen anything that addresses the overflow of traffic while cars are waiting to enter the Church parking. There is no parking available on Brighton Rd. or any adjoining street, so where will these cars go until they have access to the church lot? Additionally, the parking lot traffic flow proposal is based on 200 students and 26 staff, yet the proposed zoning variance/special use permit allows for 250 students at the school. As of the June, 2015 Planning Commission meeting, the Church had not developed and provided a sustainable solution.

Impact on Adjoining Residential Neighborhoods

The area surrounding the Church is primarily residential, not commercial. At this time the Church's activities, which may cause disruption to adjoining neighborhood's livelihood and ability to enjoy our homes, is limited primarily to Sunday mornings and Monday evenings. If the school is approved, this is extended to at least eight hours per day, five days per week, 40+ weeks per year. As a result, this will most likely result in homes in adjoining neighborhoods to be devalued or deemed undesirable.

I ask you, members of the Planning Commission, would you approve this application if you lived immediately beside the Church/proposed school or even in the general vicinity, when the increasing traffic problems are included in the equation?

Timeline of Application

With all due respect to the Church's leadership, it should have started this application process at least a year ago, at the time or after they and the school decided to relocate the school to the Church, which was announced in fall, 2014, not 4-5 months before the school is scheduled to open. The school and Church have been actively soliciting applications for new students at this location since fall, 2014, well before the Church had ever applied to the Planning Commission for the zoning variance/special use permit. Residents of Worden Lake Woods were told by an official representative of the Church that they verbally committed to lease the space to the school "some time ago" (sometime in 2014) and when asked why approval for the zoning variance/special use permit was not pursued at that time, an answer was not provided. We were also told that, following the verbal commitment by the Church to relocate the school to the Church, that several parents had started attending the Church and had made

“significant” contributions toward construction of the new building that would house the school and that if the zoning variance/special use permit wasn’t approved, that the Church may have to return the cash contributions or gifts-in-kind, resulting in significant hardship for the Church. One representative stated that ‘this might result in bankruptcy for the Church,’ but that was later retracted by another.

It is obvious, at least in my mind, that the Church should not have made any commitments to the school prior to the Church obtaining the appropriate approvals from the Planning Commission and Board of Trustees. It would appear that the Church assumed that there would be no opposition and that the application would be “rubber stamped” or that by delaying submission of the application for a zoning variance/special use permit until a few months prior to the schools scheduled opening, that they would receive enough postponements to ensure that they would receive at least a temporary approval, since the students, which have now grown from 147 at the current location to more than 200 for the 2014-2015 school year, would have nowhere else to go. Well, yes they do! They can either attend another faith based school, a public school or they can be home-schooled.

I recognize that concessions to established procedures are sometime necessary for inexperience applicants when applying for zoning variances/special use permits; however, the Church has experience with this process and know what the time constraints and expectations are. Exceptions should NOT be made just because the applicant is a religious organization that is leasing space to an educational entity, and that’s what appears to be happening...perception is reality!

Conclusions and Recommendations

I spent my entire career in Lending with financial institutions and chaired numerous Credit Committees. The lenders were expected to come to Committee prepared to discuss the credit and defend their recommendation with substantiated analysis. If they didn’t, the credit was either not approved or unauthorized. The Committee majority determined the outcome. While I may not have always agreed with the majority’s decision, I supported the Committee’s decision, as did the other members of the Committee; therefore, the process worked!

The Planning Commission has tabled this application for three months which, in my mind, results from one of two things:

- The Church has delayed providing the requested information knowing that it would result in additional postponements until it was too late not to allow the school to open because the 200+ students wouldn’t have a place to attend school. (But, as previously stated they do - public school, another private school or home school!)
- This Planning Commission has deliberately not rendered a timely decision based on the information provided by the Church, leading to the same result.

Whichever it is, the actions that I have witnessed over the previous three months support the assumption that the process is not accomplishing the results intended. As officials of Genoa Township, the Planning Commission has a responsibility to the Board of Trustees and the township’s citizens to make informed decisions, based on factual information provided and utilizing the guidelines within which you are bound to operate, not for what is in the best interest of The Church of the Nazarene, the school or Worden Lake Woods, but for the entire township! In my mind, I have not seen a sustainable solution to ensure little, or at the very least, manageable impact, to the surrounding affected residential

neighborhoods; therefore, the request is not in the best interest of the township. It adds little or no support to our economy, it creates added traffic that will be unmanageable, and does not support the residents of the township.

If the Church has not provided all information previously requested by the Planning Commission, which includes a sustainable solution to the traffic issues that has been requested at least three times, by the next meeting on July 13, 2015 and it does not meet the standards for a safe environment for the students and the residents of Genoa Township, I respectfully encourage this Commission to decline their request for the zoning variance/special use permit, not “kick the can down the road” again by tabling the decision for another month or approve a 1 – 3 year “trial” permit to operate the school and then revisit (which is nothing more than a glorified way of kicking the can down the road!) The Planning Commission and Board of Trustees do not have the ability to “police” commitments by the applicant that are part of the Planning Commission’s or Board of Trustee’s decision, which is evidenced by previous commitments by the Church that were not fulfilled on a timely basis. Therefore, a “trial” approval without a means of policing commitments to which the applicant is to be held, is not a viable solution.

As a Genoa resident who is disappointed, not only as a result of the Church’s approach/delay in submitting this application for a zoning variance/special use permit, but also the Planning Commission’s delay in making a decision, once again I respectfully ask you to make an informed decision based on the facts and information presented by the July 13 meeting. I understand your desire to be accommodating but I encourage you to maintain the integrity of the process and consider how your decision impacts all Genoa Township residents and our community. This will help ensure the integrity of the process and maintain the community’s trust in the decisions rendered by the Planning Commission and Board of Trustees.

Sincerely,

Charles Robert Hensley

Kathryn Poppy

From: Kathryn Poppy
Sent: Friday, July 10, 2015 11:19 AM
To: Diana Lowe; Doug Brown; Eric Rauch; Jim Mortensen; John McManus ; Kristi Cox; Kelly VanMarter; Chris Grajek
Cc: borden@slplanning.com; Gary Markstrom (gary.markstrom@tetrattech.com); Mike Evans
Subject: FW: Message from Al Joann Resident
Attachments: WIN_20150625_171932.JPG; WIN_20150625_171954.JPG; WIN_20150625_172010.JPG; WIN_20150626_085825.JPG

Dear Planning Commission Members,

Please find below a message as it was sent from Jay Johnston of Al Joann, neighbor to the Brighton Nazarene Church. Also find attached the four photos which Mr. Johnston included.

Regards,
Kathryn

From: hnljay@gmail.com [<mailto:hnljay@gmail.com>]
Sent: Thursday, July 09, 2015 5:35 PM
To: Kathryn Poppy; Kelly VanMarter
Cc: hnljay@gmail.com
Subject:

Members of the planning commission, I will not be at the 13July meeting so I am requesting you consider these inputs.

I am still concerned for the impact on traffic at the entrance to our subdivision and Brighton road. I am concerned that parent volunteers are not trained or qualified to ensure the impact on these two streets is minimized and safe. Other communities have police officers directing traffic, they may be off duty but at least they are qualified for public safety. The student count has not been clarified so it is still unknown if the parking lot traffic flow plan is sufficient.

There has been no follow through on the upkeep of the buffer. Pastor Ben has indicated in an e-mail that the church would be responsible for upkeep. There are dead evergreens on the Southern end of the property buffer that need replacement. See photo 1-3.

I feel that the board is paying close attention to the design aspects of the new building facade and as such would like to mention that the North and South side surface colors do not match other siding on the building as previously stated at the meeting. See photo 4.

I am also concerned for the negative impact on property value on our street due to the increased traffic and use of the facility.

This is my draft for the meeting please send me any inputs no later than the 7th of July so I can get it to the commission prior to the meeting.

Sent from Surface







