

**GENOA TOWNSHIP JOINT MEETING  
Of the Township Board, Planning Commission  
and Zoning Board of Appeals  
May 23, 2005**

**MINUTES**

The Joint Meeting of the Township Board, Planning Commission and Zoning Board of Appeals was called to order at 6:30 p.m. at the Genoa Township Hall

The following Board, Zoning Board and Planning Commission members were present: Gary McCririe, Steve Wildman, Jim Mortensen, Polly Skolarus, Robin Hunt, Jean Ledford, Joe Perri, Kevin Brady, Doug Brown, Barb Figurski, Curt Brown, Don Pobuda, Mark Snyder, and Teri Olsen. Also present were Mike Archinal, Township Manager, Kelly Kolakowski, Township Planning Director, Adam VanTassell, Township Code Enforcement Officer and Jeff Purdy, LSL & Associates.

**I. Call to the public for items not already on the agenda.**

The call to the public was made at 6:30pm with no response.

**II. Review and discussion of draft Master Plan**

Mr. Purdy gave an overview of where we are in the master plan update process. He reviewed the population trends and projections section of the draft plan.

Mr. Mortensen questioned whether or not we really could reach a population of 29,083 by 2030 without making major changes to the master plan. Mr. Purdy replied that the projections were based on master plan densities and land area and he felt as though the projections were accurate. Mr. Mortensen stated that he feels that this is a very important statistic and he just wants to make sure that it is 100% accurate.

Mr. Purdy continued on with his presentation and reviewed the goals and objectives, natural areas/features and future land use sections of the plan.

Regarding the future land use map, Mr. Doug Brown stated that he is very pleased that there are very few changes in the proposed future land use map.

Mr. Purdy reviewed the growth boundary, town center and pathway sections of the plan and then opened the meeting up to further questions or discussion. Mr. McCririe suggested that the group go over the plan in groups of 10 pages to cover everyone's concerns or comments.

Joint Meeting of the Township Board, Planning Commission and Zoning Board of Appeals – May 23, 2005

Pages 1-10

Mr. Mortensen recommended the following changes:

- Page 2, First Bullet – remove the words “particularly Brighton and Howell”.
- Page 9 under housing costs at the end of the first paragraph – Strike the last phrase beginning with “limiting”.

Mr. McCririe recommended the following changes:

- Page 4 – third bullet up from bottom change to civic “area”. Also remove the second to last bullet point on the page because it is a repeat of the last point under “transportation”.
- Page 6 – correct the comma in Table 2 for Livingston County’s 2004 population.

Pages 11-20

Mr. Mortensen made the following comments:

- Page 11 – Just a comment – we need to double check and make sure that we are comfortable with the numbers.

Pages 21-30

There was general discussion about the first bullet point on Page 28. The group agreed that the language of that point should be tweaked to reflect that the Township will continue providing sanitary sewer within established utility districts.

Pages 31-40

In regard to Map 8 – Mr. McCririe stated that there are additional water service areas north of Brighton Road in Section 25 that are served by the City of Brighton. Mr. Archinal stated that the peninsula south of Northshore is not within any service district and should be removed from the map.

In regard to Map 9 – Mr. Archinal stated that there is a non-golf course owned parcel located behind Vic and Bob’s Party Store located north of Brighton Road and west of the railroad tracks that should be looked at for a designation other than PRF. Mr. Purdy will work with Ms. Kolakowski to determine the appropriate designation for this area.

Pages 41-50

In regard to Map 13 – Mr. McCririe questioned the pathway shown within the Pine Creek subdivision. Mr. Purdy stated that there was a sidewalk shown on their approved site plan and that is why it is reflected on the map.

Pages 51-81

On page 74, Mr. Pobuda suggested removing the reference to the exact number of acres of Brighton State Recreation Area from the third bullet point because we are unaware of the accuracy of that number.

Ms. Hunt stated that the Challis Road is misspelled in 3 places on page 78.

**A. Planning Commission motion to recommend draft master plan.**

**Moved** by Mortensen, seconded by Snyder, to recommend the draft master plan to the Township Board for approval to distribute with the additions made tonight and with the condition that the Township Attorney and outside council review the amended document  
**The motion carried unanimously.**

**B. Township Board motion to distribute the draft master plan to adjacent communities and the county for review and recommendation.**

**Moved** by Skolarus, seconded by Mortensen, to approve the distribution of the draft master plan to adjacent communities and the county for review and recommendation with the following conditions:

- 1.) The additions and changes suggested at tonight's meeting will be incorporated into the draft plan.
- 2.) The Township Attorney and outside council review the amended document.

**The motion carried unanimously.**

**III. Presentation and discussion of Form Based Development Regulations for the Genoa Town Center Development**

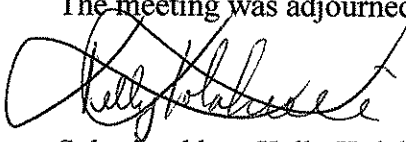
Mr. Purdy gave a presentation regarding Form Based Development Regulations and discussed how it can be used for the Genoa Town Center Development. The general consensus of the group was that this is a good idea. Mr. Mortensen expressed concern regarding timing and process. He stated that it is imperative that the Township move forward on creating and implementing the code before requests for development approval occur.

**IV. Other items not already addressed**

There were no other items.

**V. Adjournment**

The meeting was adjourned at 9:20pm.



Submitted by - Kelly Kolakowski