

GENOA CHARTER TOWNSHIP BOARD
Joint Meeting with the Planning Commission and Zoning Board of Appeals
April 30, 2018

MINUTES

Supervisor Rogers called the joint meeting of the Genoa Charter Township Board to order at 6:30 p.m., with the Pledge of Allegiance. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Robin Hunt, Paulette Skolarus, Terry Croft, Jim Mortensen, Diana Lowe and Jean Ledford. Also present were Township Manager, Michael Archinal; Assistant Township Manager, Kelly VanMarter; Zoning Board of Appeals members Jeff Dhaenens, Marianne McCreary, Bill Rockwell and Greg Rassel; Planning Commission members Doug Brown, Jill Rickard, Chris Grajek; Township Attorney, Joe Seward and approximately 8 persons in attendance.

A Call to the Public was made with no response.

Special Topic Work Session:

Discussion of S. Latson Road area zoning: Ms. VanMarter gave a presentation on the proposed S. Latson Road interchange area planned zoning ordinance text amendments. Ms. VanMarter demonstrated the areas on maps featuring Interchange Campus, Interchange Commercial and the Interchange Transition area. The Planning Commission discussed this topic and tabled their decision to receive more information and input. The Master Plan was updated in 2013 to include the new interchange area on Latson Road.

Trustee Mortensen stated that he would like to see Prototype Manufacturing and Light Industrial require a special use. Mr. Brown stated that the uses would need to be fully defined. Ms. Rickard questioned what the proposed buffers would be from residential. Ms. VanMarter stated that they would follow what is already in place in the Zoning Ordinance and that the Industrial buffering would be the minimum where adjacent to residential. Discussion was had in regards to limiting access points on the main road, define where the commercial would be developed, utility service area and internet and broadband services. The members determined that medical and dental offices should be allowed in the Interchange Campus District.

Ms. VanMarter stated that Sweet Road is planned to be the primary access to the proposed Interchange Campus area with discussion about right in and right out curb cuts in other locations along S. Latson where warranted.

Ms. McCreary questioned if MDOT still owns the property west of Latson Road, north of the railroad tracks and if they planned to use the property as a car pool lot. Ms. VanMarter stated that it is unlikely given the land value and amount of excess parking north of I-96 but if requested it would need to be rezoned.

The following members of the Public spoke: Rob Vedro, 4036 Sweet Road, asked if the Township is prepared to install 4 lights on Latson Road to control traffic and if Latson Road was proposed to be widened to handle the traffic volume. Ms. VanMarter stated that as each proposed development goes through the approval process they would be required to conduct a traffic study. Mr. Vedro questioned when utilities would be available. Township Manager Archinal stated that the major sewer plant improvement would be completed in 2020. The bid was just awarded for the project.

Brenda Daniels, 1947 S. Latson Road, asked if there was a change from the proposed master plan and if utilities would be made available to the residential owners. Ms. VanMarter stated that the township will be meeting with the residents in the area in regards to their interest in utility services and cost and the township does not want to burden residents with unwanted special assessments.

Micheala Zint, 4159 Sweet Road, stated that she is troubled about this proposed change and she just recently found out about it. She had multiple issues mainly as to why her property was excluded from the proposed Interchange PUD zoning and what the landscaping buffer would be required from her property. Ms. VanMarter stated that she is available to meet with anyone to discuss this proposed text amendment. Ms. Zint stated that Ms. VanMarter has been very gracious in previous discussions.

Discussion of Zoning Amendment to allow Planning Commission disposition of site plans and impact assessments:

Township Manager Archinal asked the Board and Planning Commission to considered eliminating Board approval of impact assessments for site plan approvals. He stated that site plan approval is a two-step process and is considered costly and a time constraint on the developers. The board is an extra step that is not needed in the approval process as it is just often a rubber stamp. The Planning Commission does a great job. Rezoning, special uses, and PUD approvals would continue going before the Board of Trustees for approval after Planning Commission recommendation.

Treasurer Hunt stated that this would cause the trustees to become more involved in the planning process.

Rob Vedro, 4036 Sweet Road, stated that he does not see why they would want to take away the board's voice on a project.

It was received favorably by the group to eliminate board review of impact assessments on site plan projects.

Member Discussion:

Mr. Seward, Township Attorney addressed the members to inform them that the United States Supreme Court denied consideration Livingston Christians Schools appeal.

Ms. McCreary questioned if the ZBA variance fee amount could be increased due to the cost of the projects and to help cover the cost of the meetings. She also stated that the state legislature is proposing regulation of well and septic inspections every 10 years for point of sales.

Moved by Croft and supported by Ledford to adjourn the Joint Meeting at 8:11 p.m.

Amy Ruthig
Zoning Official