

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
January 14, 2019  
6:30 P.M.  
MINUTES**

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:32 p.m. Present were Chairman Doug Brown, Chris Grajek, Eric Rauch, Jeff Dhaenens, and Jill Rickard. Absent were Marianne McCreary and Jim Mortensen. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Gary Markstrom of Tetra Tech, and Brian Borden of SafeBuilt Studio. There were no audience members.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

**Moved** by Commissioner Grajek, seconded by Commissioner Rickard, to approve the agenda as presented.

ELECTION OF OFFICERS

Ms. VanMarter noted that the Planning Commission must elect a Chairperson, Vice-Chairperson, and Secretary for 2019.

**Moved** by Commissioner Grajek, seconded by Commissioner Rauch, to elect Doug Brown as Chairman, Eric Rauch as Vice-Chairman, and Marianne McCreary as Secretary. **The motion carried unanimously.**

CALL TO THE PUBLIC: The call to the public was made at 6:34 pm with no response.

**OPEN PUBLIC HEARING # 1...** Review of revisions to the master deed and bylaws associated with recommendation for final site condominium approval for Chestnut Springs. The property in question is located on approximately 61 acres involving parcels 11-33-400-003 and 11-34-300-005 on the east side of Chilson Road, south of Brighton Road along the southern Township boundary with Hamburg Township. The request is petitioned by Chestnut Development LLC.

A. Recommendation of final condominium site plan.

Mr. Steve Gronow, the property owner, was present. He stated that when they were reviewing the by-laws for this development, they noted that the size of Lot #25 is much larger than the other lots so they would need to pay much more in association dues for site maintenance (i.e. snow removal, turf maintenance, etc.). The other lots are  $\frac{1}{4}$  to  $\frac{1}{3}$  acres and Lot #25 is 30 acres. They have decided to exempt this lot from the association dues and they would maintain their property themselves. They would still be paying for the road maintenance.

There were some questions regarding the language that is exempting Lot #25. Commissioners believe that the language exempts this lot from other provisions, such as the amount of animals allowed, outdoor storage limits, commercial vehicles, signage, and the architecture is not required to be the same as the other units. There was also a question as to the ability for the Township to access the site to maintain the monitoring wells.

Mr. Gronow stated his main reason for amending the bylaws was to exclude Lot #25 from paying the association dues with regard to site maintenance. He will have his attorney review and revise the document to ensure that it is not excluded from any other sections of the by-laws and are subject to all Township ordinances. He will also include the language allowing the Township to access to the monitoring wells.

The by-laws as presented are not able to be approved this evening. The Planning Commission will need to review them with all of the revisions discussed this evening. Mr. Gronow requested to have this item tabled this evening.

The call to the public was made at 6:56 pm with no response.

**Moved** by Commission Grajek, seconded by Commissioner Rauch, to table Open Public Hearing #1 for the Chestnut Springs Condominium until the February 11, 2019 Planning Commission meeting. **The motion carried unanimously.**

**OPEN PUBLIC HEARING # 2...** Discussion and review of a conceptual site plan for a proposed 80-unit site condominium. The property in question is located on approximately 35 acres on the south-west corner of Latson and Golf Club Road at 3850 Golf Club Road, Howell. The request is petitioned by Gary R. Boss.

Mr. Steven Morgan, the representative for the applicant, was present. He provided a history of the property in question. One important point he made was that the proposed access drive off of Latson Road no longer meets MDOT sight distance requirements, so

the access road for Mr. Boss' proposed development will need to be off of Golf Club Road.

Mr. Boss is hoping to develop a 55+ senior, single-story, maintenance-free, affordable community. He is, however, unsure how to request the proper zoning to develop this property. They believe that this property should have been rezoned during the last two Master Plan revisions due to the zoning of the surrounding subdivisions and the availability of water and sewer in this area.

A colored conceptual site plan was presented.

Mr. Borden noted that the density proposed does not meet the current zoning. If the applicant wishes to develop this site with the density proposed, the Township would need to determine if they would approve an amendment to the Township Master Plan, including the Future Land Use Map and Growth Management Boundary Map. Alternatively, a cluster option or RPUD in combination with a conventional SR rezoning, which is 1 acre lots, is a possibility.

Mr. Markstrom reviewed his letter dated January 7, 2019.

- He noted where the water and sewer would be accessed for this site. He suggested a utility impact study be performed to determine the impact that the development will have on the existing sanitary and water systems.
- The petitioner will need to complete storm drainage and detention design calculations for the three detention ponds and submit them for site plan review.

Ms. VanMarter stated that the Township was not made aware of the agreement that was made with Mr. Boss to provide water and sewer to this site as it is outside of the Township's utility service district so it was not considered when updating the Master Plan.

Commissioner Rach agrees with Mr. Borden's suggestion of amending the Master Plan and rezoning this site to Small Lot Single Family Residential, which is the same zoning that is across Latson Road, and then develop a PUD. Mr. Morgan believes he would need to have the property rezoned to Medium Density Residential, which is the same as the Rolling Ridge subdivision to the south, and then develop a PUD.

Chairman Brown is concerned with the increased in traffic on Latson and Golf Club Roads. Mr. Morgan stated the Road Commission does not want the traffic to enter and exit from Latson Road, and the expected impacted on Golf Club is minimal.

The call to the public was made at 7:47 pm with no response.

It was noted that no action is needed this evening. The petitioner requested to discuss this item with the Planning Commission and receive feedback on how to continue.

ADMINISTRATIVE BUSINESS

- Staff Report

Ms. VanMarter stated there will be a meeting in February to review a single-family residential development.

Approval of the November 14, 2018 Planning Commission meeting minutes

**Moved** by Commissioner Grajek, seconded by Commissioner Rickard, to approve the minutes of the November 14, 2018 Planning Commission Meeting as presented. **The motion carried unanimously.**

- Annual Report 2018

Ms. VanMarter will e-mail the annual report to the Planning Commissioners.

- Member Discussion

There were no items to discuss this evening.

- Adjournment

**Moved** by Commissioner Grajek, seconded by Commissioner Rauch, to adjourn the meeting at 7:55 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary