

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING - SPECIAL MEETING
MAY 23, 2022
6:30 P.M.
MINUTES**

CALL TO ORDER: Chairman Grajek called the special meeting of the Genoa Charter Township Planning Commission to order at 6:37 p.m. Present were Chris Grajek, Jeff Dhaenens, Marianne McCreary, Glynis McBain and Tim Chouinard. Absent was Eric Rauch. Also present was Kelly VanMarter, Community Development Director/Asst. Township Manager.

Chairman Grajek stated that Commissioner and Township Trustee, Jim Mortensen, has resigned from the Planning Commission. He served on the Commission for 26 years. He has been a mentor to all Commissioners and has provided much knowledge and history throughout his tenure.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Ms. VanMarter stated that Open Public Hearing #1 originally requested to be postponed until the June meeting; however, they contacted her today and would like to be postponed until the July 11, 2022 meeting.

Moved by Commissioner Dhaenens, seconded by Commissioner Chouinard, to approve the agenda as amended. **The motion carried unanimously.**

DECLARATION OF CONFLICT OF INTEREST: None

CALL TO THE PUBLIC:

The call to the public was made at 6:40 pm.

Mr. Carl Vagnetti is a realtor in Livingston County. He and his partner own a 7.72-acre piece of property on the corner of Brighton and Chilson Roads. He has spoken to the Township Supervisor and Manager regarding how they can develop this property and they suggested he attend tonight's meeting to have this discussion added to the agenda.

Chairman Grajek will have this item added as Item #3 on tonight's agenda.

The call to the public was closed at 6:41 pm.

OPEN PUBLIC HEARING #1... Consideration of a **REQUEST TO POSTPONE UNTIL THE JULY 11, 2022 PLANNING COMMISSION MEETING** the proposed project for an amendment to the Saint Joseph Mercy Health Planned Unit Development Agreement, final PUD site plan and environmental impact assessment to construct a proposed 186,157 sq. ft. 4-story hospital addition to an existing medical building. The project is located at 7575 Grand River Avenue, north side of Grand River Avenue and west of Bendix Road. The request is petitioned by Trinity Health-Michigan.

- A. Call to the public
- B. Consider request to postpone to the July 11, 2022 meeting.

The call to the public was made at 6:42 pm.

Dr. Stephen Tait, who has a practice within the building envelope of the hospital, wants to know what the plans will be during construction for ingress and egress. He sees approximately 70 elderly patients a day and he wants to make sure they are accommodated.

Ms. VanMarter provided her contact information so Dr. Tait can contact her to view the plans for the hospital.

The call to the public was closed at 6:45 pm.

Moved by Commissioner McCreary, seconded by Commissioner Dhaenens, to postpone Public Hearing #1 until the July 11, 2022 Planning Commission meeting at the applicant's request. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 2.... Discussion and consideration of a recommendation to distribute final draft master plan as presented by Giffels Webster.

- A. Recommendation to distribute Final Draft Master Plan.

Ms. Jill Bahm and Ms. Sri Komaragiri from Giffels Webster were present.

Ms. Komaragiri reviewed the changes that were made to the plan as a result of the discussion at the previous meeting. The major changes are in the Action Strategies section, specifically:

- Updated action strategies for all goals under three categories (Zoning, Advocacy and Capital Improvement).
- Included information about Lead bodies and supporting partners for each strategy.
- The recommended strategies capture the intent and PC discussion at the April meeting.

Commissioner McCreary asked to amend Item 4.5 under "Advocacy Action Strategies" to include that the Township will work with the surrounding municipalities when addressing the transportation network and coordinating potential road improvements in and around the Township to mitigate traffic congestion from changes in development.

Commissioner McBain wants to ensure that the Master Plan prohibits developers from purchasing residential property and developing it with commercial uses. Ms. Bahm stated this can be accomplished through the zoning ordinance. Commissioner McBain is concerned with uses being requested under the Special Use Ordinance. All Commissioners agree that this is important and should be addressed.

Ms. VanMarter suggested that after the Master Plan is updated, the Planning Commission can review the Special Land Uses in each zoning district to determine if they are appropriate, if they need to be changed or if the conditions and standards need to be amended.

The call to the public was made at 7:22 pm.

Ms. VanMarter advised that a letter was received today regarding the South Latson transition area and how it is absent from the proposed updated Master Plan. She forwarded that letter to the Planning Commission and asked to discuss the possibility of including information on this area in the updated Master Plan. There is a lot of detail in the current Master Plan that can be brought over and included in this plan.

Mr. Carl Hauss of 16880 Hauss Ave, Eastpointe, MI stated he is present tonight on behalf of himself and his client. He has been coming to the Township for 34 years. He was familiar with the previous Master Plan and noted it included the I-96/Latson Road transition area, which extends from Mr. Wyatt's property south to Crooked Lake Road. This area holds great potential to be developed in a number of different ways, such as multi-residential, institutional, retail, etc. and the Township has spent a lot of time on planning out this area. He suggested that more detail regarding this transition area be included in the current updated Master Plan.

Mr. Dan Wholihan of 6259 Cunningham Lake Road stated his neighborhood is zoned single family residential but there is State of Michigan-owned land near his neighborhood that is also owned single-family residential. He is concerned that land could be sold and developed that way. He would like that land to be zoned as public land.

Ms. VanMarter stated the future land use of this property is consistent with the land surrounding it. She understands Mr. Wholihan's concerns; however, she is not sure if that is the appropriate designation for that property because the types of land uses allowed are very limited and it may not leave a viable use.

The Planning Commission discussed Mr. Hauss' comments and Ms. VanMarter's suggestion of including details of the Latson Road transition area in the current updated Master Plan. Ms. Bahm suggested it be included as an Appendix. The Commissioners agreed that it should be included.

The call to the public was closed at 7:52 pm.

Ms. Bahm reviewed what action is being requested tonight and the next steps.

Moved by Commissioner Dhaenens, seconded by Commissioner Chouinard, to Recommend to the Township Board to distribute the Final Draft Master Plan, with the changes discussed this evening, specifically:

- Ensure consistency in Introduction with action strategy acronyms
- Amend maps as follows:
 - Clarify the maps to minimize confusion over the adjacent communities.
 - Remove the label “Nixon Road” at Latson/Crooked Lake
 - Add the Latson Road Transition Area to the Growth and Future Land Use maps
- Goal 4 - Transportation - Strategy 4.5 will specify which are the surrounding communities
- Include information regarding the Latson Road Transition Area in the Appendix. Amend Page 3.8 to include a summary of this area. Emphasize that the priority is to develop at the interchange area along Grand River before extending south.
- Amend Action Items as follows:
 - Add item: Review zoning ordinance to review list of permitted, special land uses and consider whether there are uses that no longer are appropriate or uses that should be added. Consider if any uses could have specific conditions that may make review/approval clearer and more consistent.
 - Add action strategy under Economic Development – Prioritize development in the Grand River corridor over other areas of the Township.

The motion carried unanimously.

OPEN PUBLIC HEARING #3.... A request by Carl Vagnetti to discuss the development of property he owns at Brighton and Chilson roads.

Mr. Carl Vagnetti of 7918 Laurel Street owns properties totaling 7.72 acres on the south side of Brighton Road, just before Chilson Road. There is currently a home with a detached garage on one of the lots. He would like to sell the property and change the zoning to ½-acre lot zoning and build 10-12 houses, depending on if they can get sewer access.

Ms. VanMarter stated part of the property is zoned suburban residential, which allows ½ acre lots if sanitary sewer is available. It would be the Township Board's decision to determine if they wanted to extend the sanitary sewer to these properties. She advised Mr. Vagnetti that his first step would be to go before the Township Board to obtain their input regarding expanding the sanitary sewer. She also indicated that a sewer extension or zoning change for less than 1 acre lots would be contrary to the Master Plan as discussed, this evening.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. VanMarter stated there are four items scheduled for the June 13 Planning Commission meeting.

Approval of the May 9, 2022 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the May 9, 2022 Planning Commission Meeting as presented. **The motion carried unanimously.**

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to adjourn the meeting at 8:15 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary