

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JULY 11, 2022
6:30 P.M.
MINUTES**

CALL TO ORDER: Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:30 p.m. Present were Chris Grajek, Jeff Dhaenens, Marianne McCreary, Eric Rauch, Glynis McBain, Tim Chouinard and Diana Lowe. Also present was Kelly VanMarter, Community Development Director/Asst. Township Manager, Brian Borden of SafeBuilt, and Shelby Byrne of Tetra Tech. There were approximately 75 people in attendance.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

DECLARATION OF CONFLICT OF INTEREST: None

CALL TO THE PUBLIC: A call to the public was made at 6:31 p.m. with no response.

OLD BUSINESS:

OPEN PUBLIC HEARING # 1... Consideration of 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. Recommendation of Amended and Restated PUD Agreement
- B. Recommendation of Environmental Impact Assessment (dated 3-30-22)
- C. Recommendation of Final PUD site plan (dated 6-22-22)

From Trinity Health, Tom Tocco, Executive Director of Facilities and Construction, John O'Malley, President, Tiffany Spano, Senior Project Manager, and Beck Selter, Project Manager are present. Also attending are Richard Sundquist, Legal Counsel of Trinity Health, and Cindy Pozolo, Dino Lekos and Darin Daguanno from Smith Group on behalf of the petitioner.

Mr. Tocco gave an introduction of the health system and the core values of what is now called Trinity Health. He stated that the Board of Trinity Health is scheduled to review this project in December of 2022 for approval. Dino Lekos, Smith Group, gave an overview of the entire project including the extension of the ring road, improvement to stormwater, parking, and natural features buffer impacts. He stated that there is 8,000 sq. ft. of temporary and 425 sq. ft. of permanent encroachment into the buffer proposed. They are working to mitigate the Fire Department concerns for apparatuses that would travel through the ring road. Darin Daguanno, Smith Group, discussed the area of the addition of the 4 story, nearly 190,000 sq. ft. building and how it is meant to complement the existing building while respecting and enhancing the natural setting of the site. Some of the new features include but are not limited to a courtyard, dining area, on-site farm and walking trails.

Ms. Pozolo gave an overview of the guiding principles for the project with the expanded emergency room, leaving opportunity for growth within the footprint and continuous operations.

Mr. Border reviewed his letter dated July 1, 2022:

1. PUD Amendment:
 - a. The applicant must address the comments put forth by Township staff.
 - b. There are several elements of the draft that warrant additional discussions and/or edits such as: natural feature buffer encroachment details, sign standards, building height, banked parking process and to allow an appeal to the ZBA, etc.
2. PUD Site Plan:
 - a. Sheet A0.X, which identifies the building material codes, must be provided to the Township.
 - b. The findings of the traffic impact study are subject to review and comment by the Township Engineer.
 - c. Unable to locate details of an enclosure for the refuse area, or for the “architectural covering” noted.
 - d. The applicant must address comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

Ms. Byrne reviewed her letter dated July 6, 2022:

1. The Petitioner completed a traffic impact study that recommended multiple offsite improvements to keep the existing intersection operating at a similar or better level of service at the current conditions, and recommended the improvements be made regardless of the proposed hospital. Recommended improvements include signal changes at the intersections of Latson Road and eastbound and westbound I-96 and at the intersection of Latson Road and Grand River Avenue. The study also recommends the widening of the Grand River Avenue and I-96 crossover (near Hilton Road in Brighton) to three lanes. These improvements are something the Township, MDOT, and the City of Brighton should keep in mind.
2. A wetland inventory has been completed and added to the plans, and the Petitioner is proposing to waive the 25-foot wetland buffer as part of their PUD Agreement. If a wetland permit is required, approval should be obtained from EGLE for any proposed work within the wetlands and for using the wetlands for detention. This approval should be provided prior to site plan approval.
3. The Livingston County Drain Commission (LCDC) was asked to review the plans for the proposed hospital. The LCDC has completed their initial review and no significant issues were found with the proposed storm drainage plan. We do not foresee future reviews from the LCDC causing any major changes to the layout of the site. Final Approval from the LCDC should be obtained and provided to the Township prior to final approval. If future reviews from either the LCDC or EGLE cause any major changes to the site plan, the Petitioner may be required to submit for additional review and approval.
4. After final site plan approval, the Petitioner will need to submit to MHOG Sewer and Water Authority for their approval and permitting of the public water and sanitary sewer improvements.

Chairman Grajak asked if the applicant had received the comments from the Fire Department. The petitioner stated that they are working through the issues with the Brighton Area Fire Authority Fire Marshal's letter dated July 5, 2022 with the Fire Marshal.

Commissioner McCreary stated that she is concerned about the stormwater draining into Woodland Lake. Mr. Lekos stated there is an existing pipe that drains into an adjacent pond that ultimately ends up in Woodland Lake. The pipe is not functioning properly. They are proposing to replace the existing pipe to restore functionality. They are replacing the same length of the pipe that is existing now.

Commissioner Rauch stated that he also has concerns about any impacts on Woodland Lake. He asked if there are any adverse impacts after the repair of the system to Woodland Lake or the properties around it. Mr. Lekos stated there may be a lack of control now with the pipe that is not working. The new control structure and improvement of the berm will help control the drainage. Commission Rauch asked if staff has received any contact from Brighton Township or Brighton Township residences in regards to this project. He asked staff if they could reach out to Brighton Township. Ms. VanMarter stated that the staff is working closely with the Drain Commissioner's office on the stormwater plan. The Township has deferred review of the stormwater design to the County due to their concerns with drainage and potential impacts to Woodland Lake and Ackerman Lake. Commission Rauch would like to see outreach to Brighton Township and the Drain Commissioner to make sure there will be no adverse impacts to the lake.

Mr. Sundquist reviewed the changes to the PUD Agreement. He indicated that he supplied a revised Agreement to Kelly VanMarter before the meeting and they intend to address the staff comments in regards to the PUD amendment. Ms. Pozolo stated that they will give a maximum height for the building with the screening and rooftop equipment.

Commissioner Rauch indicated that he believes the future addition of parking should have to follow the full site plan review process. He also asked for renderings showing what the new building will look like from the road. Mr. Daguanno responded that the top one story and the screen wall will be visible from Grand River.

Commission Dhaenens asked if the antennae system will be visible and if can be screened. Ms. Pozolo responded that the FAA is currently reviewing the antennae system and it is proposed to be in the northwest corner of the building behind the screen wall. Commissioner Rauch asked for the top height of the screening to be provided. Mr. Daguanno responded that they will provide a maximum and add the antennas for review prior to approval.

A call to the public was made at 7:38 p.m. with the following response:

Robert Biegas, 1950 Genoa Circle, has concerns about the traffic inside the campus. There is a back up for cars waiting to turn at the light. It typically takes 2 -3 lights to get through to turn left.

The call to the public was closed at 7:41 p.m.

Mr. Lekos stated that they are not proposing any changes to the vehicle stacking at this time. Chairman Grajek asked if the traffic impact study included the proposed apartment project that is scheduled to be heard tonight.

Commissioner Rauch asked for information regarding the dumpster enclosure. Mr. Lekos responded that the trash compactors are self-contained and self-enclosed and will be screened inside the receiving area.

Commissioner Dhaenens stated that the traffic impact study should address the traffic from the proposed 200 apartment unit project that is on the agenda tonight and to address the issue with

turning left out of the campus. Commissioner Rauch commented that there isn't enough stacking room for left turns before it starts to block the ring road. The applicant should work with their traffic engineer to address the stacking and also to add signs or change the signal timing.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to postpone public hearing #1 located at 7575 Grand River Avenue for the consideration of 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 give the applicant time to update the traffic impact study, update the PUD agreement, contact Livingston County Drain Commissioner and Brighton Township in regards to the drainage into Woodland Lake. **The motion carried unanimously.**

NEW BUSINESS:

OPEN PUBLIC HEARING # 2...Consideration of a special use application, environmental impact assessment and site plan for a contractor's yard with outdoor storage for Two Men and a Truck. The request is located at 840 Victory Drive, west side of Victory Drive, south of Grand River Avenue. The request is petitioned by Alan Oversmith, Two Men and a Truck.

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment (dated 6-7-22)
- C. Recommendation of Site Plan (dated 6-7-22)

Jennifer Austin, Boss Engineering and Alan Oversmith, 840 Victory Drive, were present for the petitioner.

Ms. Austin stated that the petitioner is seeking site plan and special use approval. There has been an expansion of parking in the rear of the building. Owner has been asked to obtain approval for the expansion of the parking lot. There is an additional tenant in the building.

Mr. Borden reviewed his letter dated June 22, 2022:

1. Section 19.03 General Special Land Use Standards:
 - a. The project is generally consistent with the Master Plan recommendations for this site/area of the Township.
 - b. In order to make favorable findings related to compatibility and impacts, the use conditions of Section 8.02.02(b) need to be met to the Township's satisfaction.
 - c. The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority regarding public facilities and services.
2. Section 8.02.02(b) Use Conditions:
 - a. The Commission may allow gravel surfacing of the outdoor storage area, pending a recommendation from the Township Engineer.
 - b. We suggest the applicant slightly extend the gravel area in the southwest corner to accommodate the truck turning template.
 - c. The Commission may allow existing vegetation to remain in lieu of new buffer zone requirements along the rear and sides of the property.
3. Site Plan Review:
 - a. The required parking spaces within the outdoor storage area are surfaced with gravel, which requires Planning Commission approval based on input from the Township Engineer.

- b. The front yard of the site contains multiple easements, which preclude the required greenbelt tree plantings.
- c. We suggest the applicant modify the existing light fixtures by adding shielding, or provide new fixtures to comply with current Ordinance standards.
- d. If the existing waste receptacle enclosure does not have a gate across the front, one must be added, per current Ordinance standards.
- e. Given the location of the waste receptacle, the applicant will need schedule pick-up when the parking lot is not full.
- f. The applicant must address any site plan comments provided by the Township Engineer and/or Brighton Area Fire Authority.

Ms. Byrne reviewed her letter dated June 20, 2022:

1. They have no objection to the use of asphalt millings for the proposed use.
2. The new Livingston County Drain Commissioner (LCDC) standards should be met which may require a sedimentation forebay.

The petitioner stated that they are working through the issues with the the Brighton Area Fire Authority letter dated June 14, 2022 with the Fire Marshall.

Commissioner Dhaenens referenced the email from the Livingston County Public Health Department recommending that the well water be tested. Mr. Oversmith stated that he has no problem doing so.

A call to the public was made at 8:09 p.m. with no response.

Moved by Commissioner Rauch, seconded by Commissioner Lowe, to recommend to the Township Board approval of the Special Use Application for a contractor's yard with outdoor storage for Two Men and a Truck. The request is with consistent with the standards and requirements of Section 19.03 and 8.02.02 (b). The gravel lot is acceptable and the existing vegetation is substantial and can serve as the required buffer. The following condition is required:

- The gravel area in the southwest corner is to be extended to accodate the turning radius.

The motion carried unanimously.

Moved by Commissioner Rauch, seconded by Commissioner Lowe, to recommend to the Township Board approval of the Environmental Impact Assessment dated June 7, 2022 for a contractor's yard with outdoor storage for Two Men and a Truck. **The motion carried unanimously.**

Moved by Commission Rauch, seconded by Commissioner Lowe, to recommend to the Township Board approval of the site plan dated June 7, 2022 for a contractor's yard with outdoor storage for Two Men and a Truck with the following conditions:

- All conditions of the township engineer and Brighton Area Fire Authority shall be met.
- The Livingston County Health Department's email will be accommodated.
- The existing light fixtures will be modified or replaced to comply with the Zoning Ordinance including footcandles.
- A gate for the existing dumpster enclosure will be installed to Zoning Ordinance standards.

The motion carried unanimously.

A recess of the Planning Commission was called at 8:15 p.m. The Planning Commission was called back to order at 8:25 p.m.

OPEN PUBLIC HEARING #3...Consideration of an environmental impact assessment and site plan for the expansion of a parking lot for an existing office/medical building located at 3399 E. Grand River Avenue on the north side of Grand River Avenue, west of Grand Oaks Drive. The request is petitioned by Crane Construction, Inc.

- A. Recommendation of Environmental Impact Assessment (dated 6-1-22)
- B. Disposition of Site plan (dated 6-21-22)

Steven Crane with Crane Construction and David LeClair with Livingston Engineering were present for the petitioner.

Steven Crane reviewed the project. He stated that VA is doing renovations in the building and is going to occupy the bottom floor. The VA has a bus that would bring veterans to the building and they will require additional parking. U of M has an agreement in their lease for a certain number of spaces.

Mr. LeClair stated that when the building was first built in the 1990's, it was meant for medical and general office. The existing 71 spaces would not meet the current ordinance for medical parking. The VA is going to be adding 27 parking spaces. They are proposing to expand the existing detention pond and would bring the site into compliance with the new Livingston County Drain Commission Standards, adding additional light poles and landscaping and additional handicap parking spaces.

Mr. Border reviewed his letter dated June 30, 2022:

1. The amount of parking proposed requires Planning Commission approval as it slightly exceeds the 120% limit (121% proposed).
2. The applicant must replace at least 4 of the greenbelt evergreen trees with deciduous canopy trees.
3. The Commission may allow substitution of evergreen trees for up to 50% of the required greenbelt trees.
4. We suggest the applicant incorporate additional plantings and/or fencing/berming to create a more substantial, denser buffer along the rear lot line that will further protect the adjacent residential use.
5. There is a minor discrepancy on the landscape plan with respect to the number of Norway and Blue Spruce.
6. The applicant must ensure that the plantings identified in the previously approved site plan are still in place and/or are in good condition. Any plantings that have been removed or are dead/diseased, must be replaced to match the previously approved plans.
7. The applicant must provide shielding for proposed light fixtures to protect the adjacent residential properties to the north.
8. The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority.

Ms. Byrne reviewed her letter dated July 6, 2022:

1. The response letter from the Petitioner, dated June 22, 2022, notes that the proposed additional flow to the existing detention basin was designed in accordance with conversations with the Livingston County Drain Commissioner (LCDC). The provided plans do not include information on any infiltration testing or calculations as required by the updated LCDC standards

and an approval letter should be provided from the LCDC to ensure this requirement is being waived prior to approval.

2. The detention basin outlet detail shows the 100-year detention and channel protection orifice at 958.75 and 958.5 respectively, but the design storm elevation calculations show the 100-year elevation at 960.70 and the channel protection elevation at 960.43. The outlet detail should be revised to show the correct orifice elevations.

The Brighton Area Fire Authority letter dated July 5, 2022 states that all of the previous concerns have been addressed.

A call to the public was made at 8:41 p.m. with no response.

Commissioner McCreary asked if this a medical use or general office. Mr. Crane stated that there will be a small lab with medical staff and they would have nurses on staff, may also include physical therapy.

Commissioner Rauch stated that there is residential backing up the parking lot. He asked if the petitioner would be agreeable to add more of a screen for the houses. Mr. Crane stated that they will add more landscaping to fill in the gaps of the existing screen.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens to recommend to the Township Board approval of the Environmental Impact Assessment dated June 1, 2022 for the expansion of a parking lot for an existing office/medical building located at 3399 E. Grand River Avenue on the north side of Grand River Avenue, west of Grand Oaks Drive. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner Lowe, to approve the site plan dated June 21, 2022 for the expansion of a parking lot for an existing office/medical building located at 3399 E. Grand River Avenue on the north side of Grand River Avenue, west of Grand Oaks Drive with the following conditions:

- The Planning Commission finds the 121% parking is sufficient.
- Replacement of the 4 evergreen trees with 4 canopy trees.
- Lighting fixtures and details will comply with the Township Zoning Ordinance and must receive staff approval.
- Petitioner will incorporate additional plantings along the north property line to fill in the gaps in the landscaping.
- Landscaping plan discrepancies will be corrected.
- The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority.

The motion carried unanimously.

OPEN PUBLIC HEARING #4...Consideration of a rezoning application, PUD Agreement, Environmental Impact Assessment and conceptual PUD Plan for a proposed rezoning and conceptual plan approval for a proposed development of 204 apartment units. The proposed rezoning is to go from Neighborhood Service District (NSD)/Medium Density Residential (MDR) with Town Center Overlay (TC) to High Density Residential (HDR) with a Residential Planned Unit Development (RPUD) overlay. The request involves parcels 4711-11-300-014 and 4711-14-100-002 located on the Southwest corner of Grand River Avenue and Dorr Road. The request is petitioned by Grand River Dorr, LLC.

- A. Recommendation of Rezoning to HDR and PUD application for RPUD
- B. Recommendation of PUD Agreement (dated 6-22-22)
- C. Recommendation of Environmental Impact Assessment (file dated 5-25-22)

D. Recommendation of Conceptual PUD Plan (dated 6-23-22)

Mark Kassab and Jim Galbraith, with Grand River Dorr LLC., Jon Curry with PEA Group, and Jill Bauer, with Fishbeck, Thompson were present for the petitioner.

Mr. Kassab gave a presentation on the company and the project. The project is proposed to consist of 204 high-end apartment units with two car attached garages, direct access to the units, 2-3 bedrooms, 1480-1630 sq. ft. units. The rent would range from \$2400-\$2800 per unit. The market studies that they have conducted support this type of project. The current property is zoned NSD and MDR with a TC overlay. The Township no longer is interested in pursuing the Town Center overlay. The current zoning is 14 units per acre based on the current zoning and with the TC overlay it would be 28 units per acre by special use. They are proposing 6.2 units per acre. He stated that they do not believe that this is a strong site for retail use. Some of the amenities will include EV stations, pet wash, pet park, resort style park, pool and amazon station and walking paths. They are not proposing any impact to the wetlands and the natural features setback buffer.

Mr. Borden reviewed his letter dated July 7, 2022:

1. PUD Qualifying Conditions: based upon our review, the qualifying conditions of Section 10.02 are satisfied. The applicant must address any comments provided by the Township Engineer, Utilities Director and/or Brighton Area Fire Authority.
2. Rezoning Criteria:
 - a. As a PUD project, the request may be viewed as consistent with the intent and goals/objectives of the Master Plan.
 - b. HDR rezoning may be viewed as appropriate given the inclusion of the RPUD and the site amenities provided by the proposal.
 - c. We believe the RPUD is reasonable provided the provisions of Section 10.03.01 are met to the Township's satisfaction.
3. Conceptual PUD Plan:
 - a. Deviations are sought for side and rear parking setbacks, excess parking spaces, grading (but not structures) within the natural feature setback, and from the requirement for a 100-foot open space depth along exterior public roadways.
 - b. At the time of this review letter, the applicant is working on building material calculations to determine whether deviations are necessary (or not).
4. Draft PUD Agreement:
 - a. The Agreement must identify the deviations sought as part of the PUD.
 - b. If the Township is amenable to reducing the 100-foot open space along both exterior roadways, we suggest the applicant be required to provide enhanced landscaping and screening along both frontages. This should include appropriate screening for vehicle parking and/or garage doors.
 - c. We suggest additional language be provided with respect to the preservation and maintenance of open space/conservation areas.
 - d. If a phased project is proposed, each phase must be described and outlined.
 - e. The applicant must address any comments provided by staff and/or the Township Attorney.

Ms. Byrne reviewed her letter dated July 6, 2022:

1. The Livingston County Road Commission will need to approve both access drives to the site, and this approval should be provided to Genoa Township prior to final approval.

2. A Traffic Impact Study was completed for the proposed development and was included in the impact assessment. The study concludes that left turn passing lanes will be needed at both site drives, and this is included on the site plans. The development will increase traffic in the localized area however the improvements presented in the traffic study should mitigate the impacts.
3. The detention calculations shown on sheet C3.1 should be updated to the new Livingston County Drain Commissioner standards as part of the final site plan submittal.
4. The petitioner is proposing multiple connections to the existing storm sewer on Grand River Avenue. The Livingston County Road Commission will need to approve all proposed connections to their storm sewer system and said approval should be provided to Genoa Township prior to final site plan approval.
5. The Petitioner is proposing grading within the 25-foot wetland setback. This will require a special land use permit or should be addressed in the PUD Agreement.
6. A utility impact study should be completed by MHOG for the proposed development, as it will account for more than 100 new residential units. The downstream sanitary sewer pump stations have known capacity concerns, and improvements will need to be considered as part of this development.
7. The final site plan should include MHOG standard details.
8. After final site plan approval, the Petitioner will be required to submit construction plans to MHOG Sewer and Water Authority for review and approval.

The biggest issue of concern is the connection of the storm system to the public road system. The applicant should ensure that the Road Commission will agree to this proposed design.

Chairman Grajek asked if the petitioner has reviewed the Brighton Area Fire Authority letter dated July 5, 2022. Mr. Kassab stated that they have and will comply with the letter.

For the benefit of the residents in attendance, Chairman Grajek asked Mr. Borden to go over the steps in the process. Mr. Borden stated that this is here for rezoning and conceptual review. The project will need to go to the Board for conceptual approval and then the final approval process would be back before the Planning Commission before going to the Board again for the final approval.

Commissioner Dhaenens asked about parking and that he has an issue with not requiring the 100-foot open space setback from the roads. Mr. Kassab stated that there are two spots in the garage and two spots outside of the garage for parking. They have designed the units to have two front elevations with substantial landscaping to where you will not see the buildings.

Mr. Borden stated that the current zoning allows for zero lot line setbacks.

Commissioner Rauch asked why the applicant is asking for the PUD. Mr. Borden responded that it is because they are not proposing a mixed-use component. Mr. Kassab stated that they looked at a project with commercial along Grand River with 400 units behind but they felt that commercial wouldn't work in this location and they felt like this was a better project.

Chairman Grajek asked for a review of the traffic. Ms. Bauer gave a review of the traffic impact study stating that it was determined that there would be no impact. Chairman Grajek asked how it was possible that this would have no impact. Ms. Bauer stated that the signalized intersections are operating at acceptable levels and the added units would not reduce the level of service at all three major intersections. There will be more traffic, but not so much that it would cause a significant reduction in the current level of service.

Chairman Grajek asked if the proposed hospital project would impact their traffic counts. Ms. Bauer stated that they would update their traffic study to include the hospital project.

Commissioner Chouinard asked the applicant have they are going to handle the fiber line that runs through the property. Mr. Gilbraith stated that they would move it.

Commissioner McCreary stated that she is concerned with the boat traffic on Dorr Road since there are three boat businesses located in the immediate area.

Commissioner McBain stated that she struggles with this conversation on traffic since it is less than what is allowed on the site. Why are they concerned with traffic when they have not been concerned about it elsewhere?

Commissioner Rauch stated that he is struggling with the reduction of the RPUD 100-foot open space buffer requirement from the roads.

A call to the public was made at 9:44 p.m. with the following responses:

Robert Biegas, 1950 Genoa Circle, stated he has concerns with the 100-foot buffer reduction and the impact on Grand River Avenue. There would be no room for a right turn lane.

Joe Mahalak, 5259 Pentwater Drive, has concerns with the south bound traffic on Dorr Road turning left.

Robert Kuikhi, 6035 E. Grand River Avenue, stated that he has lost a loved one to a car accident. He has concerns with the traffic and the people pulling boats. He would like to see something to accommodate the Grand River residents in the Hughes and Dorr Road area.

Judy Moses, 5251 Pentwater Drive, stated that she has concerns about the electricity in the area. They have weekly outages all the time. Does DTE work the Township when a development is proposed.

Laura Wildman, 658 Pathway, she does not know how Wilson Marine gets out of their business due to the traffic. She has concerns about the runoff going into Lake Chemung. She asked how the project would benefit the Township.

Bruce Kimball, 1189 Catherine's Way, stated south bound Hughes Road traffic is bad. There is an incline in the grade at the light on Hughes and only 2 cars can make it through the light in the winter to turn left. Traffic is the main issue.

Ron Wilson, 6095 Grand River Avenue, he is the owner of Wilson Marine, in the summer months there are 65-70 boats on trailer coming and going and semi-trucks delivering. Dorr Road is a raceway. He is concerned with safety and sight lines along Dorr Road. His business produces a lot of light and noise and work from 7 a.m. to 9 p.m. so they might consider more screening for the buildings across Grand River.

Frank Keresztes-Fischer, 5859 Griffith, stated that he is concerned about food security. Millions of acres of farm land are being lost to developments. The productive farm land needs to be protected.

Edward Luff, 6055 E. Grand River Avenue, is concerned about a loss of visibility for drivers on Dorr Road. It is all open now and you can see 1/8 mile towards Hughes Road. Once they build

the loss of visibility will be more dangerous. He is concerned about the detention pond at the corner of Dorr Road and Grand River Avenue. Where does it drain to? Does it drain into Lake Chemung?

David Cary, 1813 S. Hughes Road, The Shaved Ice business has had to replace two tables located outside due to cars hitting them. Everybody tries to use the right turn lane that does not exist to turn on to Grand River Avenue. There needs to be a right turn lane on Hughes Road northbound at Grand River. The Township owns the property on Hughes Road with a 10-foot drain easement. The agreement states that the Township can increase the easement to 20-foot wide if needed. What is planned for that easement? The drainage into the lake is a huge issue.

Serena Anzalone, 5964 Glen Echo Drive, stated that Glen Echo gets 6 to 8-inch divots in their road due to the drainage from Grand River Avenue. The rainwater brings dirt and debris. She is also concerned about the noise and traffic.

Eda Biegas, 1950 Genoa Circle, stated that there is overall traffic congestion without lights. They chose Genoa Township because it is less congested. There is no room for the roads to be widened if the 100-foot setback is not required. Maybe construct single story homes with less units to make the traffic more manageable.

The call to the public closed at 10:06 p.m.

Mr. Curry stated that the majority of the drainage goes to the back of the parcel into the wetlands. The front drainage goes into Grand River Avenue which is under the Livingston County Road Commission control.

Commissioner Rauch stated that he has trouble visualizing the 100-foot open space reduction along Grand River Avenue. This section of the road right of way is a variable mix in width. Typically for a 5-lane road, the right of way would be 125 feet wide not 90 feet wide. It would make it difficult to expand the road. Commissioner Dhaenens agreed that he has issues with the 100-foot open space buffer reduction, traffic and the location of the fiber lines.

Mr. Kassab stated that they understand the concerns with the traffic and would like to be postponed to make adjustments and see if they can locate the buildings further back from Grand River and Dorr Roads.

Moved by Commissioner Dhaenens, seconded by Commissioner Lowe to postpone public hearing #4, consideration of a rezoning application, PUD Agreement, Environmental Impact Assessment and conceptual PUD Plan for a proposed rezoning and conceptual plan approval for a proposed development of 204 apartment units. The proposed rezoning is to go from Neighborhood Service District (NSD)/Medium Density Residential (MDR) with Town Center Overlay (TC) to High Density Residential (HDR) with a Residential Planned Unit Development (RPUD) overlay. The request involves parcels 4711-11-300-014 and 4711-14-100-002 located on the Southwest corner of Grand River Avenue and Dorr Road to the applicant the ability to address the setbacks from Grand River and Dorr Roads, location of fiber lines and to update the traffic study with the proposed hospital addition. **The motion carried unanimously.**

Moved by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the June 13, 2022 Planning Commission Meeting as corrected. **The motion carried unanimously.**

Member Discussion

Chairman Grajek asked if staff could email information on the MTA Annual Planning Conference.

Adjournment

Moved by Commissioner Lowe, seconded by Commissioner McCreary, to adjourn the meeting at 10:26 p.m. **The motion carried unanimously.**

Respectfully submitted:

Amy Ruthig

DRAFT