

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
November 14, 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, Eric Rauch, Tim Chouinard, Diana Lowe, Marianne McCreary and Glynis McBain. Also present was Township Manager Kelly VanMarter, Planning Director Amy Ruthig, Brian Borden of Safebuilt, and Shelby Byrne of Tetra Tech.

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:

Commissioner McBain stated her company manages the Hampton Ridge Condominiums. Chairman Grajek does not believe this would be considered a conflict of interest. All commissioners agree.

CALL TO THE PUBLIC:

The call to the public was opened at 6:33 pm with no response.

**OPEN PUBLIC HEARING #1...**Consideration of a special use application, environmental impact assessment and sketch plan for the storage of hazardous materials for Bottcher Systems located at 1349 Grand Oaks Drive, south of Grand River Avenue and North of I-96 on the east side of Grand Oaks. The request is petitioned by Bottcher America.

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment (dated 10-18-22)
- C. Recommendation of Sketch Plan (dated 8-1-22)

Ms. Nikki Calloway of Bottcher Systems provided a review of their company. They are requesting a Special Land Use to store chemicals that they use in their business.

Mr. Borden reviewed his letter dated November 10, 2022.

1. Section 19.03 General Special Land Use Standards:
  - A. In order to make favorable findings related to compatibility and impacts, the conditions of Section 13.07 need to be met to the Commission's satisfaction. He has determined that these conditions have been met.
  - B. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.
2. Section 13.07 Conditions:
  - A. The applicant needs to demonstrate compliance with the requirement for secondary containment. He did not find anything in the submittal demonstrating this.
  - B. The applicant must obtain any outside permits necessary for the proposed operation.
3. Site Plan Review:
  - A. The request for a new special land use on a developed site provides the Township with an opportunity to require improvements that bring the site into, or closer to, compliance with current standards.
  - B. We suggest that improvements and/or further information/discussion are warranted for the following:
    - i. Landscaping – front yard greenbelt trees, which would be the additional of two to three trees in front of the building, though the Ordinance requires five canopy trees for the front yard greenbelt
    - ii. Lighting – upgrade wall-mounted fixtures. He suggests the applicant provide an indication of the fixture type, and the Township require upgrades, if needed.
    - iii. Impervious surface – patch or repair blacktop areas, as needed
    - iv. Parking lot – provide striping and barrier-free parking, per Ordinance requirements. The plan notes that the parking lot is not currently striped. He suggests that the plan be revised to include parking lot striping in accordance with the requirements of Sections 14.05 and 14.06. This includes minimum dimensional requirements for spaces and drive aisles, looped (or double) striping, and the required number of barrier-free spaces.
    - v. Miscellaneous – other improvements suggested by Township staff or the Township Engineer

Ms. Byrne reviewed her letter dated November 9, 2022.

She has no engineering related concern to the proposed special use. Since no site improvements are proposed, the existing storm management and utilities will not be impacted. In the future, if any site improvements are required for the proposed use, they will need to be included on a proposed site plan to be approved by the Township.

The existing building is connected to public water and sanitary sewer and some of the products being stored are considered hazardous materials. The petitioner has already coordinated with Genoa-Oceola Sewer and Water Authority to ensure all of their requirements are met. They

should submit written documentation of their on-site hazardous materials management program to the Sewer and Water Authority for their records.

The Brighton Area Fire Authority Fire Marshal's letter dated October 25, 2022 states there are no outstanding issues.

Ms. Calloway is aware of all of the comments made by the consultants.

Commissioner Rauch asked how the hazardous materials are handled on the outside as well as on the inside of the building. He also asked for clarification on the secondary containment process. Ms. Calloway provided their secondary containment and SDS processes. She added that the products they purchase are flammable so they have equipment that funnels the bulk material into smaller one- or five-gallon containers with specific types of caps for each of those containers. She confirmed that they have a containment measure to ensure that the chemicals do not enter into the stormwater system. All of their mixing is done within the building; there are no chemicals mixed outside.

Commissioner McCreary asked the applicant if she is familiar with the previous owner of the building. Ms. Calloway stated the chemicals they used were different from what her company uses. Their materials were very corrosive and hers are not. Commissioner McCreary asked if any PPE is required by employees. Ms. Calloway stated they wear goggles and gloves, but no masks are required.

Commissioner Dhaenens questioned if the site plan improvements noted by Mr. Borden will be addressed. Ms. Calloway stated she will be making all of those improvements.

Chairman Grajek asked who oversees their chemical storage and use. Ms. Calloway stated they are overseen by the State of Michigan and must provide their reports to them. She also noted that they do not use underground or above ground storage tanks.

The call to the public was opened at 7:00 pm.

Mr. Keith Burrison, the owner of CenTech at 1325 Grand Oaks Drive, is concerned about the safety of his employees. He wants to ensure that the chemical smell will not make its way to his building, there will be nothing leaching into the ground, and there is a process for a spill.

Ms. Janeen Musselman, who lives in Hampton Ridge, sent an email expressing her opposition to this plan. She does not want hazardous waste brought into their backyard. It will negatively impact the residents and animals.

The call to the public was closed at 7:05 pm

Commissioner McCreary questioned how vapors or odors from the chemicals will be contained so they are not toxic to the neighbors. Ms. Calloway stated most of their chemicals are completely odorless. They have 24/7 ventilation. They will be using the same system that was used by the previous building owner. Also, they are not regulated by the EPA because of the type of chemicals they use.

**Moved** by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Special Use Application for the storage of hazardous materials for Bottcher Systems located at 1349 Grand Oaks Drive as this Commission finds that the conditions in Sections 19.03 and 19.07 of the zoning ordinance have been met. This recommendation is conditioned on the following:

- All concerns from the Township Engineer and Brighton Area Fire Marshal regarding facilities and services must be met to their satisfaction.

**The motion carried unanimously.**

**Moved** by Commissioner Rauch, seconded by Commissioner Lowe, to recommend to the Township Board approve of the Environmental Impact Assessment dated October 10, 2022 for the storage of hazardous materials for Bottcher Systems located at 1349 Grand Oaks Drive, as the applicant has demonstrated their compliance with the requirement for secondary containment. This recommendation is conditioned upon the following:

- The applicant must obtain any outside permits necessary and required for this type of operation.

**The motion carried unanimously.**

**Moved** by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Sketch Plan dated August 1, 2022 for the storage of hazardous materials for Bottcher Systems located at 1349 Grand Oaks Drive, conditioned upon the following:

- The petitioner shall update the landscaping, specifically the front yard greenbelt
- The petitioner shall upgrade the lighting with wall mounted lighting fixtures.
- All repairs to impervious surfaces shall be made to the satisfaction of Township Staff, including parking space striping and correct number of barrier free spaces.
- The petitioner shall make any other miscellaneous improvements as determined by Township Staff

**The motion carried unanimously.**

**OPEN PUBLIC HEARING # 2...**Consideration of an amendment to the Summerfield Pointe Planned Unit Development Agreement, preliminary condominium site plan and environmental impact assessment to reduce the project from 140 attached condominiums to 102 single family detached homes and 12 attached condominiums. The project is located on Lawson Drive, North of Grand River Avenue. The request is petitioned by Healy Homes of Summerfield, LLC.

- A. Recommendation of PUD Agreement Amendment
- B. Recommendation of Environmental Impact Assessment (9-26-22)

C. Recommendation of Preliminary Site Condominium Plan (9-26-22)

Mr. Wayne Perry of Desine Engineering and Mr. Jack Healy were present. Mr. Perry provided a review of the request. The prior approval was for 192 single-family attached condominiums; however, they would like to modify the agreement to provide for 56 attached single-family condominium units and 102 detached single-family condominium units. The general road network and utilities are the same as the previous plan. He presented the site plan and reviewed the proposed changes.

Mr. Borden reviewed his letter dated November 8, 2022.

1. PUD Amendment:

- A. The applicant proposes to construct 102 detached residential units in lieu of the 140 attached units that are included in the approved PUD.
- B. Dimensional deviations are sought for lot width, lot area, and combination of side yard setbacks.
- C. The applicant must address any comments provided by Township staff and/or the Township Attorney on the draft PUD Agreement.

2. Preliminary Condominium Plan:

- A. The applicant must address any comments provided by Township staff and/or the Township Attorney on the draft condominium documents.
- B. The detailed plan drawings do not identify the area where the proposed building containing Units 53-56 is located.
- C. The site data and zoning table should be included on Sheet SD. It was in the previous submittal and is currently referenced on Sheet SP1.
- D. Sidewalks are located within the site condominium units and not the roadway easement, which is relatively unusual.
- E. There are minor discrepancies on the landscape plan that need to be corrected.
- F. The Master Deed should identify the open space areas as general common elements subject to maintenance and protection by the Association.
- G. The Commission should consider comments provided by the Township Engineer and/or Brighton Area Fire Authority.

3. Private Road:

- A. The provisions to allow variation from public roadway standards do not appear to be met.
- B. The submittal does not include a Private Road Maintenance Agreement.
- C. The required easement and roadway widths are not provided; however, both are identified as dimensional deviations in the draft PUD Agreement.
- D. The plans do not identify any street signs.
- E. Design details such as AASHTO standards, pavement, curb and gutter, grades, and curves, are subject to review by the Township Engineer.

Ms. Byrne reviewed her letter dated November 9, 2022.

She noted that this is a conceptual plan and will be reviewed in more detail during the final site plan review; however, since the applicant provided a lot of detail on this plan, she provided the following comments:

The general road layout for the proposed Summerfield Pointe development is essentially the same as the previously approved version with multi-family units. We have no engineering related concerns with single family units as opposed to multi-family units.

- After final site plan approval, the petitioner will be required to submit private road construction plans to the Township for review and approval. The Petitioner should review the private road requirements in the Genoa Township Engineering Standards and make sure all requirements are met. Engineering Design Standards allow a minimum horizontal curve radius of 150 feet for roads with a posted speed limit of twenty-five miles per hour or less. This should be addressed on the final site plan.
- The intersection radii are currently shown as 27 feet. Genoa Township Engineering Design Standards require a minimum intersection radius of 30 feet.
- Low spots within intersections are not allowed. More spot elevations should be used at proposed intersections to show that drainage is being carried away from the intersection.
- 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 Existing and Proposed Utility Structure Inventories on UT 7 are inconsistent with the calculations and the utility plans. This should be addressed on the final site plan.
- The proposed PUD Amendment notes in Article II, note 4, that installation of drainage facilities for the future phase have been completed, and that the Developer shall have no obligation to install further stormwater drainage facilities for future phases. The Township does not have the final authority to waive improvements to the existing drainage facilities. Since the previous site plan with multi-family units was approved, the Livingston County Drain Commissioner (LCDC) has updated their design standards and may require that the future phases of this development are brought into compliance with the new updated LCDC Procedures and Design Criteria for Stormwater Management Systems.
- The existing on-site detention basin was designed using the previous LCDC Standards. The Petitioner should work with the Drain Commissioner to determine if their existing detention pond will need to be revised to conform to the new standard. Evidence of approval from the LCDC should be provided to the Township prior to final site plan review.
- The final site plan must include SESC measures for review and approval. SESC details should be included and should match LCDC Standards.
- The LCDC requires that the "Land Use Summary Table" found in Appendix J of their updated LCDC Procedures and Design Criteria for Stormwater Management Systems be included on the cover sheet of the construction plans.
- CB 132B on the storm sewer calculations is labeled as FES 303 on the utility plans.

The Brighton Area Fire Authority Fire Marshal's letter dated October 19, 2022 states all outstanding issues have been met.

Commissioner McCreary asked if this would be added to the existing condominium association. Mr. Perry stated this new development would be its own association; however, they would follow the same bylaws of the existing association and after completion, they would all be under one condominium umbrella.

Commissioner Rauch stated the plan that was previously approved was 140 units. Under traditional zoning, without the PUD Agreement, it would allow 131 units. The applicant is requesting 102 detached units this evening.

Ms. VanMarter provided the public the process of this approval, noting that this could be the first of possibly four meetings and could take several months to complete.

The call to the public was opened at 7:36 pm.

Ms. Jamie Schingeck of 4441 Aster Boulevard is concerned about the difference in the HOA's. Her condominium has very strict bylaws and the new association's bylaws have differences in law care, pets, fireworks, etc.

Ms. Carrier Carter of 4464 Aster Boulevard stated their roads are private and they pay for them. She is concerned about construction traffic as well as safety. Cutting down the trees will affect the wildlife.

Karen of 4697 Summer Ridge Drive questioned if her condominium association could be separate from the single-family homes. She asked if they will look identical and if the Township has details of what is being built. She would like them to be the same. She questioned why it took 16 years to finish this development.

Ms. Ann Streeter who is on the Board of the Hampton Ridge HOA stated she would like this project to be redesigned so it does not connect to Aster Boulevard. Due to the new traffic light on Latson, many drivers use Aster so this new development will increase this traffic. If they still connect to Aster, her HOA would like some money to be given to them toward the purchase of speed bumps.

Ms. Lori Rowe at 4476 Aster Boulevard is concerned with the construction drive egress, which is being proposed to be Aster Boulevard. It is a shorter distance from Grand River to the development site than off of Latson.

Ms. Pat Anderson of 4280 Hampton Ridge is concerned with the density. Westbury Apartments are also being expanded. There will be a lot of people roaming through the neighborhood. There will also be mature trees that will be taken down.

Ms. Jeanine Gazley of 709 Abbington Court is one of the residents who will look at the new development. She is concerned that the trees will be taken down. She questioned how the two associations will work together.

Mr. Ron Watson of 4460 Aster Boulevard does not believe this project should be approved with the connection to Aster. It will be a major safety factor. Speed bumps are not a solution.

Mr. Larry Limonoff of 4363 Aster Boulevard is concerned that Aster is a private road and they pay to maintain it and other residents will be using it.

Ms. Susan Gardner of 4355 Aster Boulevard stated that the roads are private and they are narrow. There is no on-street parking and the speed limit is very slow. It was never meant to be a throughway. Kids play on the road, people walk their dogs, they jog, etc. If fire and safety was a concern when the connection was first designed 20 years ago, the homes can have fire suppression instead of the need for two accesses.

Ms. Martha Pappas of 757 Abbington Court lives where Aster ends. There will be constant traffic on Aster Boulevard.

Gary Laundroche of 4689 Summer Ridge Drive stated they have met many times with Mr. Healey and he worked with their association to address their concerns. They will be working on how best to incorporate the single-family homes into their association. He is in support of this development.

Ms. Ruthig read the public comment letters and emails that were received after the packet was published.

- Ms. Ann Streeter who spoke this evening is against this proposal.
- Ms. Janeen Mussleman is not in favor of this project. The road connection would negatively impact their neighborhood by increasing traffic, cause backups at the traffic light at Latson Road, and cause safety issues. Their association pays for their roads. Removing the trees for this development will displace local wildlife
- Ms. Christie LePoint is not in favor of this project.
- Mary Lynn Buzzell of 741 Abbington Court is concerned with the connection to Aster Boulevard as it is a private road and maintenance is paid by the Hampton Ridge unit owners, children ride their bikes and scooters along the streets and sidewalks so it is a safety issue, and the Master Plan calls for the preservation of wooded areas and the amount of trees that will be replaced is not sufficient. She questioned because the agreement is with a different owner and is 20 years old, is it still valid.
- Sandra send an email stating her opposition to the project, stating they pay for the road, there are a lot of accidents at the light on Latson, there is a long wait at that light and she will sell if this is approved
- Ms. Susan Gardner, who spoke this evening is against this proposal.



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- Mr. Charles Tinsley of 4324 Hampton Ridge is against the road connection for these communities. It will increase traffic and cause safety concerns.

The call to the public was closed at 8:03 pm

Commissioner Rauch believes the major complexity of this project is that it was conceived and began 19 years ago and a lot has changed since that time with regard to traffic. He would like a comprehensive traffic study to be done to determine if it is appropriate at this time to connect these two developments.

Commissioner Dhaenens advised the members of the public that Mr. Healey has met with the current association and has listened to and accommodated their concerns. He agrees with the need for a traffic study.

Chairman Grajek noted that this new roadway will also add a way for residents in Hampton Ridge to access Grand River by traveling onto Lawson Drive.

Mr. Perry stated he and Mr. Healey are listening to the concerns of the residents. He showed the original plan from 2002, noting that the road network is approved with 192 attached condominiums. This can be built as approved. When this was developed, the connection to Aster Boulevard was requested by the Township; however, he does agree with Commissioner Rauch that things have changed since that time. They have changed the plan by moving the roadway further away from the Hampton Ridge Development and saving more trees. They are requesting to reduce the density of an already approved project. They will do a traffic study with the approved plan and their proposed plan and it will show that the traffic will be less with the new plan than what is already approved because it is less dense. In the existing development, Mr. Healey has agreed to build the new buildings to match exactly the existing buildings. There is a large area of open space that has been given to the Township as part of the original plan. He showed it on the site plan.

Commissioner Rauch questioned if the developer can start building what was originally approved in 2002. Ms. VanMarter stated her interpretation of the ordinance is that the existing site plan is expired and the applicant would need to come back before the Planning Commission for review. Mr. Perry noted that the PUD Agreement is still in place. Ms. VanMarter agreed.

Commissioner Rauch stated that having a traffic study could provide information that could show how the connecting of these two developments could be positive.

Commissioner Chouinard does not agree with the construction traffic using Aster Boulevard. He would like the connection to be made at the end of the project. Mr. Perry stated the construction traffic can use Lawson Drive.

Mr. Perry asked for feedback regarding the deviations that they have requested. Mr. Rauch is in favor of the width of the road as it matches the existing ones. Commissioner McCreary is concerned with the private road being used by many additional vehicles.

Commissioner McBain stated the issue is this was anticipated to be all built at one time 20 years ago. She knows this will impact all of the existing residents and private roads. She reiterated the concerns of the member of the public who spoke about the differences in the restrictions in the two different condominiums. She would like the developer to investigate that portion of the by-laws.

Mr. Perry requested to have this item postponed until the next Planning Commission meeting so they can address the issues discussed this evening.

**Moved** by Commissioner Lowe, seconded by Commissioner Dhaenens, to postpone Open Public Hearing #2 until the next regularly-scheduled Planning Commission meeting. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #3...**Consideration of a sketch plan for a proposed dumpster enclosure, deck and gravel drive for Image Pros located at 1910 Dorr Road, west side of Dorr Road and south of Grand River Avenue. The request is petitioned by Stephanie Konker.

A. Disposition of Sketch Plan (9-22-22)

Mr. Ken Elphinstone and Ms. Stephanie Konker were present. They have reviewed the comments from the consultants and they can remove the proposed deck. This is a small business and only cars will be accessing the gravel driveway; however, they can widen it if necessary. The gravel area is only for cars to park and bring in boxes. There are no large delivery vehicles. Having gravel instead of a hard surface will not affect the stormwater runoff.

Mr. Borden reviewed his letter dated November 9, 2022.

1. Use of gravel, instead of hard-surfacing, requires approval by the Planning Commission based on review and recommendation of the Township Engineer.
2. The proposed drive does not meet the minimum width required by Ordinance for one-way travel, and the design necessitates two-way travel.
3. We request the applicant explain the intended purpose of the 30' x 20' gravel area at the rear of the building. Mr. Borden wanted to ensure that this is not used for outdoor storage.
4. If the accessory building shown in aerial photos is still present, it must be added to the plan. The applicant noted it has been taken down.
5. The Commission may wish to request a turning template for access to/from the waste receptacle. The applicant stated they could relocate this to the other side. Mr. Borden said if that is done, the parking spaces in front of it should be marked for employee parking only.

6. The waste receptacle must provide a lid.
7. The Commission may allow treated lumber (cedar) enclosure.
8. The applicant must identify the height of the enclosure.
9. The proposed deck is also labeled as a loading dock. Mr. Elphinstone noted this is not a loading dock and can be removed.
10. The submittal does not include details of the proposed deck.
11. Any landscaping shown on previously approved site plans that may be in poor condition (or may have been removed) should be replaced as part of this project.
12. The applicant must address any comments provided by the Township Engineer and/or the Brighton Area Fire Authority.

Ms. Byrne reviewed her letter dated November 7, 2022.

1. More detail should be provided on the proposed grading and stormwater management plan. The proposed improvements will increase the area of impervious surface on the site and more detail should be provided on how it will be managed to ensure it is not draining to adjacent properties.
2. The proposed gravel access drive and 30-foot by 20-foot gravel area does not meet the Township Zoning standards, which require site drives be paved with concrete curb and gutter. If the proposed gravel area behind the existing building will serve as parking, any proposed parking areas need to be clearly shown and dimensioned.
3. Additional detail and dimensions should be provided for the proposed drive and rear gravel area.
4. A detail should be provided for the proposed dumpster enclosure.

The Brighton Area Fire Authority Fire Marshal's letter dated October 20, 2022 stated:

1. The building shall include the building address on the building. The address shall be a minimum of 6" high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.
2. The location of a Knox Box shall be indicated on future submittals. The Knox box shall be located adjacent to the main entrance of the structure, in a location coordinated with the fire authority.

Commissioner Rauch asked how often the rear area is used for loading. Ms. Konker stated it is used when she has a large order. The only vehicle that would be there would be her car.

Commissioner Rauch questioned why a Dumpster enclosure is needed. Mr. Elphinstone stated there is currently a Dumpster there so it needs to be enclosed. Based on the comments from Mr. Borden, he will be moving it to the other side of the property where the deck was proposed.

The call to the public was opened at 9:07 pm with no response.

**Moved** by Commissioner Rauch, seconded by Commissioner Dhaenens, to approve the Sketch Plan dated September 22, 2022 for a dumpster enclosure and gravel drive for Image Pros located at 1910 Dorr Road, based on the following conditions:

- The use of gravel is acceptable due to the use conditions discussed this evening
- The minimum width of the gravel drive will be increased to 15 feet wide
- The dumpster enclosure will be installed on the south side of the building. The location and design will be approved by Township Staff and shall meet ordinance requirements.
- The material of treated lumber or cedar is acceptable for the dumpster enclosure materials.
- An “Employees Only” sign will be placed in front of the dumpster enclosure.
- All conditions of the Brighton Area Fire Authority Fire Marshal’s letter dated October 20, 2022 shall be met.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING #4...**Consideration of a sketch plan for proposed camp zip line structures including a climbing tower, terminating pole and a deck for the Our Lady of the Fields located at 7000 McClements Road, south side of McClements Road, between Kellogg and Euler Roads. The request is petitioned by Chaldean Catholic Church of the United States.

A. Disposition of Sketch Plan (10-26-22)

Mr. Wayne Perry of Desine, Inc. stated the applicant would like to add a deck to the rear of one of the buildings, as well as a tower, end pole, and a zip line for the camp participants.

Mr. Borden reviewed his letter dated November 8, 2022.

1. The “climbing tower” at 45 feet exceeds the maximum height requirement, which will require variances from the ZBA.
2. Pending the Township’s interpretation, the “terminating pole” may also need a variance for its height.
3. Note D on Sheet C1.0 needs to be revised to remove the phrase “at grade.”

Ms. Byrne stated she has no engineering related comments on this proposed sketch plan.

The Brighton Area Fire Authority Fire Marshal's letter dated November 2, 2022 stated:

1. No details were provided regarding the specific construction of the deck. The applicant is advised that the existing building is a sprinklered wood frame structure. The sprinkler code requires combustible exterior projections greater than 4-feet be suppressed below when used for storage. Due to the height and area below this will require suppression.
2. The fire pump test connection is located below the proposed location of the deck. The test connection shall be relocated near the FDC or a minimum 44-inch wide 84-inch tall clear access space maintained clear along the building face for pump testing.

Mr. Perry stated he will work with the Fire Marshal regarding his concerns.

The call to the public was opened at 9:17 pm

Mr. James Drouillard of 6781 Felice questioned if this will bring excessive noise or more people.

Ms. Patty Kopicko of 6843 Felice read a letter from Mike and Dory Berean of 1237 Euler Road, who were not able to attend tonight's meeting. They continue to have concerns with the use of this property as well as the addition of this zip line. Ms. Kopicko agrees with Mr. and Mrs. Berean's letter. The camp was at full capacity last year so they do not need this to have to bring in more people. She is concerned with the additional noise this will bring.

Mr. Steve Olivieri of 1200 Kellogg Road questioned if the rope course was approved by the Township.

Ms. Lynn Drouillard of 6781 Felice questioned why a large building needs to be there for people to start the zip line. She is concerned with the users being able to look into her house as well as the noise. She is fine with the camp, but they keep adding elements. They have now purchased the property across the street.

Mr. David Shirk of 1160 Kellogg loves to hear the children in the camp having a good time. He does not care how tall the structure is. If it makes the kids happy, he is in favor of it. He prefers that instead of the gunshots that he hears behind him.

The call to the public was closed at 9:28 pm.

Commissioner Lowe asked about safety. She questioned if the zip line will be open to the public. Mr. James Berigan stated the zip line is only available when the camp is being used. When the camp is closed, it is locked and not accessible. There will also be certified personnel monitoring the people using the zipline.

**Moved** by Commissioner Rauch, seconded by Commissioner Dhaenens, to approve the Sketch Plan dated October 26, 2022 for propose camp zip line structures including a climbing tower, terminating pole and a deck for the Our Lady of the Fields located at 7000 McClements Road, with the following conditions:

- The climbing tower and terminating pole shall receive a variance form the ZBA for the height.
- Note D on Sheet C1.0 shall be revised to remove the phrase "at grade."
- All conditions of the Brighton Area Fire Authority Fire Marshal's letter dated November 2, 2022 shall be met

**The motion carried unanimously.**

**OPEN PUBLIC HEARING #5...**Public hearing for the proposed Genoa Charter Township Master Plan.

Ms. Sri Ravali Komaragiri of Giffels Webster provided a review of the changes that were made since the last discussion regarding the Master Plan.

The plan has been sent to Livingston County and the surrounding municipalities for their review and comment. Comments were only received from Livingston County. One of their major recommendations was to highlight the Township's high-quality natural areas, as well as adding a goal regarding the preservation of these areas. She recommended opening the public hearing this evening, she would then make any changes as recommended by the Planning Commission, and return for the remainder of the public hearing at the next Planning Commission meeting.

The call to the public was opened at 9:44 pm.

Mr. Harold Perlman of 6483 Grand Circle Drive noted a proposed change of zoning of this property from medium to high density and this raises concerns regarding the water table. He questioned if this was a case of spot zoning. This request is inconsistent with what has been done by the Township.

Ms. Melanie Johnson of 3990 Chilson noted that the Master Plan shows the traffic study from 2012 and 2013 for Latson Road, south of 96 only had 5,000 vehicles per day and now there are 34,000 vehicles per day. She suggested this information be used when planning in the future.

Mr. Roy Yapple of 4704 Mt. Brighton Drive is against the zoning change. A property with 127 acres with five to eight homes per acre is another 1,000 units and his current subdivision is 70 units. This would cause additional traffic and additional loads on police and fire. If it is rezoned, due to the rising interest rates, could this project be started and then not finished.

Mr. Chris Ford of 6511 Grand Circle Drive knew that there would be growth near him, but he would like the Township to maintain the current zoning as described in the Master Plan.

Ms. Scott Mulder of 4535 Summer Hill stated he built his home in this area because of the Master Plan. He would like the zoning to remain the same.

Ms. Christine Rands of 4160 Summer Hill has horses, sheep, goats, etc. on ten acres. She has been told that if this area is developed more densely, it will drop the water table and could affect their wells and the lake levels.

Mr. Carrey Zbicz of 4107 Summer Hill would like to keep the character of Genoa Township. The Challis Road area is not the location for high density residential.

Ms. Stacey Carroll of 6418 Challis Road has a farm and she wants to maintain the beautiful, farm-friendly area.

Mr. Gary Whitt of 4555 Kingswood Drive is concerned with the traffic if the medium and high-density rezoning is approved.

Ms. Lynn Winklebauer of 3488 Bauer Road asked the Planning Commission to visit the area and see the beauty that will be destroyed if all of these units are built.

Ms. Ruthig stated that letters of opposition to the rezoning of the property were received from Gretta Winklebauer, Craig Lytle at 4162 Bauer Road, Sara Cross of 6489 Challis, Collin Hebert of 6899 Lyle Lane, Kirt Mortensen of 6475 Grand Circle, and Ben Tasich of 3492 Lakewood Shores Drive, who would like the Board to look at adding more public transportation to our area.

Ms. VanMarter stated that since there are minor revisions to be made to the Master Plan, the Call to the Public will be left open until the next Planning Commission meeting.

Commissioner McBain questioned the property that the members of the public were speaking about this evening. Mr. VanMarter showed the property, noting that it is currently master planned for Low Density Residential and the adjacent property is zoned large lot rural residential. She believes the concern is that The Planning Commission received a letter regarding the possibility of rezoning this property to high-density residential, which would be approximately eight units per acre. The Township and Planning Commission received the letter prior to their beginning the master plan review process. There are no plans to rezone this property.

Commissioner Dhaenens agrees that the recommendation from Livingston County regarding the natural features be added to the Master Plan.

#### ADMINISTRATIVE BUSINESS:

##### **Staff Report**

Ms. Ruthig stated there will be one item on the December 12 Planning Commission meeting. The Master Plan and the Summerfield Pointe Estates items may be on that meeting as well.

##### **Approval of the September 12, 2022 Planning Commission meeting minutes**

Needed changes were noted.

**Moved** by Commissioner McCreary, seconded by Commissioner Lowe, to approve the minutes of the September 12, 2022 Planning Commission Meeting as corrected. **The motion carried unanimously.**

##### **Member Discussion**

There were no items to discuss this evening.

Genoa Township Planning Commission  
November 14, 2022  
Unapproved Minutes

**Adjournment**

**Moved** by Commissioner Rauch, seconded by Commissioner Lowe, to adjourn the meeting at 10:18 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT