

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
October 10, 2023**

**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, Diana Lowe, Eric Rauch, Tim Chouinard, Glynis McBain and Greg Rassel. Absent was Marianne McCreary. Also present were 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 Rauch, seconded by Commissioner Rassel, to approve the agenda as presented. **The motion carried unanimously.**

DECLARATION OF CONFLICT OF INTEREST:

None

CALL TO THE PUBLIC:

The call to the public was made at 6:31 pm with no response.

OLD BUSINESS:

**OPEN PUBLIC HEARING # 1...** Consideration of special land use application, environmental impact assessment and sketch plan to allow for a proposed Bed and Breakfast located at 7854 Collingwood Drive, just west of Grand River Avenue. The request is petitioned by Nazmiye Yapici.

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (9-20-23)
- C. Recommendation of Sketch Plan (9-20-23)

Ms. Yapici would like to use her house for a bed and breakfast. She has addressed the fire department's concerns and made changes to the sketch plan. The health department has approved the well and septic, with some improvements. She will make those if the project is approved by the township.

Mr. Borden reviewed his letter dated September 25, 2023.

1. The special land use standards of Section 19.03 are generally met.
2. He was unable to identify any other bed and breakfast inns within 300 feet of the site.
3. The revised sketch plan has addressed the comments from his initial review letter.

Ms. Byrne stated that once health department approval is obtained, she has no further engineering concerns.

The Fire Marshal's letter dated October 4, 2023 states:

1. The floor plan has been modified to meet the related codes and the applicant has agreed to address the life-safety provisions set forth related to fire extinguisher, smoke alarms, and carbon monoxide alarms.
2. It was noted on this review that the impact statement identifying the number of guests was not updated to match the revised studio floor plan. This should be addressed as it appears only capable of sleeping two persons. Ms. Yapici stated she will make that change

Chairman Grajek noted an email was received from a neighbor who is concerned about noise that she has heard in the early morning coming from this direction; however, she is unsure if it is coming from this home. Mr. Borden stated that the township has ordinances in place to address this type of activity.

The call to the public was made at 6:38 pm. with no response.

Commissioner Rassel will not be voting in favor of this due to the parking. He knows that it meets the requirements, but he has seen situations with this type of use where there are many cars and they end up parked on the road.

**Moved** by Commissioner Rauch, seconded by Commissioner Lowe, to recommend to the Township Board approval of the special land use to allow for a Bed and Breakfast located at 7854 Collingwood Drive for Nazmiye Yapici, with the following notes:

- The Planning Commission finds the standards found in Section 19.03 of the Township Ordinance are generally met.
- The conditions found in Section 3.03.02(b) of the Township Ordinance are met to this
- Commission's satisfaction
- The requirements of the township engineer, fire marshal and health department shall be addressed and the plans updated as required. **The motion carried (Grajek - yes; Rauch - yes; Chouinard - yes; McBain - yes; Lowe - yes; Rassel - no).**

**Moved** by Commissioner Rauch, seconded by Commissioner Chouinard, to recommend to the Township Board approval of the Environmental Impact Assessment dated September 20, 2023 to allow for a proposed Bed and Breakfast located at 7854 Collingwood Drive for Nazmiye

Yapici. **The motion carried (Grajek - yes; Rauch - yes; Chouinard - yes; McBain - yes; Lowe - yes; Rassel - no).**

**Moved** by Commissioner Rauch, seconded by Commissioner Lowe, to recommend to the Township Board approval of the sketch plan dated September 20, 2023 to allow for a proposed Bed and Breakfast located at 7854 Collingwood Drive for Nazmiye Yapici. **The motion carried (Grajek - yes; Rauch - yes; Chouinard - yes; McBain - yes; Lowe - yes; Rassel - no).**

NEW BUSINESS:

**OPEN PUBLIC HEARING #2...** Consideration of a rezoning application and environmental impact assessment to rezone property at 4675 Grand River Avenue from Neighborhood Service District (NSD) to General Commercial District (GCD) to allow for trailer sales and storage. The property consists of two contiguous parcels (4711-09-200-006 and 008) located on the north side of Grand River Avenue, west of Boulevard Drive. The request is petitioned by Desine, Inc.

- A. Recommendation of Rezoning
- B. Recommendation of Environmental Impact Assessment (9-20-23)

Mr. Wayne Perry of Desine, Inc. and Mr. Edward Copp, the owner, were present. Mr. Perry stated they would like to rezone these two parcels from NSD to GCD and combine them to a total of just over 1.3 acres. The property will be for the future use of AAA Trailers.

Mr. Borden viewed his letter dated October 3, 2023.

- 1. GCD zoning is generally consistent with the rezoning criteria of Section 22.04.
- 2. Since the zoning designation intended for the Mixed Use – West Grand River future land use category - has not been created, the Commission may find that GCD is a reasonable option at this time.
- 3. The request is anticipated to be compatible with environmental conditions and the surrounding area.
- 4. The two parcels comprising the subject site must be combined to create a conforming property. He noted that due to this type of rezoning, conditions are not able to be placed on approvals.
- 5. The host of uses permitted in GCD are generally compatible with existing and planned uses in the surrounding area, especially along Grand River.
- 6. Consideration must be given to any technical comments provided by the Township Engineer, Utilities Director and/or Fire Authority with respect to compatibility/capacity of infrastructure and services.

Chairman Grajek asked if GCD allows for outdoor storage. Mr. Borden stated the “leasing of auto trucks and trailers” are allowed as a special land use in that zoning district.

Mr. Rauch stated that to the north, west, and south is a PUD. He asked if those uses outlined in that PUD generally match what is allowed in the GCD. Mr. Borden stated the allowable uses are very similar. Ms. Ruthig stated auto and motorcycle sales are allowable uses in the PUD.

Ms. Byrne stated she does not have any engineering issues regarding site drainage, or water and sewer utilities that would arise from this change in zoning classification. It appears that the provided sketch plan does include some site improvements, such as a new parking lot. This will need to be submitted and reviewed separately as part of the site plan approval process.

The Fire Marshal's letter dated August 24, 2023 outlined the following comments:

1. The building shall include the address at 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 access drive into the parking area and the gated lot shall provide a minimum of 26-foot clear width for emergency vehicle access to all structures. This includes the clear width of the gate opening.
3. A minimum vertical clearance of 13½ feet shall be maintained along the length of all apparatus access drives. This includes but is not limited to porte-cochere, lighting, and large canopy trees.
4. A Knox padlock shall be utilized to secure the gate in conjunction with the owner's lock for use in the event of an emergency. A Knox box shall be located adjacent to the main entrance of the structure, in a location coordinated with the fire authority.

Mr. Perry stated they have seen the Fire Marshal's letter.

The call to the public was made at 6:55 pm with no response.

**Moved** by Commissioner Rauch, seconded by Commissioner Lowe, to recommend to the Township Board approval of the rezoning of the two contiguous parcels (4711-09-200-006 and 008) at 4675 Grand River Avenue from Neighborhood Service District (NSD) to General Commercial District (GCD) to allow for trailer sales and storage, with the following notes:

- The request to rezone is consistent with the standards found in Section 19.03 of the Township Ordinance.
- The request is generally consistent with the objectives and goals of the township Master Plan.
- The request is anticipated to be compatible with the environmental conditions and surrounding area.
- The host of uses permitted in GCD are generally compatible with the uses in the surrounding area, especially along Grand River.

**The motion carried unanimously.**

**Moved** by Commissioner Rauch, seconded by Commissioner Chouinard, to recommend to the Township Board approval of the Environmental Impact Assessment dated September 20, 2023 for two contiguous parcels (4711-09-200-006 and 008) at 4675 Grand River Avenue to allow for trailer sales and storage. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #3**...Consideration of a site plan amendment for revisions to the previously approved site grading on a 4.32-acre parcel (4711-06-200-101) on the north side of Grand River Avenue, just west of Char-Ann Drive. The request is petitioned by Chestnut Development.

- A. Disposition of amended Site Plan (9-1-23)
- B. Recommendation of Environmental Impact Assessment (9-20-23)

Ms. Brittney Shay of Monument Engineering was present. She advised that grading plans were previously approved by the township in preparation for future development. There were 19 trees that were required to be saved; however, when the project started, those trees were removed. They are proposing a new plan to establish screening due to the removal of these trees.

Mr. Borden reviewed his letter dated October 3, 2023.

- 1. In accordance with Section 13.01, the Planning Commission has review and approval authority over the site plan for grading and tree removal.
- 2. The approved site plan included a condition for additional tree preservation in the northerly portion of the site; however, those trees were removed, and the applicant now seeks approval of an amended site plan.

The applicant has addressed some of their concerns; however, his additional comments are:

- 3. There is a discrepancy between the notes and plan with respect to the number of new trees proposed. The plan depicts 20 trees, while the notes say 19. This must be corrected.
- 4. The size of the new trees proposed is not identified.
- 5. In his opinion, if the new trees are to be treated as replacement for what was removed, the new trees need to be much larger than Ordinance minimums of six feet in height at the time of planting. The trees removed were well above 20 feet in height. Alternatively, the Commission could require an increase in the number of trees to be planted to help offset what was removed.
- 6. The silt fence line should be adjusted to ensure protection of the tree along the west side of the limits of disturbance.
- 7. The applicant must address any comments provided by the Township Engineer.

Ms. Byrne has no engineering issues. She stated that the berm or plantings will not affect the drainage or underground utilities.

The Fire Marshal had no issues.

Commissioner Rauch is disappointed that the petitioner is not present this evening. He would like to know what happened. This is a significant oversight. He is not in favor of replacing what was removed with 19 six-foot trees. He would request that they be replaced with something much more robust. Also, to ensure that the new plantings grow, it would require irrigation.

Commissioner McBain is not in favor of a berm because that suggests manicured landscaping. She would like to have more natural plantings, such as trees, bushes, brush, etc.

Ms. Ruthig stated that when staff was made aware of the trees being removed, they were concerned with the location the applicant proposed to place the berm because it is in the 50-foot wide buffer that was supposed to remain natural. This could compromise some of the existing trees inside that 50-foot buffer.

Commissioner Rauch reiterated Commissioner McBain's comments that it should look natural and not manicured.

After discussion, it was determined that a landscape architect needs to provide a plan for approval by the township.

The call to the public was made at 7:16 pm.

Mr. Dan Hassett of 2955 Turning Leaf stated there was an approximate 300-foot-wide area of trees removed. His house can now be seen from Grand River. He would suggest the applicant bring in a lot of dirt to make a 10-12-foot-high berm, and then plant 30-40 white pines.

Mr. Chris Mammoser of 2757 Turning Leaf is the secretary of the homeowner's association. He thanked Ms. Ruthig for all of her help with this issue. They have purchased much larger trees than what is being proposed so the developer can also.

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

Commissioner Lowe would like to request that the developer or his representative be present at all future meetings.

**Moved** by Rauch, supported by Lowe, to table Open Public Hearing #3 for a site plan amendment for revisions to the previously approved site grading on a 4.32-acre parcel, #4711-06-200-101. **The motion carried unanimously.**

#### ADMINISTRATIVE BUSINESS:

##### **Staff Report**

Ms. Ruthig stated there will be a Planning Commission meeting next month.

Genoa Township Planning Commission  
October 10, 2023  
Approved Minutes

**Approval of the September 25, 2023 Planning Commission meeting minutes**

**Moved** by Commissioner Lowe, seconded by Commissioner Rauch, to approve the minutes of the September 25, 2023 Planning Commission Meeting as presented. **The motion carried unanimously.**

**Member Discussion**

Chairman Grajek stated many members attended the Michigan Association of Planners Conference earlier this month. He urges anyone who has not attended before to plan it for next year.

**Adjournment**

**Moved** by Commissioner Rauch, seconded by Commissioner Rassel, to adjourn the meeting at 7:32 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary