

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
September 9, 2024**

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, Marianne McCreary, Jeff Dhaenens, Tim Chouinard, and Glynis McBain. Absent were Greg Rassel and Eric Rauch. Also present were Planning Director Amy Ruthig, Shelby Byrne of Tetra Tech, and Brian Borden of Safebuilt.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner McCreary, supported by Commissioner Dhaenens, 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.

OPEN PUBLIC HEARING #1...Consideration of a site plan amendment for a proposed 56-space parking lot addition for Community Bible Church. The property is located at 7372 Grand River Avenue, southwest corner of Grand River and Harte Drive. The request is petitioned by Tower Group.

A. Disposition of Site Plan (9-4-24)

Mr. Scott Tousignant of Boss Engineering and Mr. Brian Townsley of Tower Group were present. Mr. Tousignant showed the revised site plan. The change is the parking lot has been shifted 10 feet to meet the required setback from Harte Drive and the internal sidewalk has been removed.

Mr. Borden reviewed his letter dated September 3, 2024.

1. The excess parking proposed requires Planning Commission approval in accordance with Section 14.02.06.
2. The applicant must address any comments provided by the Township's engineering consultant and/or the Brighton Area Fire Authority.

He added that they meet all of the ordinance requirements; however, they are over the maximum allowable parking by 170 percent but they provided the justification for that at the previous meeting.

Ms. Byrne stated she has no issues with the plan.

The Brighton Area Fire Authority Fire Marshal's letter dated September 4, 2024, states the following:

The Fire Authority is conditionally accepting the current proposed layout based on the existing access sidewalk remaining in place equipped for fire apparatus access. If the remaining future additions are constructed, the parking lot will require reconfiguration to accommodate emergency vehicle access and circulation.

Mr. Tousignant stated they are working with Mr. Harte for a shared parking agreement. When that is confirmed, they will provide a copy to the township.

The call to the public was made at 6:37 pm with no response.

Moved by Commissioner Chouinard, supported by Commissioner Dhaenens, to approve the site plan amendment dated August 20, 2024 for a proposed 56-space parking lot addition for Community Bible Church, with the following conditions:

- Per Section 14.02.06 of the ordinance, the Planning Commission approves the 170 percent excess parking
- The applicant shall work to secure a shared parking agreement with Mr. Harte and provide a copy of that agreement to the township.

The motion carried unanimously.

OPEN PUBLIC HEARING #2...Consideration of a rezoning application and environmental impact assessment to rezone parcel 4711-23-100-005 (125 acres) and a portion of parcel 4711-14-300-030 (14 acres of 50 acres) from Agriculture (AG) to Public Recreation Facilities (PRF). The properties are located on the north and south side of Crooked Lake Road, east of Dorr Road. The request is petitioned by Genoa Charter Township.

A. Recommendation of Rezoning.

B. Recommendation of Environmental Impact Assessment (9-4-24)

Ms. Ruthig stated the township was able to buy the old Herbst farm property. Staff is proposing to rezone it from Agriculture to Public Recreation Facilities.

Mr. Borden reviewed his letter dated September 6, 2024.

1. Overall, PRF zoning is consistent with the rezoning criteria of Section 22.04 of the Township Zoning Ordinance.

2. The majority of the subject property is planned as Public, which is consistent with PRF zoning. The remaining area is planned for Large Lot Residential due to the fact that the Township did not own this portion of the property when the Master Plan was adopted.
3. The request is consistent with the goals and objectives of the Township's Master Plan, as well as the intent and purpose of the PRF District and Zoning Ordinance.
4. The request is anticipated to be compatible with environmental conditions and the surrounding area.
5. The host of uses permitted in PRF are compatible with existing and planned uses in the surrounding area.
6. PRF zoning is appropriate based on current site conditions and ownership.
7. Consideration should 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.

Ms. Byre had no comments as she prepared the Impact Assessment.

Commissioner Chouinard asked if there are plans for the house. Ms. Ruthig stated that MHOG is restoring the barns on the site to store their materials. Staff is working with an architect to provide information on what can be done with the house and how much it will cost.

There was a discussion regarding what types of uses are planned for this property. Ms. Ruthig noted there is a site plan in the packet; however, it is just a concept. Mr. Borden stated this property is consistent with both the master plan and the recreation plan.

The call to the public was made at 6:48 pm.

Ms. Janice Carl of 3125 Old Carriage Trail asked when the plan for this property will be available for the community to review. Ms. Ruthig stated there are no current plans for these properties. Ms. Carl stated the sledding hill light stays lit most of the night in the winter. She wants to review the plans to make sure there are no lights that stay on at night and what the noise level will be.

Ms. Laura Trout of 6285 Crooked Lake stated that anything that is done on these two properties will immediately affect them as their property is in the middle of them. She asked if Crooked Lake will be paved. There are cars that speed up and down the road late at night and they dump trash. She asked how the township will address this, will there be increased security, and what will the level of traffic be. Chairman Grajek advised that this is very preliminary and when plans are proposed, there will be public meetings to receive residents' comments.

The call to the public was closed at 6:55 pm.

Moved by Commissioner Dhaenens, supported by Commissioner Chouinard, to recommend to the Township Board approval of the rezoning application to rezone parcel 4711-23-100-005 (125 acres) and a portion of parcel 4711-14-300-030 (14 acres of 50 acres) from Agriculture (AG) to Public Recreation Facilities (PRF) as this is consistent with the Townships Future Land Use Map, goals of the township and its citizens for recreational facilities, and will not have a negative impact on the township citizens. **The motion carried unanimously.**

No commissioners had concerns or questions regarding the Impact Assessment.

Moved by Commissioner Dhaenens, supported by Commissioner McCreary, to recommend to the Township Board approval of the Environmental Impact Assessment dated 9-4-24 to rezone parcel 4711-23-100-005 (125 acres) and a portion of parcel 4711-14-300-030 (14 acres of 50 acres) from Agriculture (AG) to Public Recreation Facilities (PRF). **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated the Special Planning Commission meeting is confirmed for September 17 at the Brighton Center for the Performing Arts. The packet will be available tomorrow or Wednesday.

There will be four cases on the October Planning Commission meeting agenda.

Staff has received the PUD Agreement for the apartment complex proposed for the corner of Dorr Road and Grand River. It is being reviewed by the township attorney.

Ms. Ruthig stated the trees have been installed on the Char-Ann property owned by Steve Gronow.

The Grand River Plaza submitted their site plan, but it did not show facade changes to the Dunham's store front, which was included in the original proposal. This is due to the lease agreement with the tenant. She is working with the developer.

Approval of the August 12, 2024 Planning Commission meeting minutes

One change was noted.

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to approve the minutes of the August 12, 2024 Planning Commission Meeting as amended. **The motion carried unanimously.**

Member Discussion

Ms. Ruthig stated that the case regarding the residents in the Glen Echo Subdivision is back in the Livingston County Courts after being heard by the Supreme Court..

Adjournment

Moved by Commissioner McCreary, seconded by Commissioner McBain, to adjourn the meeting at 7:12 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT