

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
April 14, 2025**

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, Tim Chouinard, Glynis McBain, Marianne McCreary, Greg Rassel, Eric Rauch, and Bill Reiber. 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 McCreary, supported by Commissioner Rauch, 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 special land use application, site plan and environmental impact assessment for the proposed redevelopment of 3600 Grand River Avenue including 3 new buildings: a credit union with 3 drive-through lanes and an ATM lane; a multi-tenant commercial building with a drive through restaurant and outdoor seating; and a larger commercial building at the rear of the site. The property (parcel# 4711-05-400-004) is located on the south side of Grand River Avenue, East of Grand Oaks Drive. The request is submitted by KN West, LLC.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (03-24-25)
- C. Recommendation of Site Plan (03-24-25)

Mr. Scott Tousignant of Boss Engineering and Robert Jordan of Serenity Architecture were present. They are proposing to redevelop the entire site with three buildings. Mr. Tousignant described the project. They will be removing the existing building, relocating the entrance drive and installing a storm water management system. The traffic study resulted in recommendations for retiming the traffic signals in the area. They will begin the process of obtaining a cross access easement with Speedway.

Mr. Tousignant stated they are aware of the items listed in Mr. Borden's letter and will comply with the requests.

Mr. Borden reviewed his letter dated April 8, 2025. He thanked Mr. Tousignant for addressing his previous concerns.

1. Section 19.03 General Special Land Use Standards:
 - A. The standards of Section 19.03 are generally met, provided:
 - i. The use conditions of Section 7.02.02 are met to the Commission's satisfaction regarding compatibility and impacts
 - ii. The applicant addresses comments from the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.
2. Section 7.02.02(i) Use Conditions (Outdoor Seating):
 - A. The revised submittal complies with these conditions.
3. Section 7.02.02(j) Use Conditions (Drive-through Restaurant):
 - A. The 500' spacing between drive-through restaurants is not met. He noted there is a draft ordinance amendment in process that would allow the Planning Commission to waive that requirement. The applicant can wait to see if that change is approved and in effect or request a variance from the Zoning Board of Appeals.
 - B. The developer is coordinating a cross-access drive with the owner of the adjacent to the east.
4. Site Plan Review:
 - A. He requests the applicant present material and color samples to the Commission at the upcoming meeting.
 - B. The circulation plan depicts two points where semi-truck/trailers may encroach into landscaped areas.
 - C. Deliveries and refuse removal will need to be scheduled such that they do not disrupt traffic circulation.
 - D. The applicant must obtain a separate sign permit prior to the installation of any signage.

Ms. Byrne reviewed her letter dated April 8. She stated the applicant has addressed her previous comments. The comments in her letter ~~dated April 8~~ are informational for the Township and applicant, ~~noting the cross access easement would be a benefit to the site.~~

1. Since public water main and sanitary sewer is proposed, construction plans will need to be submitted to MHOG for their review and permitting with EGLE after final site plan approval with the Township.
2. A traffic study has been provided by the petitioner. The study was prepared by Colliers Engineering and Design dated December 6, 2024. The study states it was performed with input on the scope by MDOT and was prepared in accordance with generally accepted practices within the State of Michigan. We have no objections to the findings of the report.
3. The site plan shows a potential drive extension to the existing speedway parking lot and there appears to be an existing cross access agreement in place. The plans show that a drive will be extended to the property line within the existing the cross-access agreement

and completion of the cross-access drive by the adjacent property owner should be done as part of this project.

The Brighton Area Fire Authority Fire Marshal's letter dated April 7², 2025 states the following: "As submitted, the recent submittal addresses all previous fire code-related comments. The fire has no further comments regarding the project unless revisions are made that affect access and fire protection."

Commissioner Rauch thanked the petitioner for providing a thorough packet this evening and delivering a quality product. He had the following questions and comments:

- He suggested changing the blue color on one building to a more muted one. Mr. Tousignant stated there are color elements on every building on the south side of Grand River in this area. Mr. Jordan stated the blue band is part of the GoodWill logo, but he will speak to them.
- He asked if there will be a sidewalk connection between two of the buildings in the instance where parking for one building is being used by another. Mr. Tousignant stated he will review the plans to see if this can be accomplished.
- He asked about the intensity of the drive thru use. Mr. Tousignant stated the use is anticipated to be less than a typical fast food restaurant. Commissioner Rauch noted that the stacking of the drive through for GoodWill can be very busy and it will take more time to process each vehicle than a fast food restaurant. There was a discussion regarding changing the traffic flow of the site.
- He asked if the dumpster for the credit union could be rotated, relocated or removed and they could share with one of the other buildings. Mr. Tousignant stated they can rotate it slightly. Mr. Borden stated a dumpster is not required for each building. Commissioner Rauch asked the applicant to review this to see if any changes can be made.
- The cross access agreement is necessary. If this is recommended for approval, he would want obtaining it as a condition of that approval. Mr. Tousignant stated that if this is not obtained, he would like to be able to put in a stub access at their property for it to be done at a later time. Commissioner Rauch stated that it would change the traffic impact study. Chairman Grajek stated there are other properties in the Township that do not have cross access easements.

Commissioner McCreary is also concerned about the safety of the proposed traffic flow on the site. She would prefer one way traffic throughout. Commissioner Reiber agrees.

Commissioner Reiber asked about the parking space overage. Can some of the spaces be removed and replaced with additional landscaping? Mr. Tousignant stated they are required to put in 151 and they are proposing 172, which is within the allowable overage. He suggested putting a block of parking spaces as future parking if needed.

Commissioner Reiber questioned the traffic study. Mr. Tousignant reviewed what sites were and were not included in the study.

Commissioner McCreary noted that the applicant should be aware of the allowable signage for the site and signage for each of the buildings.

There was a discussion regarding the traffic flow on the site and the donation lanes, loading zone, and truck bay of the GoodWill building.

Commissioner McCreary is concerned about the drive through restaurant with the outdoor seating. There is no space for vehicles to wait when their order is not ready. Mr. Borden stated that the parking calculations account for additional spaces needed for that use.

The call to the public was opened at 7:38 pm with no response.

Ms. Ruthig stated that the location of the proposed cross access drive is not the best location on the site.

Moved by Commissioner Rauch, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Special Land Use application for the proposed redevelopment of 3600 East Grand River Avenue, including 3 new buildings: a credit union with 3 drive-through lanes and an ATM lane; a multi-tenant commercial building with a drive through restaurant and outdoor seating; and a larger commercial building at the rear of the site, with the following notes and conditions:

- This Planning Commission finds that the standards of Section 19.03 are generally met, specifically Section 7.02.02(i) Use Conditions (Outdoor Seating) and Section 7.02.02(j) Use Conditions (Drive-through Restaurant)
- The applicant will need a variance for not meeting the 500 foot space between drive-through restaurants, unless it meets the requirements of the zoning ordinance at time of approval. This commission finds that the use is acceptable and acknowledges it deviates from the 500 foot minimum standard distance between an existing drive through

The motion carried, with Commissioner McCreary voting no.

Moved by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Environmental Impact Assessment dated March 24, 2025 for the proposed redevelopment of 3600 Grand River Avenue, including 3 new buildings: a credit union with 3 drive-through lanes and an ATM lane; a multi-tenant commercial building with a drive through restaurant and outdoor seating; and a larger commercial building at the rear of the site. **The motion carried, with Commissioner McCreary voting no.**

Moved by Commissioner Rauch, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Site Plan dated March 24, 2025 for the proposed redevelopment of 3600 Grand River Avenue, including 3 new buildings: a credit union with 3 drive-through lanes and an ATM lane; a multi-tenant commercial building with a drive through

restaurant and outdoor seating; and a larger commercial building at the rear of the site, with the following conditions:

- The petitioner will review the location of the dumpster located behind the credit union
- The petitioner will review adding and additional means of pedestrian pathway between Retail Building #1 and Retail Building unit #2
- The petitioner will review maximizing greenspace and defer the eight spaces on the west side of the bioswale as future parking.
- All appropriate donation drop off signage shall be installed for the GoodWill building.
- The cross access with the gas station to the east is required as it is included in the Traffic Impact Study, and any failure to provide that requires a return to the Planning Commission for review.
- All signage on the property requires appropriate sign permits

The motion carried, with Commissioner McCreary voting no.

OPEN PUBLIC HEARING #2... Consideration of sketch plan for the proposed relocation of an existing standalone ATM with a drive-up lane located at 3599 E. Grand River Avenue, north side of Grand River Avenue, west of Latson Road. The request is petitioned by Symmetry Management.

A. Disposition of Sketch Plan (3-13-25)

Mr. Scott Tousignant of Boss Engineering and Mr. Travis O'Connor of Chase Bank were present. Mr. Tousignant stated there is an existing Chase ATM on the site. There is no delineated drive aisle for this ATM. They are proposing to relocate it with a dedicated drive thru lane with three stacking spaces. The new one will look similar to the existing one, with the addition of a high back curb. Addressing Mr. Borden's concerns, he stated that there will be very few users at one time, so he does not anticipate issues with traffic exiting. They will use the red light for the unit, the signage will be "Do Not Enter", and landscaping here is not appropriate.

Mr. Borden reviewed his letter dated April 9, 2025, thanking Mr. Tousignant for addressing his previous concerns.

1. The Commission should consider any comments provided by the Township engineering consultant with respect to the slight increase in the impervious surface ratio and may wish to request updated calculations.
2. He requests the applicant identify any differences between the existing ATM and associated structures and those proposed. If there are differences, details must be provided. Based on the applicant's presentation, it will be the same unit, just relocated.
3. His main concern with the proposal is that vehicles exiting the ATM aisle will be very near the intersection of two main driveways, one of which provides direct access to and from Grand River Avenue.
4. He will defer to the Township engineering consultant for review and comment on vehicular circulation, including the concern noted above.
5. The Commission may request lighting details, particularly if they differ from existing.

6. He requests the applicant identify the surfacing of the area between drive aisles and provide landscaping within it. After a discussion, the Planning Commission decided the landscaping should match the other landscape islands on the site.
7. The applicant must identify any new signage associated with the project.

Ms. Ruthig stated that if the two proposed outlots are approved, this structure and those new buildings will need to meet the setback requirements.

Ms. Byrne stated she has no engineering concerns for this proposal, not that when Grand River Plaza was redesigned, they proposed to increase the detention pond.

The Brighton Area Fire Authority Fire Marshal's email dated March 20, 2025 states that he has no issues or comments regarding this proposal.

The call to the public was opened at 8:30 pm with no response.

Moved by Commissioner Rassel, supported by Commissioner Chouinard, to approve the Sketch Plan dated March 13, 2025 for the relocation of an existing standalone ATM with a drive-up lane located at 3599 E. Grand River Avenue, north side of Grand River Avenue, west of Latson Road, with the following conditions:

- The applicant shall plant at least two deciduous trees matching what is being installed throughout the parking lot islands on the swale to the west of the unit.
- The existing ATM Unit shall match what is there currently.

The motion carried unanimously.

OPEN PUBLIC HEARING #3... (REQUEST TO BE POSTPONED TO THE MAY 12, 2025

PLANNING COMMISSION MEETING) Consideration of a Zoning Ordinance text, amendments to Article 13 entitled "Environmental Protection Regulations".

A. Recommendation of Zoning Ordinance Amendments to Article 13 entitled "Environmental Protection Regulations".

Moved by Commissioner Rassel, supported by Commissioner Chouinard, to postpone the consideration of a Zoning Ordinance text amendments to Article 13 entitled "Environmental Protection Regulations" to the May 12, 2025 Planning Commission meeting. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated there will be two items at next month's meeting.

Approval of the March 10, 2025 Planning Commission minutes

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to approve the minutes of the March 10, 2025 Planning Commission Meeting as presented. **The motion carried unanimously.**

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Commissioner McBain, seconded by Commissioner Reiber, to adjourn the meeting at 8:36 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary