

**GENOA CHARTER TOWNSHIP PLANNING COMMISSION
JOINT MEETING WITH TOWNSHIP BOARD AND ZONING BOARD OF APPEALS
FEBRUARY 23, 2026
MINUTES**

CALL TO ORDER: Chairman Grajek called the joint meeting with the Township Board and Zoning Board of Appeals to order at 6:30 p.m. Present were Planning Commission members Chris Grajek, Tim Chouinard, Glynis McBain, Marianne McCreary, Greg Rassel, Eric Rauch and Bill Reiber; Zoning Board of Appeals members Marianne McCreary, Michele Kreutzberg, Bill Rockwell, Rick Soucy, and Matt Hurley; and Board of Trustee members, Kevin Spicher, Candie Hovarter, Robin Hunt; Rick Soucy, Jodie Valenti, and Todd Walker. Also present were Township Manager Kelly VanMarter, Planning Director Amy Ruthig, Zoning Official Carrie Aulette, and Planning Coordinator Bobby Foster.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner Rassel, 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 opened at 6:31 pm with no response.

Ms. Ruthig stated copies of the Master Plan Survey were given to all board members and there are copies on the table for the public.

1. Presentation and discussion of the Master Plan Survey results by Giffels-Webster.

Ms. Julia Upfal and Ms. Rose Kim from Giffels-Webster were present. Ms. Upfal stated that the Master Plan is approved by the Planning Commission. She explained what a Master Plan is, how it is used, how it relates to development, its benefits, goals, and the steps needed to review and amend the Master Plan.

Ms. Kim provided a review of the steps that will be taken for the Master Plan review. The first was the Master Plan Survey, which received 918 responses. She then reviewed the results of the survey, which included demographics, areas of concern, what topics for which residents would like to receive more information, housing and neighborhoods, economic development,

natural features, transportation, public facilities and services, and the Latson Road Interchange area.

Commissioner Rauch asked the planners for the top three takeaways from the survey. Ms. Kim stated residents are protective of the natural features, the rural character, and want sidewalk connectivity throughout the Township.

When asked if she sees a difference between this survey and the one that was done in 2023, Ms. Kim stated there was not much updating done at that time from the previous plan which was adopted in 2013, which did not include the Latson Road Interchange area.

Ms. Kim stated the options now are to do a master plan study, with focus on the Latson Road Interchange, modify the master plan study or stay in the course with the 2023 Master Plan.

Ms. Kim stated Giffels-Webster would complete background research of the existing conditions, prepare the plan, and then hold a public hearing. There could be additional public engagement opportunities, such as focus groups, open houses, workshops, etc. Supervisor Spicher noted that one-third of the respondents provided their contact information, who could participate in a focus group. Commissioner Rauch agrees; there should be a focus group regarding the Latson Road Interchange.

Ms. Ruthig stated staff would like to receive feedback from the Planning Commission on how to proceed. Commissioner Rauch stated Master Plan reviews are required to be initiated by the Planning Commission; however, the Board of Trustees requested this review. Also, he is not comfortable with focusing the plan on a single piece of property, specifically Latson Road at I-96. Supervisor Spicher agreed and noted that the township attorney agrees also you can do a very large range but not to target any specific property.

Ms. VanMarter stated staff can compile the data in a different way that may be easier to discern, share it with the Planning Commission, and place it on the website. She stated that the Board handles the funding of projects, so their initiating the review was due to their requirement to fund it.

Commissioner McBain questioned if the responses can be divided by property owners who live in a developed area and those that live in areas that are currently rural and can be developed.

Commissioner Reiber noted that the responses were similar along the three separate areas and demographics of the township.

Ms. Valenti stated that 45 percent of the residents in the township are 55 and over and recommended they be included in the focus groups.

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Ms. Ruthig stated staff will publish the information and provide it to the Planning Commission, then have this item on a future Planning Commission agenda, and next steps can be determined.

Chairman Grajek allowed a second call to the public at 8:59 pm.

Ms. Agga Bisbikis of 2511 Little Sunset Trail cautioned publishing tonight's presentation because the data is difficult to understand.

Mr. Jim Carpenter of 4715 Stillmeadow spoke about how the data presented in the presentation this evening was difficult to understand.

The call to the public was closed at 9:01 pm.

Commissioner McCreary thanked staff, the ZBA, and the Board of Trustees for attending this evening.

Adjournment

Moved by Commissioner Rassel, seconded by Commissioner Chouinard, to adjourn the meeting at 9:03 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary