

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
April 13, 2026**

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, and Bill Reiber. Absent was Eric Rauch. Also present was Planning Director Amy Ruthig.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

It was stated that there is an error on the agenda. Item A. Recommendation of Environmental Impact Assessment for Open Public Hearing #1 should be removed.

Moved by Commissioner Rassel, supported by Commissioner Chouinard, to approve the agenda as amended. **The motion carried unanimously.**

DECLARATION OF CONFLICT OF INTEREST: Commissioner McBain stated her property abuts the property being discussed in Item #1. She stated she can make an unbiased decision on this item and she would not benefit monetarily if the request is approved. All commissioners agreed there is no conflict of interest.

CALL TO THE PUBLIC:

The call to the public was made at 6:32 pm with no response.

OPEN PUBLIC HEARING # 1...Consideration of a sketch plan for a minor amendment to an approved special land use to allow for a basketball/pickleball court, playground and sand volleyball court for Bible Baptist Church. The property is located at 3900 Golf Club Road, southwest corner of Golf Club and Latson Roads. The request is petitioned by Bible Baptist Church.

A. Disposition of Sketch Plan.

Mr. Tim Christoson, the Lead Pastor for Bible Baptist Church, stated sports and recreation is a common avenue to minister to teens and children and many churches have recreational facilities. They would like to install a playground, basketball/pickleball court, and sand volleyball court. He stated they started the work by installing the basketball court as they were not aware they needed approval. He showed the site plan which indicates where these three elements would be placed. There will be no negative visual impact to the community as none of this will be seen from Golf Club or Latson Road. The children currently gather and play in this area of the property so adding these elements will not cause an increase in noise.

Mr. Borden reviewed his letter dated April 13, 2026.

He stated sketch plans do not require an environmental impact assessment; however, he and township staff recommend that if the changes that are being proposed this evening are approved, the Planning Commission may wish to include the addendum to the Impact Assessment as part of its approval.

1. He requests the applicant provide a specification sheet for the proposed basketball pole/hoop demonstrating that the top of the backboard is no more than 12' in height, which is the maximum allowed by ordinance.
2. ZBA granted a variance for the proposed fencing associated with the project.
3. He suggests township staff visit the site to ensure that the landscaping required as part of the 2022 approval has been fully installed and remains in good, healthy condition.
5. The Commission should consider any comments provided by the Township's engineering consultant.

Ms. Byrne reviewed her letter dated April 7, 2026.

1. The material of the proposed basketball court should be shown on the sketch plan.
2. She noted that the impact assessment is not being approved this evening, but it does state that there are no additional impacts on stormwater management. The proposed work provides additional impervious area to the site which could have an impact on stormwater management. The impact on storm management for the site should be addressed on the sketch plan and impact assessment.
3. The grading around the basketball court should be reviewed to ensure there won't be a drainage issue. Currently the court is shown with 1:3 slopes on the south and east sides, with less than 1 percent slope across the court. This may cause an issue with a large area draining across the court without enough slope to provide positive drainage. Additionally, the 1:3 slope could make mowing next to the court and proposed fence difficult.

Commissioner McCreary asked Ms. Byrne how she would address the drainage issue. Ms. Byrne is not concerned with the drainage because of the small amount of impervious surface being added. Mr. Christoson stated that the impervious surface was installed last fall and since that time, and after the recent rain we have had, there is no standing water on the court. There was a discussion regarding the slope around the court and stormwater flow. It was determined that the impervious surface and the slope are not a concern.

Commissioner McCreary asked if these elements are structures or accessory uses and are they allowed in a front yard. Mr. Borden stated they are both. He cited Section 11.04.03 of the ordinance that is being applied to this plan that allows for them to be in the front yard.

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

Ms. Deborah Beattie of 3109 Pineview Trail is concerned that the Impact Assessment has two man-made ditches that are contained in the wetland. Ms. Ruthig stated the Impact Assessment that is in tonight's packet was approved when the original site plan was approved.

Mr. Josh Barrett of 1843 S. Hughes stated he and his family are members of the church. They currently use these grounds all the time. Allowing these elements on the site will have a positive impact on the children and the church.

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

Mr. Christoson addressed Mr. Borden's comment regarding the height of the basketball hoops. He submitted the specs to the township this afternoon. The hoops were donated to the church and their maximum height is 12 feet, 9 inches. They are able to be lowered. Ms. Ruthig stated they should be kept at 12 feet and raised higher when in use and put back down when not being used. It was determined that a variance would not be needed for the hoops because they are adjustable.

Moved by Commissioner McCreary, supported by Commissioner Rassel, to approve a sketch plan for a minor amendment to an approved special land use to allow for a basketball/pickleball court, playground and sand volleyball for Bible Baptist Church, with on the following conditions:

- Make sure that the sketch plan addendum be added to the impact assessment that was submitted initially.
- Make sure that staff place the sketch plan in the property file for future reference.
- The basketball hoops are adjustable and shall be 12 feet when not in use.
- Staff to check landscaping as submitted on the initial plan to make sure it matches what was submitted.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated that staff is working on the data center ordinance. It might be on the May agenda. There will be one other item.

Approval of the February 9, February 23, and March 9, 2026 Planning Commission meeting minutes.

Needed changes were discussed.

Moved by Commissioner McCreary, supported by Commissioner Rassel, to approve the February 9, 2026 Planning Commission meeting minutes as amended. **The motion carried unanimously.**

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Unapproved Minutes

Moved by Commissioner McCreary, supported by Commissioner Rassel, to approve the February 23, 2026 Planning Commission meeting minutes as amended. **The motion carried unanimously.**

Moved by Commissioner McCreary, supported by Commissioner Rassel, to approve the March 9, 2026 Planning Commission meeting minutes as submitted. **The motion carried unanimously.**

Member Discussion

Ms. Ruthig asked Commissioner Reiber if the township board agreed to have a second call to the public. Mr. Reiber stated it will not be an agenda item but it will be allowed on a case-by-case basis.

Moved by Rassel, seconded by Chouinard, to not add a second call to the public at Planning Commission meetings. **The motion carried with Commissioner Reiber and Chairman Grajek voting “no”.**

Adjournment

Moved by Commissioner Rassel, seconded by Commissioner Reiber, to adjourn the meeting at 7:29 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary