

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
May 11, 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, Eric Rauch, and Bill Reiber. Also present were Planning Director Amy Ruthig and Planning Coordinator Bobby Foster.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

**Moved** by Commissioner McCreary, supported 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 opened at 6:31 pm.

Mr. Jeff Dhaenens of 5494 Sharp Drive stated he was in a data center in Lansing so he can answer some questions that the commissioners may have this evening. He recommended the commissions think about enforcement when making changes to an ordinance.

The call to the public was closed at 6:32 pm.

**OPEN PUBLIC HEARING # 1**...Consideration of a previously recommended ordinance amendment to Article 13 entitled "Environmental Protection Regulation" related to "Hazardous Materials and Fuel Storage and Wetland Protection Standards" due to Attorney review.

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

Ms. Ruthig reviewed the changes that were recommended by the township attorney. He recommends referencing The Michigan Zoning Enabling Act of 2006 throughout the ordinance. She and the commissioners discussed specific changes, such as enforcement, wetland setback sign design, setbacks for underground storage, etc.

Commissioner Reiber asked for clarification on the text in Sec 13.02 Wetland Protection Standards. Ms. Ruthig will research this and provide the clarification.

Commissioner Rauch thanked staff for their work on this ordinance. He knows that these additions need to be made but requested that other ordinances be reviewed to see how they can be scaled down.

Ms. Ruthig advised that the section regarding pesticides and phosphorous fertilizer may be removed because it will be difficult to enforce.

The call to the public was opened at 6:54 pm.

Ms. Deb Beattie of 3109 Pineview Trail provided information regarding protecting the wetlands that are less than two acres. She asked why there would be any grading or storage within a wetland setback. Commissioner Rauch explained this would be allowed during the detention pond construction. She recommends that the details of the wetland setback signs be included in the ordinance.

The call to the public was closed at 6:58 pm.

Ms. Ruthig and the commissioners discussed non-regulated wetlands and determined that the ordinance language will remain the same as it is currently.

**Moved** by Commissioner Rassel, supported by Commissioner Rauch, to approve ordinance amendments to Article 13 amendment to Article 13 entitled "Environmental Protection Regulation" related to "Hazardous Materials and Fuel Storage and Wetland Protection Standards". **The motion carried unanimously.**

**OPEN PUBLIC HEARING #2...** Discussion of a preliminary draft ordinance amendment in regards to Data Centers.

Ms. Ruthig stated the township's moratorium on data centers is close to expiring. She showed a preliminary draft ordinance and requested feedback from the commissioners. Recommended changes were discussed.

Ms. Ruthig stated the changes recommended this evening will be reviewed by the township attorney and a draft ordinance will be presented at the June Planning Commission meeting for action.

The call to the public was opened at 7:58 pm.

Ms. Deb Beattie of 3109 Pineview Trail provided recommendations for the ordinance based on this evening's discussion, specifically the number of buildings allowed, setbacks, water conservation, noise levels, and lighting.

Mr. Jeff Dhaenens of 5494 Sharp Drive spoke regarding the water usage, generators, and brownfield development regarding data centers.

The call to the public was closed at 8:08 pm.

Ms. Ruthig and the commissioners discussed addressing redevelopment in this ordinance.

ADMINISTRATIVE BUSINESS:

**Staff Report**

Ms. Ruthig stated there will be one case and the data center ordinance at the June meeting.

**Approval of the April 13, 2026 Planning Commission meeting minutes**

**Moved** by McCreary, supported by Commissioner Rassel, to approve the April 13, 2026 Planning Commission meeting minutes as presented. **The motion carried unanimously.**

**Member Discussion**

Commissioner McCreary reminded the commissioners to speak loudly into the microphone so members of the public and people watching at home can hear what is being said.

**Adjournment**

**Moved** by Commissioner Rassel, seconded by Commissioner Reiber, to adjourn the meeting at 8:17 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary