GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
June 8, 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, Eric Rauch, and Bill Reiber. Absent was Greg Rassel. 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 Reiber, to approve the agenda as presented. **The motion carried unanimously**.

DECLARATION OF CONFLICT OF INTEREST: Commissioner Rauch stated Pinnacle Wealth currently resides in an office space of which he is part owner.

Moved by Reiber, supported by Chouinard, to excuse Commissioner Rauch from Open Public Hearing #1. **The motion carried unanimously.**

Commissioner Rauch left the meeting at 6:33 pm.

CALL TO THE PUBLIC:

The call to the public was opened at 6:33 pm with no response.

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

OPEN PUBLIC HEARING # 1… Consideration of a special use, site plan and environmental impact assessment for a proposed public and private event space with outdoor music. The property is located at 5311 Brighton Road, north side of Brighton Road, between Chilson and Bauer Roads. The request is petitioned by Michael Kennedy, Lindhout Associates.

A. Recommendation of Special Use Application
B. Recommendation of Environmental Impact Assessment
C. Recommendation of Site Plan

Mr. Mike Kennedy of Lindhout Architects and Mr. Andrew Perri, the property owner, were present.

Mr. Perri provided details of his and his wife's history in Genoa Township. Their proposal is going to be a benefit to the community. They will stay within the regulations and the ordinances

of the township. They want to have live outdoor music and will make changes to the property and building. He has received 114 letters of support and he wants to hear any concerns from the residents.

Mr. Kennedy provided a review of the proposed site improvements, including parking lot, landscaping, lighting, sidewalks, outdoor restroom facilities and bar, and a potential future expansion of the building. The only lighting on the patio would be the current lights on the building and string lights.

Mr. Borden reviewed his letter dated June 2, 2026. He stated the major concerns with the proposal are noise and lighting. The applicant has provided self-imposed regulations that address those concerns as well as occupancy, uses, times, etc.

1. Special Land Uses (Section 19.03):
   a. In order to make favorable findings related to compatibility and impacts, mitigation of off-site impacts, primarily noise and light, and the use conditions of Section 7.02.02(q) need to be met to the Commission's satisfaction.
   b. Their revised submittal notes that the sound study area cannot be expanded south of Brighton Road.
   c. Lighting details should be added for the patio area.
   d. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

2. Use Conditions (Section 7.02.02(q)):
   a. The Commission must determine that the Procedures Manual adequately mitigates potential offsite impacts.
   b. The applicant must address any comments provided by the Commission on the Procedures Manual.
   c. Variances are necessary for seating/buildings/structures within 100 feet of a property line.

3. Site Plan Review:
   a. The notes on Sheet 6, Site Plan, do not match the provisions of the Procedures Manual and must be corrected for consistency.
   b. We request the applicant identify the type of siding proposed for the outdoor bar and restroom building. We suggest colors match or be compatible with the principal building.
   c. The applicant proposes use of a performance guarantee for future construction of the required pathway in the public right-of-way.
   d. The applicant may wish to provide additional barrier-free parking spaces closer to the building entrance.
   e. The lighting plan must be updated to include details for the patio area and building mounted fixtures.
   f. We suggest additional landscape screening around the waste receptacle/enclosure.

Ms. Streveler of Tetra Tech stated the petitioner has satisfactorily addressed their previous comments and there are no other engineering related concerns.

The Brighton Area Fire Authority's letter dated May 19 stated.
1. All previous site plan review comments that have been acknowledged or complied with

remain a requirement for the site.

2. BAFA is unable to locate the previously requested code analysis from the architect, or whether it was ever provided for the alteration to the existing building. This is necessary to determine whether fire suppression is needed within the building.

The following items are unclear and need to be addressed:
a. What is the level of alteration for the renovation? It appears to be a change of use with more than 50% of the work area.
b. Will the mixed occupancies be fire separated?
c. What is the occupant capacity for the building? Will it have capacity for outdoor events in inclement weather?
d. What is the intended use of the basement and second floor?

3. During the construction process, the building will be evaluated for emergency responder radio signal strength. If coverage is found to be questionable or inadequate; the contractor or the building owner shall hire an approved contractor to conduct a grid test of the facility. If the signal strength coverage is found to be non-compliant, an approved emergency responder radio coverage system shall be provided in the building.

The call to the public was opened at 6:57 pm.

Mr. Jim Koleszar of 4095 Pinehurst Drive has lived here for over 50 years. This is the only nearby restaurant for them. He believes that what Andrew and his family are proposing is about community and it is a wonderful plan.

Ms. Theresa Rimbold-Coloske who lives on Glenway, has a home on Crooked Lake, has a business in Brighton and has lived here for 40 years. If the entire building is going to be renovated, then she is in support of the project. She asked if there will be food in the bar area. Her one recommendation is to limit the parking on Brighton Road

Mr. Jim Lyman of 5112 Ashton Court lives directly south of the building and is not against improving the site and opening a restaurant. He used to go to the previous restaurant. This is a residential area that's tranquil and quiet and there shouldn't be outdoor music.

Mr. Dennis Howie of 5189 Ashton Court stated two documents that were submitted by the applicant have contradicting information. He would like to know which is correct.

Mr. Jerry Weyand of 5184 Ashton Court provided photographs of the building, which has been vacant for seven years. This is an outdoor musical festival business. He stated the plan does not address overflow traffic management, security, liability insurance, staffing details, and code enforcement. This will not enhance the residents' investments.

Ms. Mary Willy-Lozano of 5241 Ashton Court has lived here for 26 years. She has been directly impacted by the traffic. She was waiting to turn out of her street and was hit by a vehicle. The applicant has not demonstrated the impacts this will have on the surrounding neighborhoods. She wants to ensure that the impacts have been evaluated and any conditions of approval are enforceable.

Ms. Laurie Stosik-Lyman of 5112 Ashton Court would love to see this building. It would be a positive for the neighborhood. The biggest concern is the sound study has not been extended to the south. She questioned how the decimal level will be able to be maintained. The overflow parking will affect their street.

Mr. Vincent Chmielewski of 5295 Pinewood Drive would be looking forward to having this. The plan he saw would be beautiful and agrees with the others that some of the items should be addressed before approval.

Ms. Catherine Dhulster of 5236 Ashton Court purchased her home and it was quiet and serene. Then the Thursday night patio music started. She lives at the end of her road can she could hear all of the music and the crowds. This could be potentially six nights a week. It does not fit into the community. The music could be held inside. She would like the community to be protected.

Mr. Michael Hill of 5139 Milroy Lane agrees with what has been said this evening. The applicant has not listened to the neighbors. It is difficult to enforce the rules if they are violated. They live in a peaceful area. This will increase traffic, He asked to have this denied.

Ms. Jessica Pierce of 5259 Pinewood Drive lives across the street from the building. She is the project manager for this proposal. All of the criteria is met. She drafted the Procedures Manual and it is a draft document so that it can be changed as the requirements change based on feedback. The music will not be blaring.

Mr. Mike Jergens has lived on Oak Tree Court for 29 years. Mr. and Mrs. Perri are honorable people. He supports the idea. He used to enjoy the restaurant and the outdoor music. Genoa Township should have a process to address any types of ordinance violations. This should not be a nuisance to the people in the area.

Ms. Beth Smith of 1460 Stillman provided a detail history of the property and the building. She spent all of her summers for 21 years at Burroughs Farm. This should be a historical building.

Mr. Brian Heintz of 689 Chicago Drive, Howell is one of the original employees at Burroughs Tavern. He met many of his friends there. He understands the concerns about the music, but this is the summertime and the patio should be used. He is in support of Mr. Perri.

Mr. Shawn Chapper of 5043 Ashton Court is the property directly across the street. The loud music goes from 6-10 pm and then after that, there would be noise from the vehicles leaving. This is a nightmare for his family. This will hurt the value of their homes; no one is going to want to buy his home. He does not agree with this.

Mr. Peyton Clark of 4111 Homestead stated this is the most popular patio in Livingston County and it should be there. If it stops at 10:00 pm there is no problem.

Ms. Kristi Hill of 5139 Milroy Lane stated the applicant must show that it is meeting the standards. It is more intensive than what was submitted two years ago. She asked the Planning Commission to focus on the standards of the ordinance, such as compatibility with the

surrounding properties. This has not been provided by the applicant. There are key questions that have not been answered. She requested the application be denied.

Mr. Tom Martin of 4748 Pine Eagles Drive stated Burroughs Roadhouse was the culture of the area. He would like to have it restored. It will be wonderful for the community.

Mr. Pat Ellerholz of 4083 Homestead Drive stated he grew up at Burroughs and would like to see the building put back to its historic spot in the community. He has known Andrew for 40 years and he believes he can do that for the community. This sounds like it would be acoustic music and respecting the neighbors.

Ms. Theresa Kolasky is in support of this project but not if the building is not restored. If it is just opening up the outside to patio, then she does not agree.

Ms. Danielle Smarch of 5101 Milroy stated there are a lot of children who live in the area and she is concerned about the drinking and partying and the loud music. The residents don't have a problem with restoring the building, but need recourse for noise, parking on their streets, etc. She asked the Planning Commission to take time to read the emails from the residents before deciding.

Ms. Jessica Pierce stated she lives across the street from this property and has small children. Road noise is 70 decibels and they are proposing to have music no more than 65 decibels. The music will not be the way it was before. She asked the residents to read what is being proposed.

Mr. Michael Hill stated that if this is passed, the establishment will do what they want.

The call to the public was closed at 7:52 pm.

Commissioner McCreary stated the proposed use is shown on the application to allow outside music on the existing patio and will be an accessory to the primary use of the establishment . What is the primary use of the building? Mr. Perri stated they are renovating the entire property but they have not determined what the use will be. They will improve the inside and outside of the building and the property. She stated the primary use has not been addressed. Mr. Kennedy stated that the patio will be an accessory use to the current restaurant use that is there. Having this approved will help to determine what use will be in the building. Commissioner McCreary read the zoning ordinance. The ordinance says there can only be one use in the building. Mr. Kennedy stated they want to have the ability to have a restaurant and an office. They want the special use approved before they continue with the renovations and determine the use of the building. Commissioner McCreary stated the bar, dancing, and live music is not permitted in this district per the ordinance. Ms. Ruthig stated the property is master planned for neighborhood service.

Chairman Grajek stated there were numerous emails that were received. Ordinance compliance was the largest concern. There were also concerns regarding Mr. Perri's house on S. Hughes Road. Mr. Perri said he owns that and the tenant has excessive vehicles on the property. The tenant has rights so he is not allowed to have these vehicles towed. The letter from the township was sent to the house address and not the mailing address, which is his home. The tenant is not complying so he has to wait 21 days until he can tow those vehicles without his permission.

Ms. Ruthig stated a ticket was issued today because they did not address the compliance. If it is not done by the due date, they will continue to issue tickets. Chairman Grajek asked how the township can be assured that the ordinances will be complied with at this site. Mr. Perri stated he and his wife are going to be owner occupants of the business that opens in the building, and he will not be reliant on a tenant to comply with the ordinance.

Commissioner McCreary asked if there were tenants on this site because there had been travel trailers . Mr. Perri responded no. He stated all of them are removed, except for one trailer.

Commissioner Reiber noted the BAFA letter asks four questions so they do not appear to have all of the necessary information. In reading the ordinance, he agrees that it is a great idea to have a restaurant there without the outdoor music. He does not believe this is a compatible use. Mr. Kennedy stated they are unable to give BAFA the answers to their questions. He stated they do not know what the inside use will be if they do not receive approval for the outdoor venue.

Mr. Perri stated they will have walls and trees to screen the noise from Brighton Road because of the concerns that were raised by the residents.

Commissioner Chouinard stated the only information that the residents and the township have is what has happened in the past.

Mr. Perri is proposing a community advisory board with five volunteers, three who are opposed to the project, and after 18 months, if the board decides that there should not be outdoor music, he will stop.

Mr. Josh Holowicki explained the results of the new sound study and the decibels that would be generated based on different types of sound, such as people talking, live music, or pre-recorded music. They will be adding a berm, trees, bushes, etc. and a sound absorbing wall that would be positioned to stop the sound from leaving to the south toward Brighton Road. The outdoor sound system has been decreased. He recommends not allowing any of the artists bring in their own sound equipment so the sound levels will be set.

Commissioner McBain would like to see what the overall project will be before voting to approve this, including what the building use will be. The outdoor music will be heard by the residents and the golfers. She has been in the homes of people in Oak Pointe and the music was obnoxious. Outdoor music does not fit in this area, but indoor music does. Mr. Perri lives on the golf course and sees that 25-40 percent of the golf carts have music playing. He reiterated he has 114 letters of support and most of them live within a half mile of the site.

Chairman Grajek recommended that the building use be determined as it is difficult to approve this use without knowing what will be inside. He cannot support this without that.

Mr. Kennedy reiterated that the inside use is dependent upon the outcome of the outdoor music and bar request. What the inside will be used for does not affect the residents and the issue of the outdoor music. They met with staff and it was decided to address the sound issues outside first and then come back with the plan for the inside.

The Planning Commission took a break from 8:48 to 9:00 pm.

Ms. Pierce stated they had a meeting with staff in February and their feedback was to pursue this approval first before because the main concern was the live outdoor music. They spent time and money to develop the plan presented. Ms. Ruthig does not recall the use for the building being left open ended at the end of that meeting.

The applicant requested that the Planning Commission vote on this tonight.

Moved by Commissioner Reiber, supported by Commissioner McCreary, to recommend to the Township Board denial the Special Use Application. based on the following facts:

- It does not meet the requirements of Section 7.02.02(q) to the commission's satisfaction.
- It does not follow the Master Plan Future Use.

The motion carried unanimously.

Moved by Commissioner McCreary, supported by Commissioner Reiber, to recommend to the Township Board denial the Environmental Impact Assessment, based on the following facts:

- The impact will serve as a disservice to the residents of the surrounding neighborhoods and cause a negative impact regarding the surrounding homes, values, and environment of the residents of the township.

The motion carried unanimously.

Moved by Commissioner McCreary, supported by Commissioner Reiber, to recommend to the Township Board denial the Site Plan a for a proposed public and private event space with outdoor music, based on the following facts:

- The dimensional requirements are not met per Section 7.02.02(q).
- The concern for pedestrian safety with outside additional entertainment.
- The concern for the parking.

The motion carried unanimously.

Commissioner Rauch returned at 9:15 pm.

OPEN PUBLIC HEARING #2… REQUEST TO POSTPONE BY STAFF Consideration of an ordinance amendment to Article 7 entitled "Commercial and Service Districts", Article 8 entitled "Industrial District" and Article 11 entitled "General Provisions" related to Data Centers.

Ms. Ruthig stated that a resident, who is an acoustical engineer, reviewed the ordinance and believes it will be very difficult and some of it was not clear. The biggest concern is the low decibel sound, so something should be put in the ordinance that can be enforced. The township attorney also has concerns on the limitations; they may be too stringent. She recommends extending the moratorium on Data Centers.

Commissioner Rauch would like to have the ordinance be more stringent than not and this technology may become obsolete in the future and then these would turn into vacant buildings. He agrees with extending the moratorium.

Ms. Ruthig stated that regarding the Master Plan, focus groups were done with representatives from each quadrant of the township. Half did not have knowledge of a Master Plan. After a discussion, it was decided to develop a second survey to ask specific questions to gather information that was not obtained with the first one.

The call to the public was opened at 9:29 pm.

Ms. Deb Beattie of 3109 Pineview Trail stated the results of the first survey are very clear on what people want.

The call to the public was closed at 9:31 pm.

Moved by Commissioner Rauch, supported by Commissioner Chouinard, to postpone public hearing #2. **The motion carried unanimously**.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated she will not be at the July meeting. Ms. VanMarter will be here.

Approval of the May 11, 2026 Planning Commission meeting minutes

Moved by Commissioner McCreary, supported by Commissioner Reiber, to approve the May 11, 2026 Planning Commission meeting minutes as presented. **The motion carried unanimously.**

Member Discussion
There were no items to discuss this evening.

Adjournment

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to adjourn the meeting at 9:34 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary