**GENOA TOWNSHIP PLANNING COMMISSION**
**Public Hearing**
**September 14, 2026**

**MINUTES**

**Call to Order**

Chairperson McCreary called the meeting of the Genoa Charter Township Planning Commission to order at 6:33 p.m. at the township hall.

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**Roll Call**

The following members were present constituting a quorum for the transaction of business: Chairperson Marianne McCreary, Tim Chouinard, Michael Hadjinian, and Bill Reiber. Absent were Glynis McBain, Greg Rassel, and Eric Rauch.

Also present were Planning Director Amy Ruthig, Planning Coordinator Bobby Foster, Brian Borden of Safebuilt, Sydney Streveler from Tetra Tech, and 11 people in the audience.

**Approval of the Agenda**

**Moved** by Reiber, supported by Chouinard, 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 6:34 pm with no response.

**Presentation by Memtech Acoustics regarding the Township's existing noise regulations.**

Mr. Michael Castano and Mr. Ely Franklin of Memtech were present. Their presentation included a review of their company, the definition of outdoor noise, the noise associated with AI, data and crypto-mining facilities, the sound details of an AI site in Mississippi, different measurements of sound, examples of different types of sound, different ways sound can behave, the difference between sound power and sound pressure, what is sound annoyance, what should be included in a good noise ordinance, examples of a well-designed noise barrier, and details of noise modeling.

There was a discussion on how Memtech can gather data in Genoa Township to assist with developing the ordinance.

A call to the public was made at 7:30 pm with no response.

**OPEN PUBLIC HEARING # 1**… Consideration of an amendment to the Lorentzen Planned Unit Development agreement, conceptual PUD plan, and environmental impact assessment for the creation of a new outlot in the southeast corner of the existing Meijer property. The outlot would allow for a proposed multi-tenant commercial building including restaurant with a drive-through. he property is located in the parking lot at 3883 Grand River, on the west side of Latson Road, north of Grand River Avenue. The request is petitioned by Howell Outlot 1, LLC.
A. Recommendation of PUD Amendment
B. Recommendation of Environmental Impact Assessment
C. Recommendation of Conceptual PUD Plan

Mr. Paul Weisberger, representing the applicant, Mr. Ryan Duff, the applicant, Mr. Andy Andre, of Triumph Engineering, and Ms. Julie Kroll, of Fleis & VandenBrink were present. Mr. Weisberger provided a review of the project and showed colored renderings and building material samples. He addressed the comments in the consultants' letters, noting that they will address their concerns prior to presentation to the township board.

Mr. Borden reviewed his letter dated September 9, noting the applicant has addressed many of his concerns. He stated this is the first step in the process, and many of his and Ms. Streveler's comments can be addressed during the final site plan review.

1. Amended PUD Agreement:
   A. The applicant should provide parking calculations for the Meijer site to determine whether a deviation is necessary.
   B. In our opinion, the applicant must provide the amended table of uses (Schedule C).
   C. The applicant must address any comments provided by Township staff and/or the Township Attorney on the draft PUD Agreement.

2. PUD Conceptual Plan:
   A. The proposal generally meets the Conceptual PUD Plan standards of Section 10.07.01.
   B. The proposal generally meets the MUPDU standards of Section 10.03.03; however, in our opinion, an amended Schedule C is required and must identify the proposed uses as either permitted or special land uses and include references to the use requirements.
   C. The Commission should consider comments provided by the Township Engineer and/or Brighton Area Fire Authority.

3. Site Plan Comments:
   A. The applicant will need to provide a color rendering and building material samples for the Commission's consideration.
   B. Cross-access between Meijer and the commercial center to the west needs to be provided.
   C. The light spill-over to the west should be added to the list of dimensional deviations in the amended PUD Agreement.

Ms. Ruthig confirmed that the Schedule C table in the PUD does not need to be updated.

Ms. Streveler reviewed her letter dated September 10, 2026.

DRAINAGE AND GRADING
1. Calculations for the storm sewer should be provided for review.

PARKING LOT
1. Township requirements define the minimum subbase thickness for concrete pavement to be 6-inches. The pavement details provided do not meet this requirement and should be updated accordingly.
2. The Township is seeking to have the road connection between the Meijer property and Grand River Plaza installed as part of this project to address border access and circulation concerns. Plans and details should be provided in the site plan of the improvements to this connection.
3. A traffic study has been provided that was conducted by Fleis & VandenBrink on behalf of the petitioner for future conditions and site circulation. The study had the following conclusions:
   a. Future conditions of the site are expected to account for less than 5% of total traffic volume along study roadways and any impact from the site is expected to be negligible.
   b. The projected drive-through evaluation indicates that during peak operations, the max anticipated stacking spaces of 3 past the payment kiosk is expected to adequately accommodate the site, without exceeding the internal site circulation and impacting the adjacent roadway network.
4. MDOT has provided the following comment that should be addressed in regard to the traffic study: Traffic counts were collected during several significant ramp closures in this area. The I-96 westbound on-ramp at Latson Road was closed during the counts, as were the two Grand River Avenue on/off ramps at I-96. As a result, traffic movements were affected by these closures (even though the overall traffic volumes were generally comparable. For example, the PM peak-hour volume for westbound Grand River Avenue was approximately 1,967 vehicles per hour in 2025, compared with only 1,498 vehicles in 2026 – a 23% decrease. Given these significant volume variations, the TIS does not provide a fair representation of typical traffic conditions. Furthermore, despite the substantial differences in existing turning movement volumes, the TIS indicates that at least one movement at Latson Road and Grand River Avenue is projected to deteriorate from Level of Service (LOS) E to LOS F in the PM peak. This would not be acceptable under MDOT standards.

Mr. Reiber is concerned with the increase in traffic. Although it is only a five percent increase, it is still an increase. He asked why the drive thru lane is on the south side of the building and visible from Grand River. Mr. Andre stated this location is the ideal way to provide for the stacking for the drive thru lane.

Mr. Reiber asked why this petitioner is responsible for the cross access easement. Ms. Ruthig stated the Township is requiring Meijer to complete the easement because of the increase in traffic due to this development. She noted there is another proposed outlot project in the Hobby Lobby parking lot that will not be able to move forward until the connection is in place.

Mr. Hadjinian agrees that the connection will help with the traffic on Grand River and will benefit the patrons and businesses of both of these sites.

Chairperson McCreary read an email received today from MDOT regarding the traffic study. Ms. Kroll explained how the traffic study was performed. She has spoken to Mr. Fournier from MDOT and they agree that the intersection of Latson & Grand River is at capacity, there is no way to make improvements, and the cross connection is a benefit. She stated that outlots in a Meijer parking lot are complimentary uses. Drivers go from Meijer to the outlot or vice versa so it's not traffic for each separate use.

Chairperson McCreary does not agree with a traffic study that was done during the I-96 construction. Mr. Chouinard agrees. Mr. Reiber stated there is no data to show that the cross access easement will assist with the traffic.

Mr. Weisberger noted that the applicant will be paying for the completion of the cross access drive; Meijer is not going to do it.

Mr. Andre explained how they will address the light spill-over noted in Mr. Borden's letter.

The Brighton Area Fire Authority Fire Marshals letter dated August 28, 2026 states all previous comments have been resolved by the applicant on the most recent submittal. The Fire Authority has no further comments on the project unless additional revisions are made.

Chairperson McCreary reviewed a letter received from a resident in opposition to the project.

Mr. Reiber reviewed all the deviations that are being requested in the amended PUD. There were reasons why these were in the original agreement. He is not comfortable with this. Mr. Chouinard stated the deviations are caused by the building being built into an existing parking lot.

Mr. Chouinard stated that the cross access drive should help with the traffic but agrees that there is no data. Also, MDOT said that the traffic increase is not acceptable.

Ms. Kroll reviewed details of her traffic study, noting that this development will increase the traffic by 22 cars in the morning and 66 in the afternoon. She noted that the entire intersection is not rated an F, it is only the northbound traffic straight through the intersection. The entire intersection is rated D, which is acceptable in southeast Michigan. The increase of less than five percent at this intersection is negligible and would not be noticed.

Mr. Borden stated only three of the deviations listed in the PUD Agreement are actual deviations. Four of them are able to be waived by the Planning Commission.

The call to the public was made at 8:47 pm.

Mr. Matt Hurley of 4070 Brookstone Court stated that during the recent master plan activity, it was noted that there are many unused commercial properties in the area, so why do new buildings need to be built.

Ms. Debra Beattie 3019 Pineview Trail is concerned with the traffic. She does not want any more commercial development bringing more traffic. The cross access drive will not help.

The call to the public was closed at 8:51 pm.

Mr. Chouinard would like to have MDOT's approval. He agrees with the remainder of the project.

Mr. Hadjinian agrees with having MDOT's approval. He is in favor of the project. He questions if this will really generate that much more traffic.

Mr. Reiber reiterated that there is no data. He recommends filling in the vacant buildings before a new building is built.

Ms. Ruthig stated that staff tries to fill the empty buildings, but landlords charge high rent and do not care that their buildings sit empty.

Ms. Kroll stated she can work with MDOT to revise the report using 2023 traffic counts and adjust them for growth. Ms. Ruthig stated perhaps they can provide data for the impact of the completion of the cross access agreement.

**Moved** by Chouinard, supported by Hadjinian, to table Public Hearing #1, Items A, B, and C to allow the applicant to return with favorable findings of the traffic study and address the items in the consultants' letters. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS:

**Staff Report**

Ms. Ruthig stated there will be two items on the October meeting agenda.

She showed photos provided by the business owner next to Truck & Trailer. She, Ms. Streveler, and a representative from the Drain Commission will be meeting on site tomorrow.

**Approval of the August 12, 2026 Planning Commission meeting minutes**

Needed changes were noted.

**Moved** by Reiber, supported by Chouinard, to approve the June 8, 2026 Planning Commission meeting minutes as amended. **The motion carried unanimously.**

**Member Discussion**

None

**Adjournment**

**Moved** by Hadjinian, seconded by Chouinard, to adjourn the meeting at 9:17 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary