GENOA TOWNSHIP PLANNING COMMISSION
Public Hearing
October 13, 2026

MINUTES

Call to Order

Chairperson McCreary called the meeting of the Genoa Charter Township Planning Commission to order at 6:30 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, Michael Hadjinian, Greg Rassel, Eric Rauch and Bill Reiber. Absent were Tim Chouinard and Glynis McBain.

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

Approval of the Agenda

Moved by Rassel, supported by 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.

Ms. Deborah Beatty of 3109 Pineview Trail asked about the clear cutting on the MHOG property. She looked at the plans and the area where they are cutting is not what is shown on the drawing. She is concerned about the increase in traffic that would be caused by the addition of the new building in front of Meijer. MDOT has already said no. The connecting road to the Family Farm and Fleet site will not help.

The call to the public was closed at 6:34 pm.

OPEN PUBLIC HEARING # 1… Consideration of an environmental impact assessment and site plan for a proposed parking lot expansion for Schultz Outfitters. The property is located at 5776 East Grand River Avenue, south side of Grand River Avenue west of Dorr Road. The request is petitioned by MITTS LLC.
A. Recommendation of Environmental Impact Assessment (8-19-26)

B. Disposition of Site Plan (9-18-26)

Mr. Chris Grzenkowicz, the design engineer, provided a review of the property and the proposed project. Sixty percent of Schultz Outfitters' business is online. The existing nine parking spaces would be sufficient for this site; however, the ordinance requires 23 parking spaces. He reviewed the proposed changes to the parking lot. They are proposing to make one driveway going in only and one going out only and add parking spaces to each of those drives. They are proposing to bank parking spaces.

Mr. Reiber stated this is a great location for this business, noting it is reusing a vacant building. He questioned why so many parking spaces are required. Ms. Ruthig stated that ordinance was written before business changed. This store now does most of its business online. Mr. Borden stated the township's ordinance is very standard. He noted that the applicant is proposing to only construct 18 and bank the remaining five. This will need to be approved by the Planning Commission.

Mr. Borden reviewed his letter dated September 29, 2026.
1. The applicant requests the Planning Commission approval of banked parking based on a high ratio of online business, as opposed to in-person. He believes the proposed number of spaces will be sufficient for this business, but they do have the banked parking spaces if they are determined to be needed.
2. The Planning Commission may allow the proposed evergreen trees in the required greenbelt or may require the use of canopy trees.
3. The Planning Commission may modify landscaping requirements, per Section 12.02.13.
4. The Planning Commission may waive the required setback of the proposed location of the waste receptacle and enclosure, which would result in a one foot setback.
5. The applicant must address any site plan comments provided by the Township Engineer and/or Brighton Area Fire Authority.

Ms. Streveler stated the applicant has addressed all of her previous comments and she has no additional engineering concerns.

The Brighton Area Fire Authority's letter dated October 2, 2026 states that all of their previous comments have been addressed.

Chairperson McCreary was concerned with delivery trucks; however, she read that the Impact Assessment states that they will use small delivery trucks.

Mr. Reiber questioned if the two sided exit sign will obstruct sight distance when exiting the property. Mr. Grzenkowicz stated vehicles will stop to check for pedestrians on the sidewalk, and then they will pull forward past the sign so it will not block their line of sight.

Mr. Reiber asked if the township can require crosswalks across this driveway. Ms. Ruthig stated there is no ordinance requirement for this.

The call to the public was opened at 6:56 pm with no response.

Moved by Rauch, supported by Rassel, to recommend to the Township Board approval of the Environmental Impact Assessment dated August 19, 2026 as presented. **The motion carried unanimously**.

Moved by Rauch, supported by Rassel, to approve the Site Plan dated September 18, 2026 with the following conditions:

- The Planning Commission finds that the banked parking, based on a high ratio of online business, as opposed to in person business is found to be acceptable and therefore, the 18 provided spaces along the 8 banked spaces meets the intent of the ordinance.
- The proposed evergreen trees in the greenbelt in lieu of canopy trees are acceptable. The proposed location of the waste receptable and enclosure with the one-foot side setback is acceptable due to the use of the neighboring property.
- Any requirements from the township engineer and Brighton Area Fire Authority must be addressed prior to the issuance of land use permit.
- The entrance and exit signs shall comply with the township's sign ordinance.

The motion carried unanimously.

OPEN PUBLIC HEARING # 2… Consideration of an environmental impact assessment and site plan for a proposed parking lot expansion and site improvements for Jonna's Market. The property is located at 4986 Chilson Road, northwest corner of Chilson and Brighton Roads. The request is petitioned by Mike Jonna.
A. Disposition of Environmental Impact Assessment (9-15-26)
B. Recommendation of Site Plan (9-15-26)

Mr. Mike Jonna and Mr. Mark Mahajan, the engineer, were present. Mr. Mahajan stated the applicant has purchased the neighboring property, which currently has a house on it. Due to the increase in their business, they need additional parking. They will also be making improvements to the storm management system and relocating the entrance drive off Chilson Road so it is further from the intersection. He noted there is no room in the right-of-way to put the required sidewalk in front of the property. Mr. Jonna noted the sidewalk would not lead to any other sidewalks. He is also proposing to put in a fenced-in patio area on the property to allow people to sit and eat. He stated that he will be expanding his business and currently has 50 employees, so the parking will help. He will also be presenting a façade update to the township.

Mr. Borden reviewed his letter dated October 7, 2026.

1. The proposed cooler addition does not meet the required rear yard setback. They are requesting a 6.1' setback and 40' is required. They will require a variance from the ZBA. A detail of the cooler addition must also be provided.
2. The Planning Commission may accept a performance guarantee in lieu of bike path construction, per Section 12.05.02. Mr. Rauch stated there are no opportunities for sidewalks in the area. This is a drive to destination, so he does not feel a performance guarantee is required. Mr. Borden stated it is required per the Pathways Plan in the Master Plan. It is not able to be constructed now, but changes could be made to the roadway and a pathway would be possible. After a discussion, the Planning Commission agrees to require the performance guarantee as long it does not require the applicant to provide funds.
3. The Planning Commission may allow the excess parking proposed, per Section 14.02.06. Over 120 percent is allowed, but the applicant is proposing almost triple the maximum allowed parking spaces. Based on the existing conditions, it seems to be necessary.

4. The landscape plan does not provide the required plantings around the detention pond, which are 3 trees and 30 shrubs; however the Planning Commission can waive this requirement. After a brief discussion, Mr. Rauch suggested requiring the planting of the shrubs, but not the trees. Chairperson McCreary agreed.
5. The Zoning Administrator may approve the outdoor seating area, per Section 7.02.02(i); however, in my opinion, the patio must be shifted outside of the required front yard. Mr. Jonna agreed to moving the patio.
6. The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority.

Ms. Streveler reviewed her letter dated October 6, 2026.
1. The dimensions provided for the dumpster enclosure detail should be checked and updated as both the inside and outside width of the enclosure is said to be 12 feet.
2. The dimensions for the center chamber should be checked as the current dimensions have the top elevation at grade without a buffer to account for the structure's grade rings/riser and the structure itself.
3. The petitioner is proposing storage area for stormwater six inches above the proposed catch basin rim in the parking lot. Genoa Township does not consider ponding in a parking lot acceptable for providing stormwater detention. The petitioner has commented that an underground storage method has been explored and deemed infeasible as the outlet depth cannot be deep enough to accommodate this method of storage. Surface storage is provided for only the proposed parking lot and existing lot drainage is directed to the existing retention basin.
4. The proposed storm sewer is said to be 8-inches. Minimum size required for storm sewers in paved areas is 12-inches. The petitioner has commented that the 8-inch size will remain due to site constraints and to provide adequate ground cover on the pipe.
5. LCDC and LCRC have concerns with the existing retention basin that at high water level the basin would overflow down Chilson Road and towards the railroad tracks. The existing basin should be turned into a more functional sedimentation basin and outlet to LCRC installed structure and culvert. The LCRC structure and culvert are not expected to be installed until October. The new structure, culvert and connection should be shown in the plans. Additionally, calculations should be provided for the basin for review to ensure enough storage is provided.

Mr. Rauch, Ms. Streveler, and Mr. Mahajan discussed the items where the applicant is not meeting the requirements, the reasons why, and changes that should be made.

Mr. Reiber is concerned about drainage. He suggested reducing the construction of all of the additional parking spaces at this time and bank some until they know if they are all needed. Mr. Jonna stated all of the parking that is being requested is needed at this time.

The Brighton Area Fire Authority's letter dated October 1, 2026 sates all previous comments regarding vehicle access and circulation have been addressed on the most current submittal.

Chairperson McCreary stated that the driveway is moving further from the intersection, but it can affect the vehicles exiting the businesses to the north of this driveway. Mr. Jonna stated they have met the requirements of the Livingston County Road Commission. Mr. Rauch asked if the applicant would work with the property to the north to share a driveway. Mr. Jonna stated that is

not possible. That property's elevation is much higher than his and he does not want to have to get an easement.

Mr. Reiber reiterated his concern with the number of parking spaces. He also has concerns with the ponding of water in the parking lot and the drainage.

Mr. Rauch stated this is an improvement to the existing conditions, but there are still some challenges. The applicant is aware of the challenges and has tried to address them or explained why they cannot. He would like to see the material for the new fencing, landscaping, and design of the forebay for the pond. Mr. Hadjinian agrees. Mr. Rauch recommends tabling this item.

The call to the public was opened at 8:00 pm.

Ms. Deborah Beatty stated she has been in this parking lot thousands of times and on the roads around it. If there is too much traffic on Chilson where you cannot exit the property there, then vehicles exit onto Brighton Road and go to the stop sign. It will not inconvenience people.

The call to the public was closed at 8:01 pm.

Mr. Reiber noted that there are four spaces for electrical vehicle charging. The electric vehicle market is down. Mr. Jonna stated that nonelectrical vehicles can park there also.

Mr. Rauch agrees with Mr. Reiber's point about the large amount of parking being requested. He wants to see data that shows the need for this parking.

It was suggested to table this item tonight. Mr. Rauch provided a review of what the Planning Commission is requesting to be addressed.

- Justification for the large number of parking spaces being requested.
- A design for the southeast pond, including the shrubs, but the trees are not required.
- A maintenance schedule for the pond, based on the township engineer's requirements, shall be provided.
- Consider relocating the patio area so that it is not located within the setback.

Ms. Ruthig noted that Mr. Jonna said he was proposing façade changes. She suggested including that in this site plan approval so it can all be completed with one submittal. She reviewed what would be required by the applicant.

Moved by Rassel, supported by Rauch, to table Public Hearing #2 at the applicant's request. **The motion carried unanimously**.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated the Meijer's outlot project is requesting to return to the Planning Commission. A meeting was held with them and they are willing to meet all of the requirements and are working with the neighboring property owner on the cross access agreement.

She will not be at the November meeting. Ms. VanMarter will attend.

Approval of the September 14, 2026 Planning Commission meeting minutes

Moved by Rassel, supported by Rauch, to approve the September 14, 2026 Planning Commission meeting minutes as presented. **The motion carried unanimously.**

Member Discussion

Mr. Reiber asked what could be done to have a traffic light study done on the intersection of Latson and Grand River.

Mr. Hadjinian stated the traffic analyst from the previous meeting stated that she could fix the problem if she could just change the lights. The timing of the lights is not right. He stated this area is zoned commercial so the traffic problem is not going to go away so if there is a way to alleviate that. He agrees with Mr. Reiber that a traffic light study should be done. Ms. Ruthig stated she will reach out to MDOT regarding a traffic light study.

Mr. Reiber questioned why Mr. Walker was invited to a planning meeting. Ms. Ruthig stated that there are two planning commissioners and two board members at the planning meetings. She explained how the meetings are scheduled and how members are selected to attend.

Adjournment

Moved by Rassel, seconded by Rauch, to adjourn the meeting at 8:37 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT