

GENOA CHARTER TOWNSHIP BOARD
Special Joint Meeting with Planning Commission & Board of Appeals
July 27, 2021
6:30 p.m.

AGENDA

Call to Order

Pledge of Allegiance

Call to the Public (Public comment will be limited to two minutes per person)*

Approval of Agenda

1. Special Topics Work Session (Discussion Only) – 2021 Township Master Plan Update

Member Discussion

Adjournment

*Citizen's Comments- In addition to providing the public with an opportunity to address the Township Board at the beginning of the meeting, opportunity to comment on individual agenda items may be offered by the Chairman as they are presented.

memorandum

DATE: July 21, 2021
TO: Genoa Township Board & Planning Commission
FROM: Jill Bahm, Partner, Giffels Webster
Matt Wojciechowski, Associate Planner, Giffels Webster
SUBJECT: Master Plan Review Kickoff

As Genoa Township resumes the Master Plan Update process to update the 2013 Master Plan, we would like to establish and reaffirm some guiding themes or principles that will help frame the Township's Master Plan. Local, regional and national changes in demographics, economics and development patterns have created a need for an updated plan.

It is our goal to help the Township prepare a strong, illustrative, and forward-thinking Master Plan that provides a clear vision for community growth and includes implementation strategies to achieve that vision. The Master Plan will consider not only the needs of today's residents and businesses but anticipate the way in which the community will evolve over the next 10-20 years.

Last summer, we asked the Township Board and Planning Commission to complete a short online survey intended to tap into members' expertise as community leaders. If you have not yet done this, please do so by the end of **Monday, July 26**. <https://www.surveymonkey.com/r/GT2020vision>

We will share the results of the anonymous survey the upcoming joint meeting on July 27, where we will dig a bit deeper into the ideas generated in this step. A summary of the topics to be discussed is included below, along with a brief agenda for the meeting.

1. **Introductions - 5 min**
2. **Summary of Leadership Survey – 15 Min**
3. **Land Use and Development exercise - 30 Min**
 - a. Residential Areas
 - i. What do you like? / What's working?
 - ii. What don't you like? / What needs work? / What's missing?
 - b. Non-Residential Areas
 - i. What do you like? / What's working?
 - ii. What don't you like? / What needs work? / What's missing?
4. **Summary of Market Study – 20 Min**
5. **Redevelopment Areas – 20 Min**
 - a. Identify areas in need of development or redevelopment
 - b. Vote for your top 2 choices for the main subjects above
6. **Wrap-up Discussion & Next Steps - 15 Min**

**Grand River Dorr
31550 Northwestern Highway, Suite 220
Farmington Hills, MI 48334
(248) 865-0066**

July 19, 2021

Ms. Kelly Van Marter, AICP
Assistant Township Manager/
Community Development Director
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

**RE: SOUTHEAST CORNER OF GRAND RIVER & DORR ROADS
 PARCEL #'S: 4711-14-100-002 AND 4711-11-300-014**

Dear Ms. Van Marter:

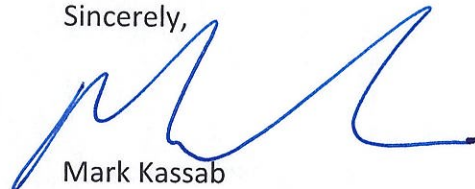
As you know, I represent Grand River Dorr LLC the owner of the above-referenced property.

Please consider this the owner's request that these parcels be removed from the Town Center Overlay District.

We believe that this property would be better suited for development as a PUD.

Please contact me should you wish to discuss this request in further detail.

Sincerely,



Mark Kassab

cc: James M. Galbraith

Kelly VanMarter

From: Terry Croft <terrycroft@att.net>
Sent: Monday, July 12, 2021 1:58 PM
To: Kelly VanMarter
Subject: Joint Meeting July 27, 2021

Honorable Commissioners,

It's my understanding that you will be reviewing and updating the Genoa Township Master Plan on July 27, 2021.

I would like to request that the Board consider removing the "Genoa Town Center Overlay District" from the Master Plan. After being established in 2006 this property has sat vacant for the last 16 years. In my opinion it should have never been established in the first place. Looking back there were 55 of the 70 residents that were in attendance at the September 12, 2005 Planning Commission Meeting (that's over 50%) objecting to this change. There were also questions regarding probable conflicts of interest on the proposed properties.

As it is now the location is unfavorable for the proposed district anyway. There is no easy access and the development of the Laston Road Interchange has opened up a whole new perspective. The Brighton exit 145 is so congested that it wouldn't be logical to use that exit to get to the proposed "Genoa Town Center" and it doesn't make sense to use the Latson Road exit to access it either.

I believe by changing the zoning for this location we can open up the possibility of bringing in more tax revenue from this area.

Thank you for your time.

Sincerely,
Terry Croft

Sent from [Mail](#) for Windows 10