

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING
MAY 12, 2025
MONDAY
6:30 P.M.**

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

DECLARATION OF CONFLICT OF INTEREST:

CALL TO THE PUBLIC: *(Note: The Board reserves the right to not begin new business after 10:00 p.m.)*

OPEN PUBLIC HEARING #1...Consideration of a sketch plan for an accessory building for food (ice cream) service at the existing Tap-In's located at 4444 E. Grand River Avenue, south side of Grand River, west of Parkway Drive. The request is petitioned by Mr. Cade Martin

A. Disposition of Sketch Plan (4-11-25)

OPEN PUBLIC HEARING #2... (REQUEST TO WITHDRAW FROM AGENDA) Consideration of a Zoning Ordinance text amendment to Article 13 entitled "Environmental Protection Regulations".

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

OPEN PUBLIC HEARING #3...Request for approval to distribute "Notice of Intent to Plan" for proposed Master Plan update as required per Section 125.3839 (2) of the Michigan Planning Enabling Act.

A. Approval of distribution of "Notice of Intent to Plan".

ADMINISTRATIVE BUSINESS:

- Staff Report
- Approval of April 14, 2025 Planning Commission meeting minutes
- Member discussion – Livingston County Planning Master Plan
- Adjournment

<p>*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. Anyone speaking on an agenda item will be limited to 2 minutes.</p>
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GENOA CHARTER TOWNSHIP APPLICATION Sketch Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: Mr. Cade Martin 4444 East Grand River, Howell, MI 48843
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Same as Applicant

SITE ADDRESS: 4444 East Grand River, Howell, MI 48843 PARCEL #(s): 11-09-100-015

APPLICANT PHONE: (517) 258-3004 OWNER PHONE: ()

LOCATION AND BRIEF DESCRIPTION OF SITE: Tap-In's is located at 4444 East Grand River,
about 1/2 mile east of Latson Road. The site has a driving range, indoor simulators, &
mini golf course. Food and beverages are served, and the Gimme's Ice Cream Trailer is onsite.

BRIEF STATEMENT OF PROPOSED USE: The proposed use will remain the same as
existing.

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: The Gimme's Ice Cream trailer is
proposed to be converted to a permanent accessory structure. With this change,
the use will remain the same.

**I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE
PART OF THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY
KNOWLEDGE AND BELIEF.**

BY: Cade Martin

ADDRESS: 4444 East Grand River, Howell, MI 48843

Contact Information - Review Letters and Correspondence shall be forwarded to the following:

1.) <u>Scott Tousignant</u>	of <u>Boss Engineering</u>	at <u>ScottT@bosseng.com</u>
Name	Business Affiliation	Email Address

FEE EXCEEDANCE AGREEMENT

All sketch plans are allocated one (1) consultant review and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy.

SIGNATURE: <u>Cade Martin</u>	DATE: <u>4/11/2025</u>
PRINT NAME: <u>Cade Martin</u>	PHONE: <u>248-339-6805</u>



May 6, 2025

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Gimme's Ice Cream (at Tap-In's) – Sketch Plan Review
Location:	4444 E. Grand River Avenue – south side of Grand River, east of Latson Road
Zoning:	PRF Public and Recreational Facilities District

Dear Commissioners:

At the Township's request, we have reviewed the sketch plan submittal for an accessory building for food (ice cream) service at the existing Tap-In's recreational establishment (plan dated 4/11/25).

A. Summary

1. The proposal is intended to mitigate an Ordinance violation by using a portable trailer as an accessory building.
2. The proposal complies with the applicable standards for accessory buildings.
3. The Township may require any necessary improvements to keep the site in compliance with previously approved site plans (most notably any landscaping in poor condition or that has been removed).
4. The Commission should consider any comments provided by the Township's engineering consultant.

B. Proposal/Process/Background

The applicant proposes to install/construct an accessory building for food service at the existing recreational establishment.

The proposed accessory building is located immediately east of the existing main building.

Accessory uses, buildings and structures are permitted by right in the PRF District (Table 6.02).

Article 18 allows sketch plan review/approval by the Planning Commission for non-residential accessory building/structures.

The applicant previously utilized the existing trailer for ice cream service; however, the Township does not permit portable trailers for use as accessory buildings.

The Township and applicant have worked to mitigate this violation, resulting in this submittal which proposes converting the portable trailer into a permanent building. To accommodate this, our understanding is that the wheels will be removed and the base will be surrounded/screened.



Aerial view of site and surroundings (looking south)

C. Sketch Plan Review

- 1. Relationship.** By definition, accessory uses, buildings and structures must be related to a principal use/building on the same property.

The proposed use/building is accessory to an existing recreational/restaurant establishment (Tap-In's).

- 2. Height.** Section 11.04.02 allows a maximum height of 18 feet for accessory buildings, while the proposal provides a height of 8'-10".
- 3. Setbacks.** The proposed location exceeds the minimum requirements for setbacks and spacing between buildings.
- 4. Site Improvements.** The submittal does not appear to include any additional site alterations.

As is typically the case for previously developed sites, the applicant should be required to make any improvements necessary to keep the site in compliance with previously approved site plans. Notably, this would typically include replacement/installation of landscaping that is in poor condition or required plantings that may have been removed.

- 5. Site Engineering.** The Commission should consider any comments provided by the Township's engineering consultant.

Should you have any questions concerning this matter, please do not hesitate to contact our office.

Respectfully,

SAFE BUILT

A handwritten signature in black ink, appearing to read 'B. V. Borden'.

Brian V. Borden, AICP
Michigan Planning Manager



May 6, 2025

Ms. Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

**Re: Gimme's Ice Cream at Tap-In's
Sketch Plan Review No. 1**

Dear Ms. Ruthig:

Tetra Tech conducted a review of the sketch plan submittal for Gimme's Ice Cream last dated April 11, 2025. The site plan was prepared by Boss Engineering for Mr. Cade Martin. The site is located at the existing Tap In's business on the south side of Grand River Avenue, just west of Parkway Drive. The improvements include the addition of a 140-square foot building, and no other site improvements are proposed. The proposed ice cream stand is located on the south side of the existing parking lot, to the east of the existing building.

We offer the following comments:

DRAINAGE AND GRADING

1. The proposed ice cream stand and stone paver and gravel landscape area result in a small increase in impervious surface from the previously approved site plan for the site. The Planning Commission may wish to require that the petitioner provide stormwater calculations for the site to support the increase in impervious surface.

We suggest that the petitioner address the above comments to the Township's satisfaction. Please call or email if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Shelby Byrne'.

Shelby Byrne, P.E.
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

615 W. Grand River Ave.
Brighton, MI 48116
o: 810-229-6640 f: 810-229-1619

May 1, 2025

Sharon Stone
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Glimme's Ice Cream at Tap Ins
4444 E. Grand River
Genoa Twp., MI

Dear Sharon:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on April 15, 2025, and the drawings are dated April 11, 2025. The project is based on the proposed change from a temporary use accessory structure (ice cream trailer) to a permanent structure. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

The Fire Authority has no objections to this existing temporary use being revised to a permanent accessory structure. It does appear that the project will require permitting through the Livingston County Building Department for structural, electrical, and plumbing.

If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

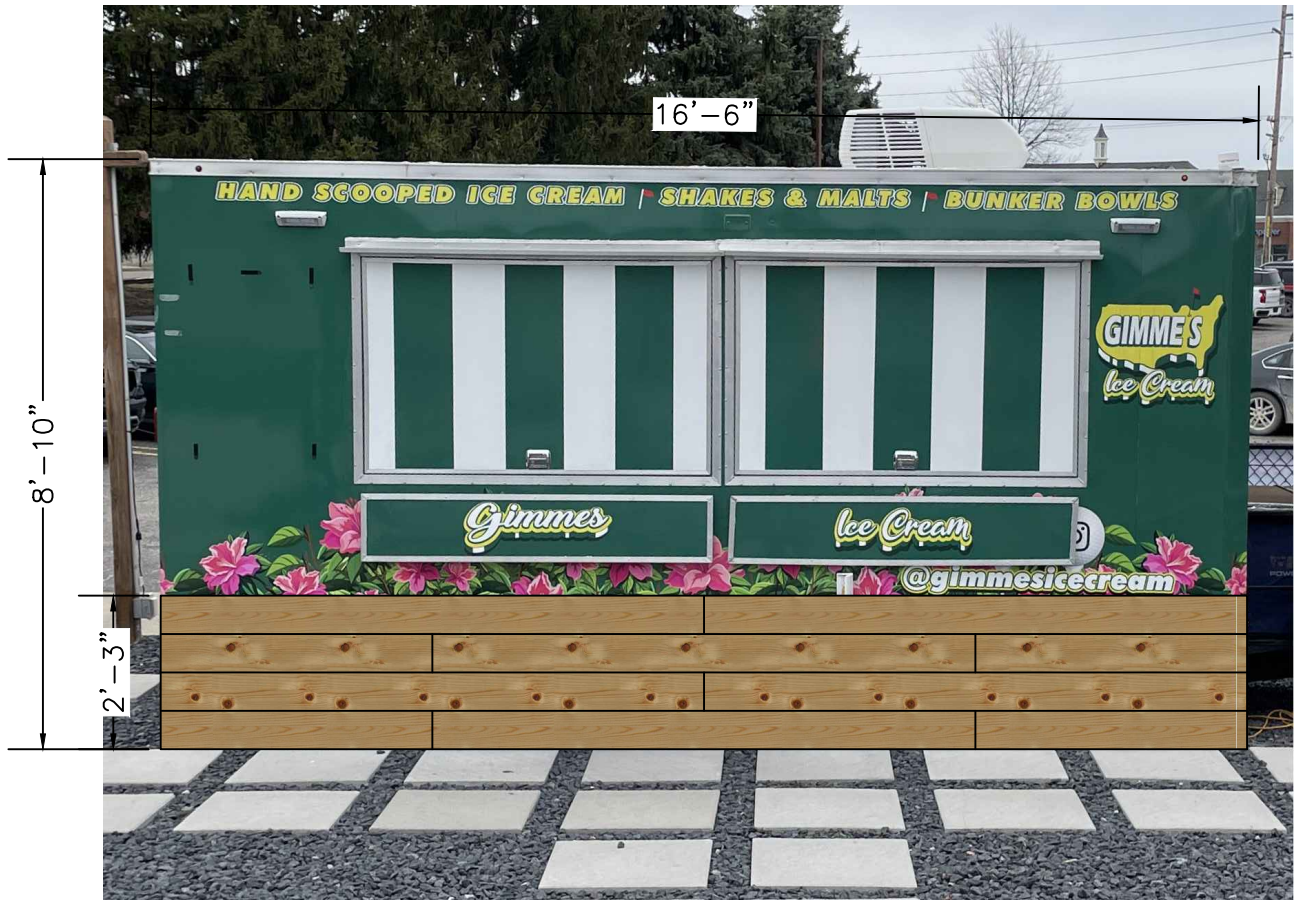
A handwritten signature in black ink, appearing to read "R. Boisvert".

Rick Boisvert, CFPS
Fire Marshal

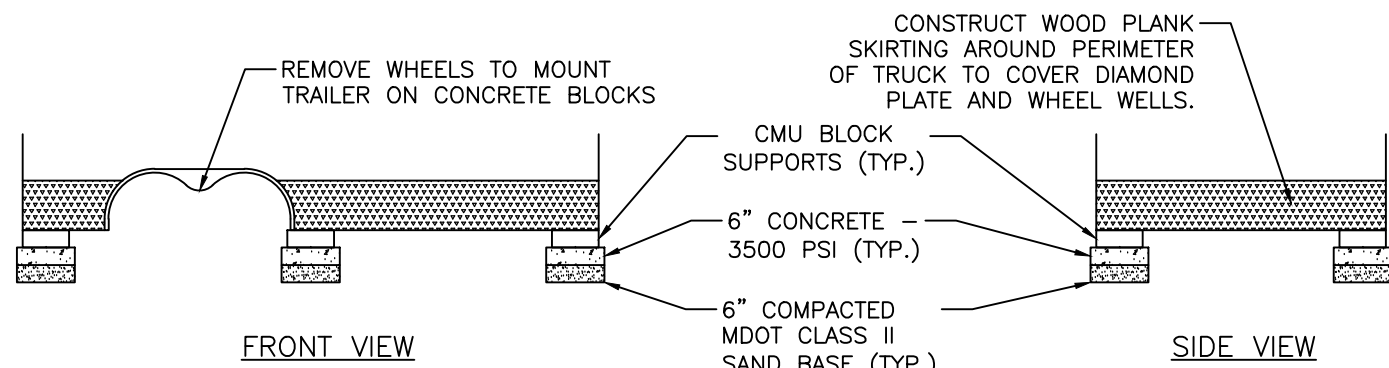
cc: Amy Ruthig amy@genoa.org

EXTERIOR BUILDING WALL MATERIALS:

THE EXISTING GIMME'S ICE CREAM FOOD TRUCK SHALL BE CONVERTED TO A PERMANENT ACCESSORY BUILDING IN THE SAME LOCATION, AS SHOWN IN THE BELOW PLAN. 2'-3" HIGH WOOD SIDING WILL EXTEND AROUND THE PERIMETER OF THE BUILDING FROM THE FINISHED GRADE. THE EXISTING METAL SIDING FROM THE TRUCK IS PROPOSED TO REMAIN FROM 2'-3" ABOVE FINISHED GRADE TO A TOP ELEVATION OF 8'-10" AROUND THE PERIMETER OF THE PROPOSED BUILDING.



GIMME'S ICE CREAM FRONT ELEVATION VIEW
NO SCALE



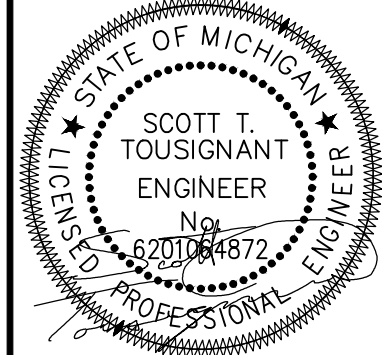
GIMME'S ICE CREAM FOUNDATION DETAIL
NO SCALE

GENERAL SURVEY NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
2. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
4. ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

PROPERTY DESCRIPTION PER LIVINGSTON COUNTY TAX ROLL:

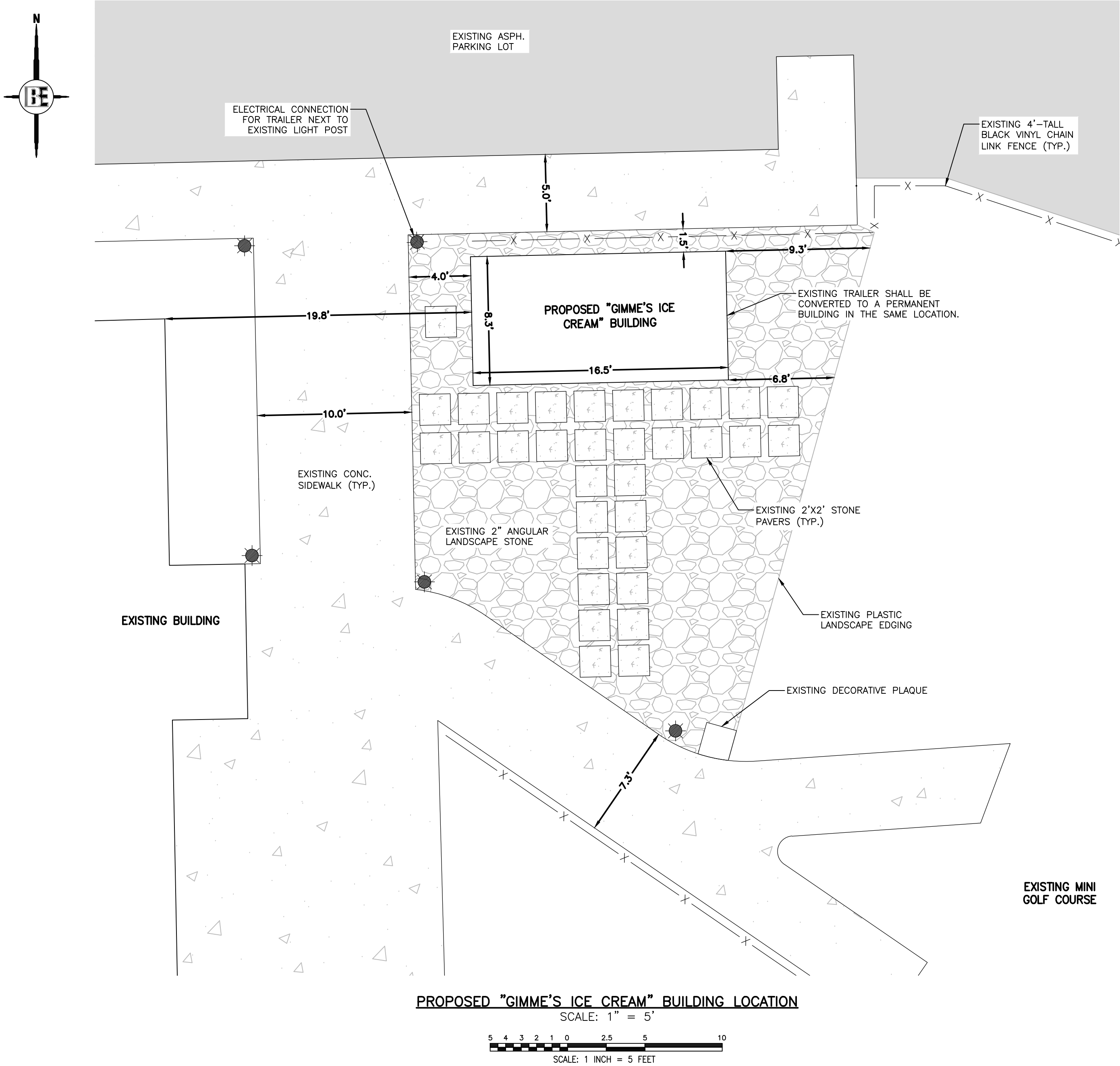
Land situated in the Township of Genoa, County of Livingston, State of Michigan, described as follows:
SEC 9 12N R5E COM NW COR, TH N1+E 549.3 FT, TH S60+E 2205.74 FT TO POB, TH S60+E 378.78 FT, TH S29+W 202.51 FT, TH S1+W 937.31 FT, TH S89+W 884.69 FT, TH N1+E 999.96 FT, TH S88+E 475.63 FT, TH N29+E 360.25 FT TO POB 22.33 AC M/L SPLIT 4/91 FROM 001



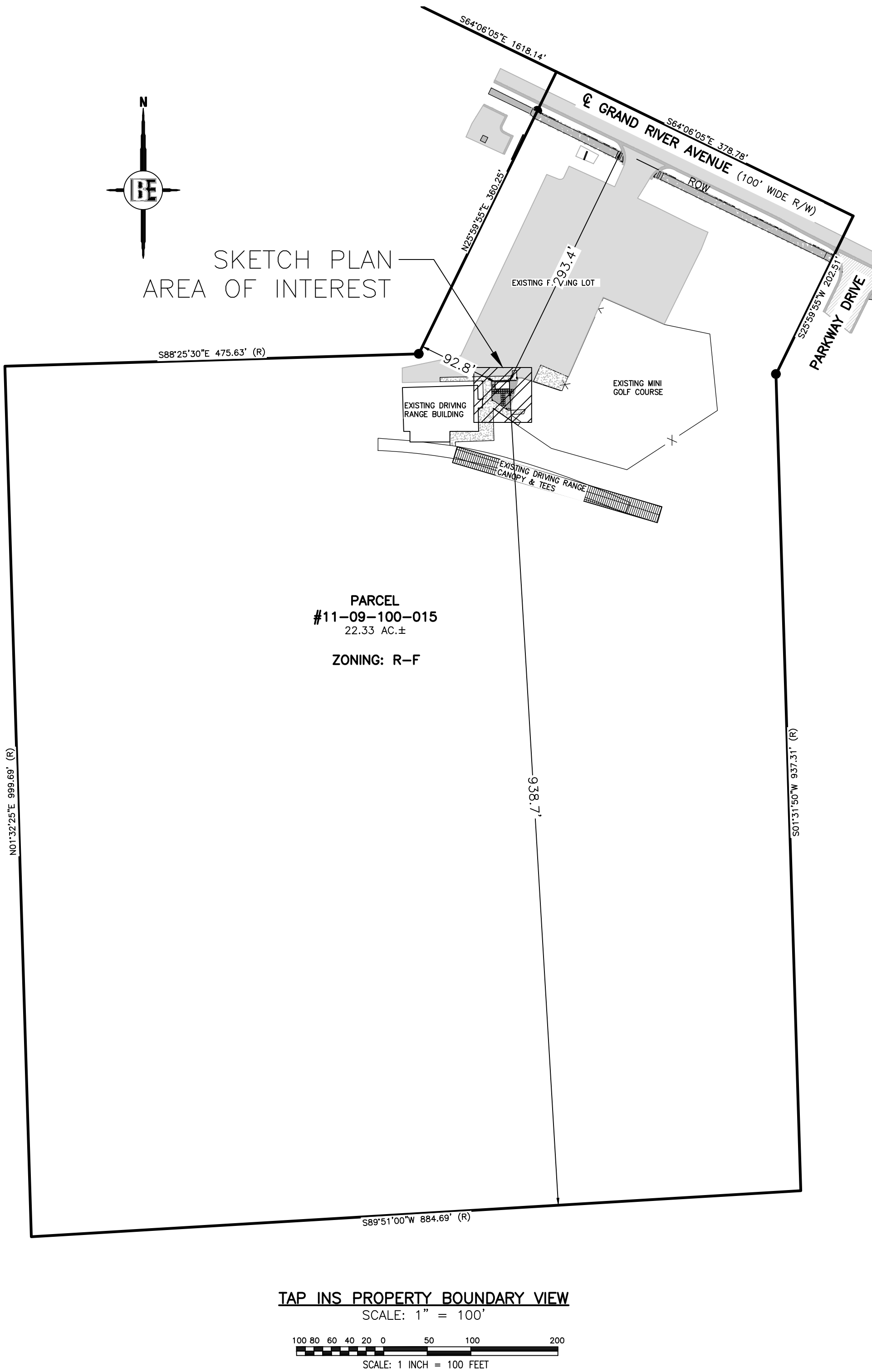
BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI, 48843
517.546.4836 FAX 517.548.1670

PROJECT: **TAP-IN'S**
PREPARED FOR: **MR. CADE MARTIN**
4444 EAST GRAND RIVER
HOWELL, MICHIGAN 48843
(517) 258-3004
TITLE: **"GIMME'S ICE CREAM" SKETCH PLAN**

DESIGNED BY:	NL
DRAWN BY:	NL
CHECKED BY:	ST
SCALE:	AS NOTED
JOB NO.	25-096
DATE	04-11-25
SHEET NO.	1 OF 1



- LEGEND
- ◊ ORNAMENTAL LIGHT
 - STEEL ROD OR PIPE FOUND
 - X- FENCE
 - ASPHALT
 - CONCRETE
 - LANDSCAPE STONE



PUBLIC HEARING #2

ORDINANCE AMENDMENT TO ARTICLE 13

“ENVIRONMENTAL PROTECTION REGULATIONS”

RELATED TO CLEARING OF WOODLANDS

STAFF IS REQUESTING TO HAVE THIS ITEM
WITHDRAWN TO GIVE STAFF TIME TO PREPARE
AMENDMENTS PERTAINING TO WETLAND
PROTECTION STANDARDS, PERFORMANCE
STANDARDS AND CLEARING OF WOODLANDS
LOCATED IN ARTICLE 13 TITLED “ENVIRONMENTAL
PROTECTION REGULATIONS”.



2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

May 12, 2025

MICHIGAN DEPARTMENT OF TRANSPORTATION
STATE TRANSPORTATION BUILDING
425 W. OTTAWA ST.
P.O. BOX 30050
LANSING, MI 48909

**RE: Notice of Intent to Plan
Genoa Charter Township**

To Whom It May Concern:

Pursuant to the requirements of Section 125.3839 (2) of the Michigan Planning Enabling Act, this notification is to inform you of Genoa Charter Township's intent to update the Township's Master Plan. As required by the Michigan Planning Enabling Act, a copy of the draft Plan will be made available to you for your review and comment in advance of the Township's public hearing.

We welcome you to follow the progress of the plan update on the Township Webpage at www.genoa.org.

Genoa Charter Township intends to provide further information on the Plan through electronic mail, as permitted through the state statute referenced above. If you would like to receive any future notices regarding the Genoa Charter Township Master Plan Update process through first class mail delivery, please e-mail your request to Amy Ruthig, Planning Director at amy@genoa.org

Please feel free to contact the Township's Planning Department at 810-227-5225 if you have any questions. We look forward to your input as we prepare this update to the Township's Master Plan.

Sincerely,

GENOA CHARTER TOWNSHIP PLANNING COMMISSION

Amy Ruthig
Planning Director

SUPERVISOR

Kevin Spicher

CLERK

Janene Deaton

TREASURER

Robin L. Hunt

TRUSTEES

Rick Soucy
Bill Reiber
Candie Hovarter
Todd Walker

MANAGER

Kelly VanMarter

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
April 14, 2025**

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, Brian Borden of Safebuilt, and Shelby Byrne of Tetra Tech.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner McCreary, supported by Commissioner 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 made at 6:31 pm with no response.

OPEN PUBLIC HEARING #1...Consideration of a special land use application, site plan and environmental impact assessment for the proposed redevelopment of 3600 Grand River Avenue including 3 new buildings: a credit union with 3 drive-through lanes and an ATM lane; a multi-tenant commercial building with a drive through restaurant and outdoor seating; and a larger commercial building at the rear of the site. The property (parcel# 4711-05-400-004) is located on the south side of Grand River Avenue, East of Grand Oaks Drive. The request is submitted by KN West, LLC.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (03-24-25)
- C. Recommendation of Site Plan (03-24-25)

Mr. Scott Tousignant of Boss Engineering and Robert Jordan of Serenity Architecture were present. They are proposing to redevelop the entire site with three buildings. Mr. Tousignant described the project. They will be removing the existing building, relocating the entrance drive and installing a storm water management system. The traffic study resulted in recommendations for retiming the traffic signals in the area. They will begin the process of obtaining a cross access easement with Speedway.

Mr. Tousignant stated they are aware of the items listed in Mr. Borden's letter and will comply with the requests.

Mr. Borden reviewed his letter dated April 8, 2025. He thanked Mr. Tousignant for addressing his previous concerns.

1. Section 19.03 General Special Land Use Standards:
 - A. The standards of Section 19.03 are generally met, provided:
 - i. The use conditions of Section 7.02.02 are met to the Commission's satisfaction regarding compatibility and impacts
 - ii. The applicant addresses comments from the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.
2. Section 7.02.02(i) Use Conditions (Outdoor Seating):
 - A. The revised submittal complies with these conditions.
3. Section 7.02.02(j) Use Conditions (Drive-through Restaurant):
 - A. The 500' spacing between drive-through restaurants is not met. He noted there is a draft ordinance amendment in process that would allow the Planning Commission to waive that requirement. The applicant can wait to see if that change is approved and in effect or request a variance from the Zoning Board of Appeals.
 - B. The developer is coordinating a cross-access drive with the owner of the adjacent to the east.
4. Site Plan Review:
 - A. He requests the applicant present material and color samples to the Commission at the upcoming meeting.
 - B. The circulation plan depicts two points where semi-truck/trailers may encroach into landscaped areas.
 - C. Deliveries and refuse removal will need to be scheduled such that they do not disrupt traffic circulation.
 - D. The applicant must obtain a separate sign permit prior to the installation of any signage.

Ms. Byrne stated the applicant has addressed her previous comments. The comments in her letter dated April 8 are informational for the Township and applicant, noting the cross access easement would be a benefit to the site.

The Brighton Area Fire Authority Fire Marshal's letter dated April 2, 2025 states the following: "As submitted, the recent submittal addresses all previous fire code-related comments. The fire has no further comments regarding the project unless revisions are made that affect access and fire protection."

Commissioner Rauch thanked the petitioner for providing a thorough packet this evening and delivering a quality product. He had the following questions and comments:

- He suggested changing the blue color on one building to a more muted one. Mr. Tousignant stated there are color elements on every building on the south side of Grand River in this area. Mr. Jordan stated the blue band is part of the GoodWill logo, but he will speak to them.
- He asked if there will be a sidewalk connection between two of the buildings in the instance where parking for one building is being used by another. Mr. Tousignant stated he will review the plans to see if this can be accomplished.
- He asked about the intensity of the drive thru use. Mr. Tousignant stated the use is anticipated to be less than a typical fast food restaurant. Commissioner Rauch noted that the stacking of the drive through for GoodWill can be very busy and it will take more time to process each vehicle than a fast food restaurant. There was a discussion regarding changing the traffic flow of the site.
- He asked if the dumpster for the credit union could be rotated, relocated or removed and they could share with one of the other buildings. Mr. Tousignant stated they can rotate it slightly. Mr. Borden stated a dumpster is not required for each building. Commissioner Rauch asked the applicant to review this to see if any changes can be made.
- The cross access agreement is necessary. If this is recommended for approval, he would want obtaining it as a condition of that approval. Mr. Tousignant stated that if this is not obtained, he would like to be able to put in a stub access at their property for it to be done at a later time. Commissioner Rauch stated that it would change the traffic impact study. Chairman Grajek stated there are other properties in the Township that do not have cross access easements.

Commissioner McCreary is also concerned about the safety of the proposed traffic flow on the site. She would prefer one way traffic throughout. Commissioner Reiber agrees.

Commissioner Reiber asked about the parking space overage. Can some of the spaces be removed and replaced with additional landscaping? Mr. Tousignant stated they are required to put in 151 and they are proposing 172, which is within the allowable overage. He suggested putting a block of parking spaces as future parking if needed.

Commissioner Reiber questioned the traffic study. Mr. Tousignant reviewed what sites were and were not included in the study.

Commissioner McCreary noted that the applicant should be aware of the allowable signage for the site and signage for each of the buildings.

There was a discussion regarding the traffic flow on the site and the donation lanes, loading zone, and truck bay of the GoodWill building.

Commissioner McCreary is concerned about the drive through restaurant with the outdoor seating. There is no space for vehicles to wait when their order is not ready. Mr. Borden stated that the parking calculations account for additional spaces needed for that use.

The call to the public was opened at 7:38 pm with no response.

Ms. Ruthig stated that the location of the proposed cross access drive is not the best location on the site.

Moved by Commissioner Rauch, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Special Land Use application for the proposed redevelopment of 3600 East Grand River Avenue, including 3 new buildings: a credit union with 3 drive-through lanes and an ATM lane; a multi-tenant commercial building with a drive through restaurant and outdoor seating; and a larger commercial building at the rear of the site, with the following notes and conditions:

- This Planning Commission finds that the standards of Section 19.03 are generally met, specifically Section 7.02.02(i) Use Conditions (Outdoor Seating) and Section 7.02.02(j) Use Conditions (Drive-through Restaurant)
- The applicant will need a variance for not meeting the 500 foot space between thrive-through restaurants, unless it meets the requirements of the zoning ordinance at time of approval. This commission finds that the use is acceptable and acknowledges it deviates from the 500 foot minimum standard distance between an existing drive through

The motion carried, with Commissioner McCreary voting no.

Moved by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Environmental Impact Assessment dated March 24, 2025 for the proposed redevelopment of 3600 Grand River Avenue, including 3 new buildings: a credit union with 3 drive-through lanes and an ATM lane; a multi-tenant commercial building with a drive through restaurant and outdoor seating; and a larger commercial building at the rear of the site. **The motion carried, with Commissioner McCreary voting no.**

Moved by Commissioner Rauch, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Site Plan dated March 24, 2025 for the proposed redevelopment of 3600 Grand River Avenue, including 3 new buildings: a credit union with 3 drive-through lanes and an ATM lane; a multi-tenant commercial building with a drive through restaurant and outdoor seating; and a larger commercial building at the rear of the site, with the following conditions:

- The petitioner will review the location of the dumpster located behind the credit union
- The petitioner will review adding and additional means of pedestrian pathway between Retail Building #1 and Retail Building unit #2
- The petitioner will review maximizing greenspace and defer the eight spaces on the west side of the bioswale as future parking.
- All appropriate donation drop off signage shall be installed for the GoodWill building.
- The cross access with the gas station to the east is required as it is included in the Traffic Impact Study, and any failure to provide that requires a return to the Planning Commission for review.

- All signage on the property requires appropriate sign permits

The motion carried, with Commissioner McCreary voting no.

OPEN PUBLIC HEARING #2... Consideration of sketch plan for the proposed relocation of an existing standalone ATM with a drive-up lane located at 3599 E. Grand River Avenue, north side of Grand River Avenue, west of Latson Road. The request is petitioned by Symmetry Management.

A. Disposition of Sketch Plan (3-13-25)

Mr. Scott Tousignant of Boss Engineering and Mr. Travis O'Connor of Chase Bank were present. Mr. Tousignant stated there is an existing Chase ATM on the site. There is no delineated drive aisle for this ATM. They are proposing to relocate it with a dedicated drive thru lane with three stacking spaces. The new one will look similar to the existing one, with the addition of a high back curb. Addressing Mr. Borden's concerns, he stated that there will be very few users at one time, so he does not anticipate issues with traffic exiting. They will use the e light for the unit, the signage will be "Do Not Enter", and landscaping here is not appropriate.

Mr. Borden reviewed his letter dated April 9, 2025, thanking Mr. Tousignant for addressing his previous concerns.

1. The Commission should consider any comments provided by the Township engineering consultant with respect to the slight increase in the impervious surface ratio and may wish to request updated calculations.
2. He requests the applicant identify any differences between the existing ATM and associated structures and those proposed. If there are differences, details must be provided. Based on the applicant's presentation, it will be the same unit, just relocated.
3. His main concern with the proposal is that vehicles exiting the ATM aisle will be very near the intersection of two main driveways, one of which provides direct access to and from Grand River Avenue.
4. He will defer to the Township engineering consultant for review and comment on vehicular circulation, including the concern noted above.
5. The Commission may request lighting details, particularly if they differ from existing.
6. He requests the applicant identify the surfacing of the area between drive aisles and provide landscaping within it. After a discussion, the Planning Commission decided the landscaping should match the other landscape islands on the site.
7. The applicant must identify any new signage associated with the project.

Ms. Ruthig stated that if the two proposed outlots are approved, this structure and those new buildings will need to meet the setback requirements.

Ms. Byrne stated she has no engineering concerns for this proposal, not that when Grand River Plaza was redesigned, they proposed to increase the detention pond.

The Brighton Area Fire Authority Fire Marshal's email dated March 20, 2025 states that he has no issues or comments regarding this proposal.

The call to the public was opened at 8:30 pm with no response.

Moved by Commissioner Rassel, supported by Commissioner Chouinard, to approve the Sketch Plan dated March 13, 2025 for the relocation of an existing standalone ATM with a drive-up lane located at 3599 E. Grand River Avenue, north side of Grand River Avenue, west of Latson Road, with the following conditions:

- The applicant shall plant at least two deciduous trees matching what is being installed throughout the parking lot islands on the swale to the west of the unit.
- The existing ATM Unit shall match what is there currently.

The motion carried unanimously.

OPEN PUBLIC HEARING #3... (REQUEST TO BE POSTPONED TO THE MAY 12, 2025 PLANNING COMMISSION MEETING) Consideration of a Zoning Ordinance text, amendments to Article 13 entitled "Environmental Protection Regulations".

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

Moved by Commissioner Rassel, supported by Commissioner Chouinard, to postpone the consideration of a Zoning Ordinance text amendments to Article 13 entitled "Environmental Protection Regulations" to the May 12, 2025 Planning Commission meeting. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated there will be two items at next month's meeting.

Approval of the March 10, 2025 Planning Commission minutes

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to approve the minutes of the March 10, 2025 Planning Commission Meeting as presented. **The motion carried unanimously.**

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Commissioner McBain, seconded by Commissioner Reiber, to adjourn the meeting at 8:36 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT