

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MARCH 9, 2026
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...Review and discussion of Master Plan survey results.

OPEN PUBLIC HEARING # 2...Discussion of Data Center Ordinances.

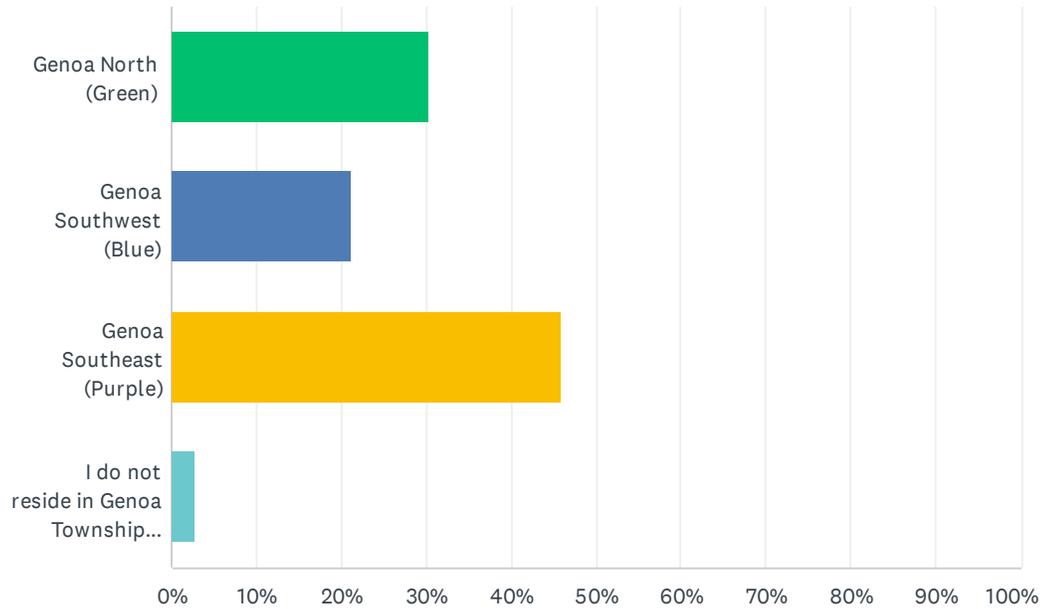
ADMINISTRATIVE BUSINESS:

- Staff Report – Annual Report
- Approval of February 9 and 23, 2026 Planning Commission meeting minutes
- Member discussion
- 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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Q1 Which area of Genoa Township do you reside in based on the map below?

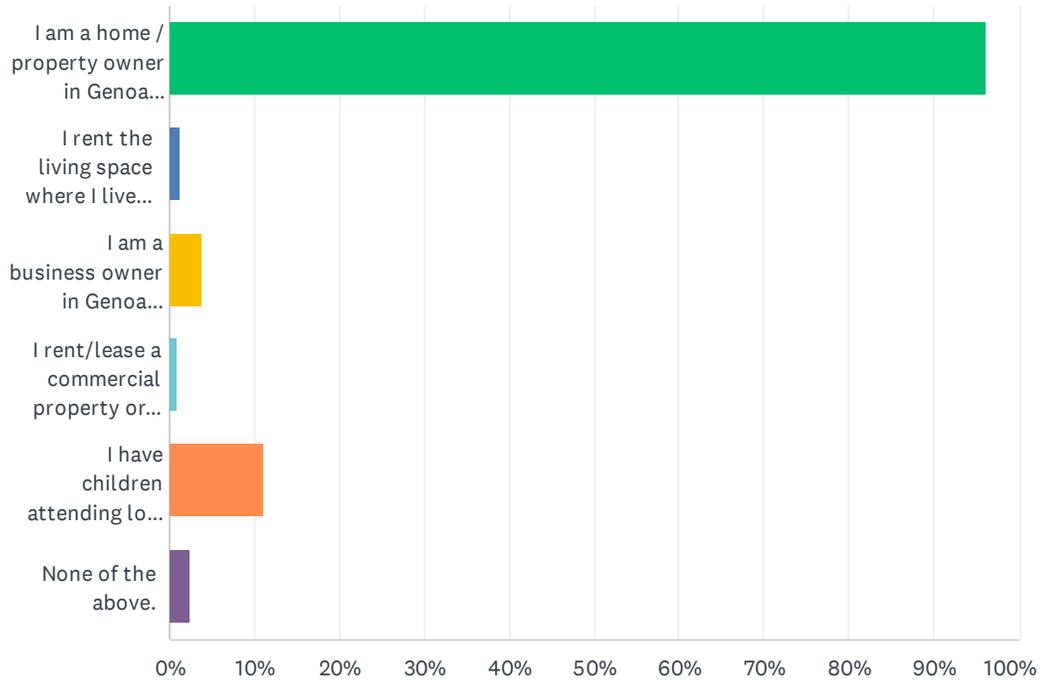
Answered: 911 Skipped: 8



ANSWER CHOICES	RESPONSES	
Genoa North (Green)	30.30%	276
Genoa Southwest (Blue)	21.08%	192
Genoa Southeast (Purple)	45.88%	418
I do not reside in Genoa Township (Please specify the community you live in)	2.74%	25
TOTAL		911

Q2 Please check all that apply to you:

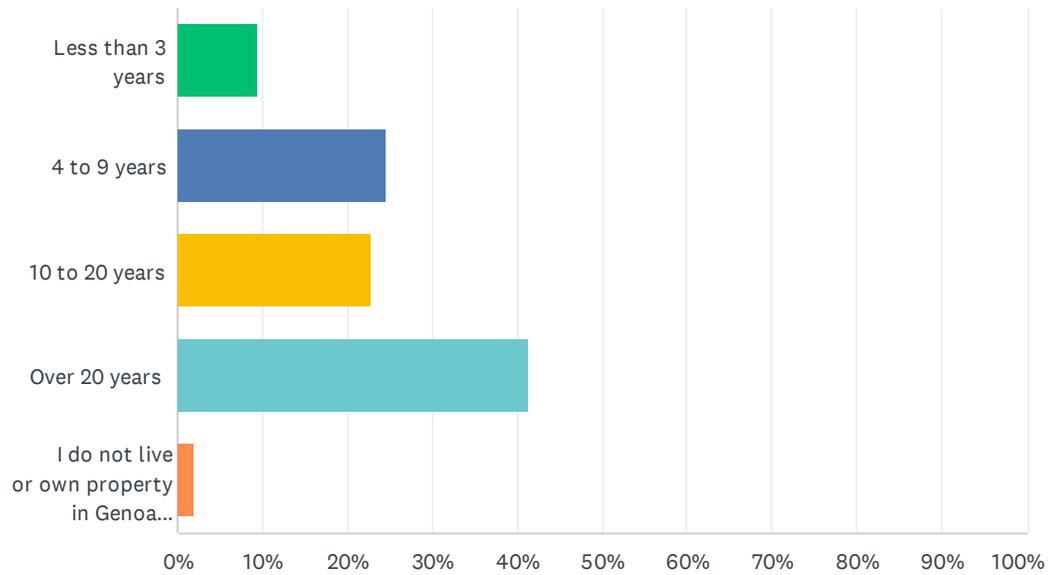
Answered: 908 Skipped: 11



ANSWER CHOICES	RESPONSES	
I am a home / property owner in Genoa Township.	96.26%	874
I rent the living space where I live in Genoa Township.	1.21%	11
I am a business owner in Genoa Township.	3.85%	35
I rent/lease a commercial property or space in Genoa Township.	0.77%	7
I have children attending local schools.	11.01%	100
None of the above.	2.42%	22
Total Respondents: 908		

Q3 How long have you lived or owned property in Genoa Township?

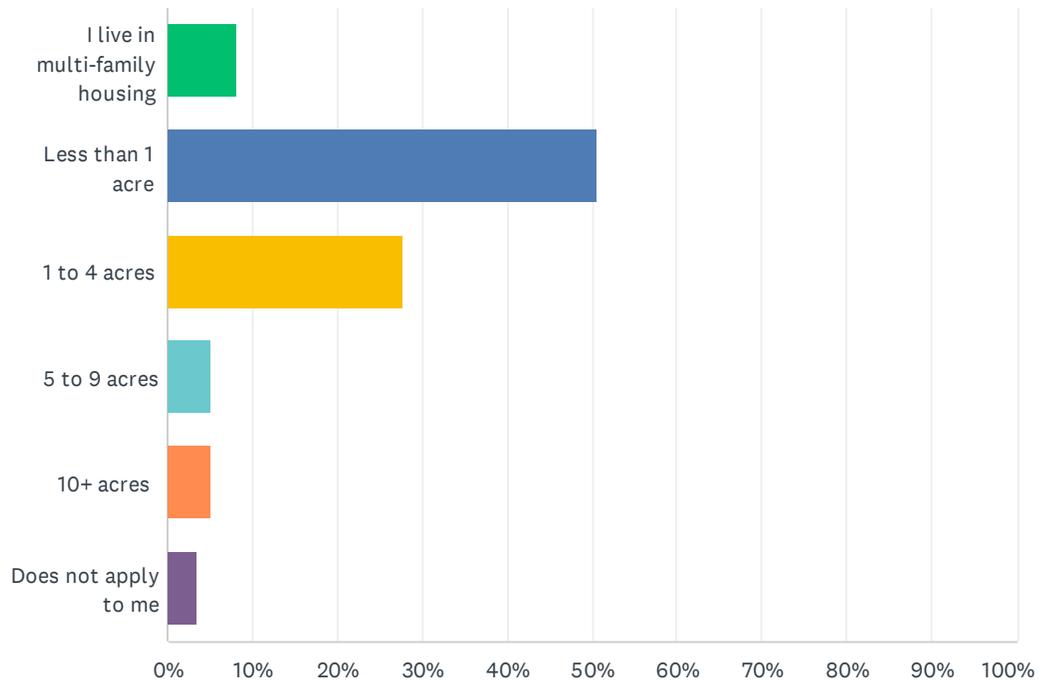
Answered: 912 Skipped: 7



ANSWER CHOICES	RESPONSES	
Less than 3 years	9.32%	85
4 to 9 years	24.45%	223
10 to 20 years	22.81%	208
Over 20 years	41.45%	378
I do not live or own property in Genoa Township.	1.97%	18
TOTAL		912

Q4 What is the size of property where you reside in Genoa Township?

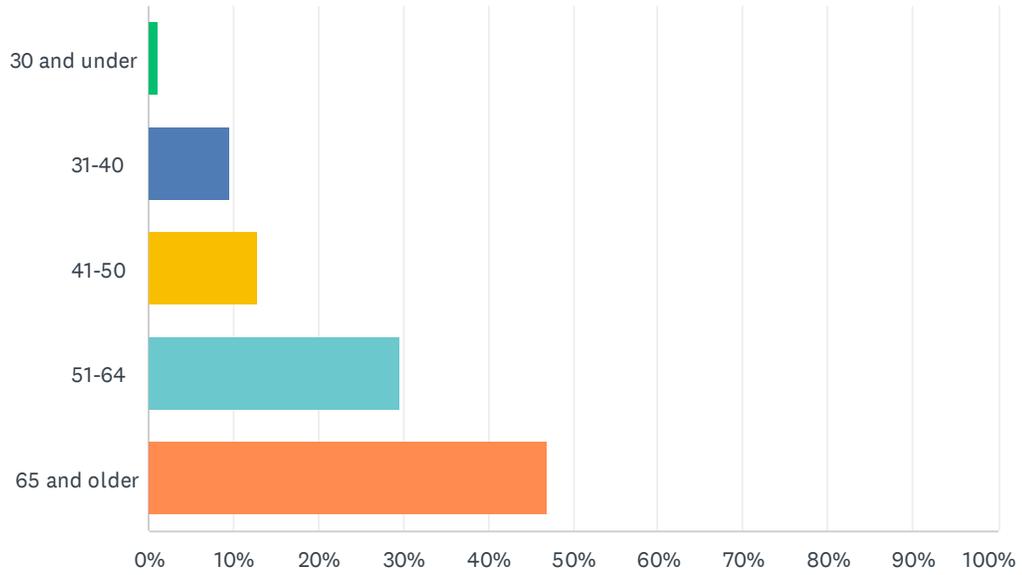
Answered: 905 Skipped: 14



ANSWER CHOICES	RESPONSES	
I live in multi-family housing	8.07%	73
Less than 1 acre	50.61%	458
1 to 4 acres	27.62%	250
5 to 9 acres	5.19%	47
10+ acres	5.19%	47
Does not apply to me	3.31%	30
TOTAL		905

Q5 What age group do you fall into?

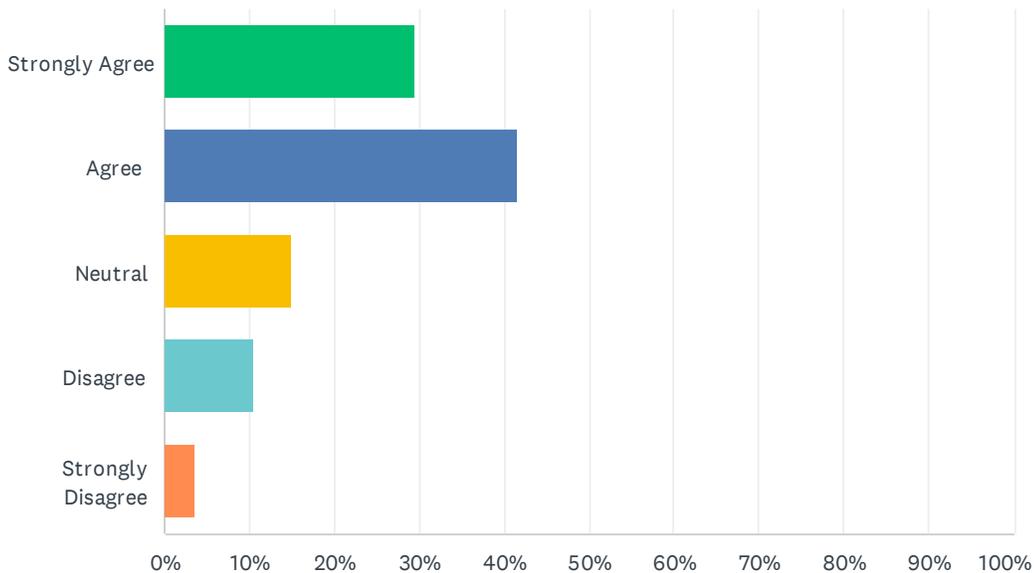
Answered: 911 Skipped: 8



ANSWER CHOICES	RESPONSES	
30 and under	1.10%	10
31-40	9.55%	87
41-50	12.84%	117
51-64	29.64%	270
65 and older	46.87%	427
TOTAL		911

Q6 Neighborhood Character and Development. The current Master Plan supports maintaining existing rural neighborhoods and focusing new housing near high-traffic and already-developed areas. Do you agree with this approach?

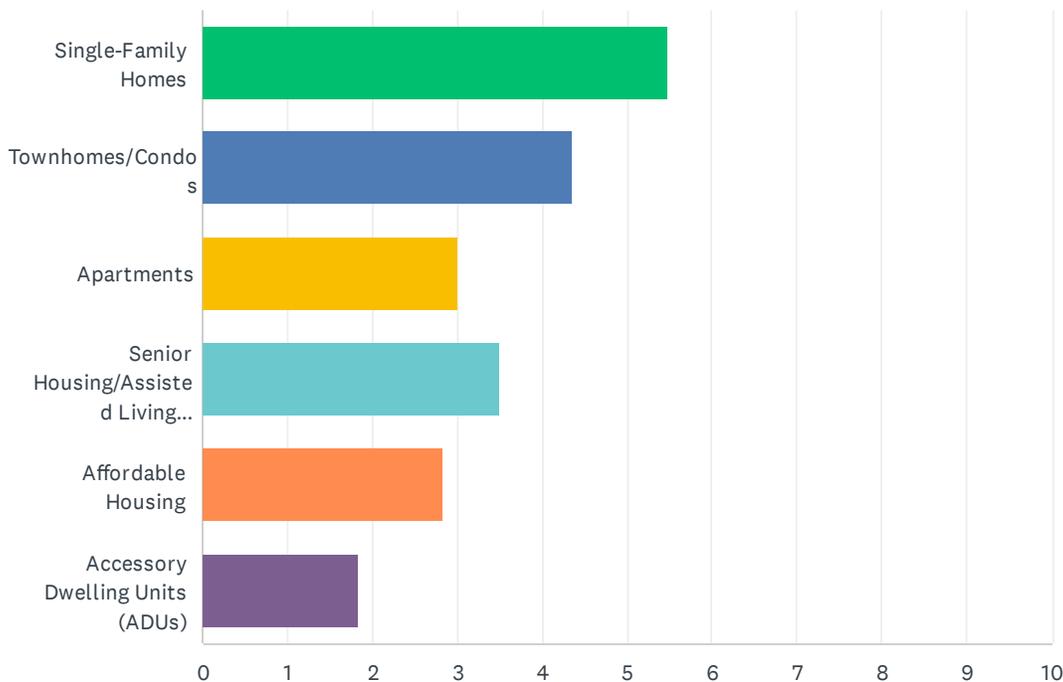
Answered: 819 Skipped: 100



ANSWER CHOICES	RESPONSES	
Strongly Agree	29.43%	241
Agree	41.51%	340
Neutral	15.02%	123
Disagree	10.38%	85
Strongly Disagree	3.66%	30
TOTAL		819

Q7 Variety of Housing Options. What type of housing do you think is most needed in Genoa Township? Rank the options below in order of most needed to least needed, with #1 being the most needed and #6 being the least needed. Please ensure each number is only used once, and all options receive a rank — no ties or duplicate numbers. See <https://www.britannica.com/topic/affordable-housing> for the definition of "Affordable Housing" and <https://www.planning.org/knowledgebase/accessorydwellings/> for the definition of "Accessory Dwelling Units."

Answered: 815 Skipped: 104

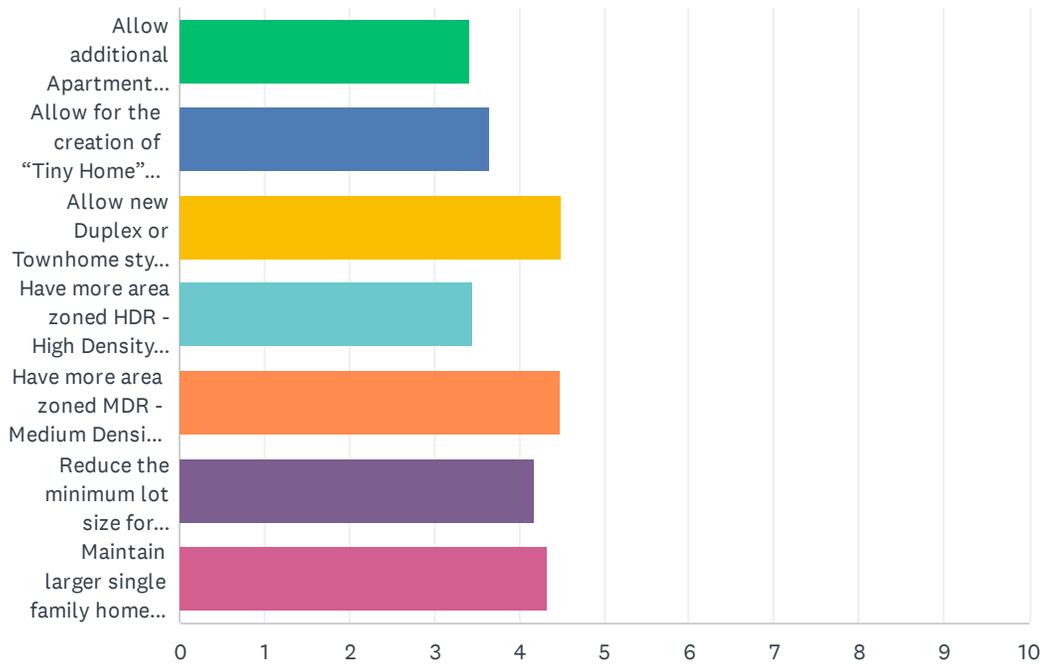


Genoa Township Master Plan Survey

	1	2	3	4	5	6	TOTAL	SCORE
Single-Family Homes	71.90% 586	15.09% 123	6.38% 52	2.94% 24	2.45% 20	1.23% 10	815	5.47
Townhomes/Condos	7.24% 59	51.90% 423	20.74% 169	11.04% 90	6.50% 53	2.58% 21	815	4.35
Apartments	1.47% 12	5.03% 41	30.80% 251	28.96% 236	23.31% 190	10.43% 85	815	3.01
Senior Housing/Assisted Living Facilities	4.29% 35	15.21% 124	27.36% 223	35.58% 290	14.36% 117	3.19% 26	815	3.50
Affordable Housing	13.37% 109	6.75% 55	9.33% 76	12.52% 102	37.30% 304	20.74% 169	815	2.84
Accessory Dwelling Units (ADUs)	1.72% 14	6.01% 49	5.40% 44	8.96% 73	16.07% 131	61.84% 504	815	1.83

Q8 Please rank the following options in your order of preference, with #1 being the most preferred and #5 being the least preferred, to attempt to address the affordability hurdle, keeping in mind that if demand outweighs supply, it is not guaranteed that any of these options will ensure the availability of “affordable” housing in Genoa Township.

Answered: 752 Skipped: 167

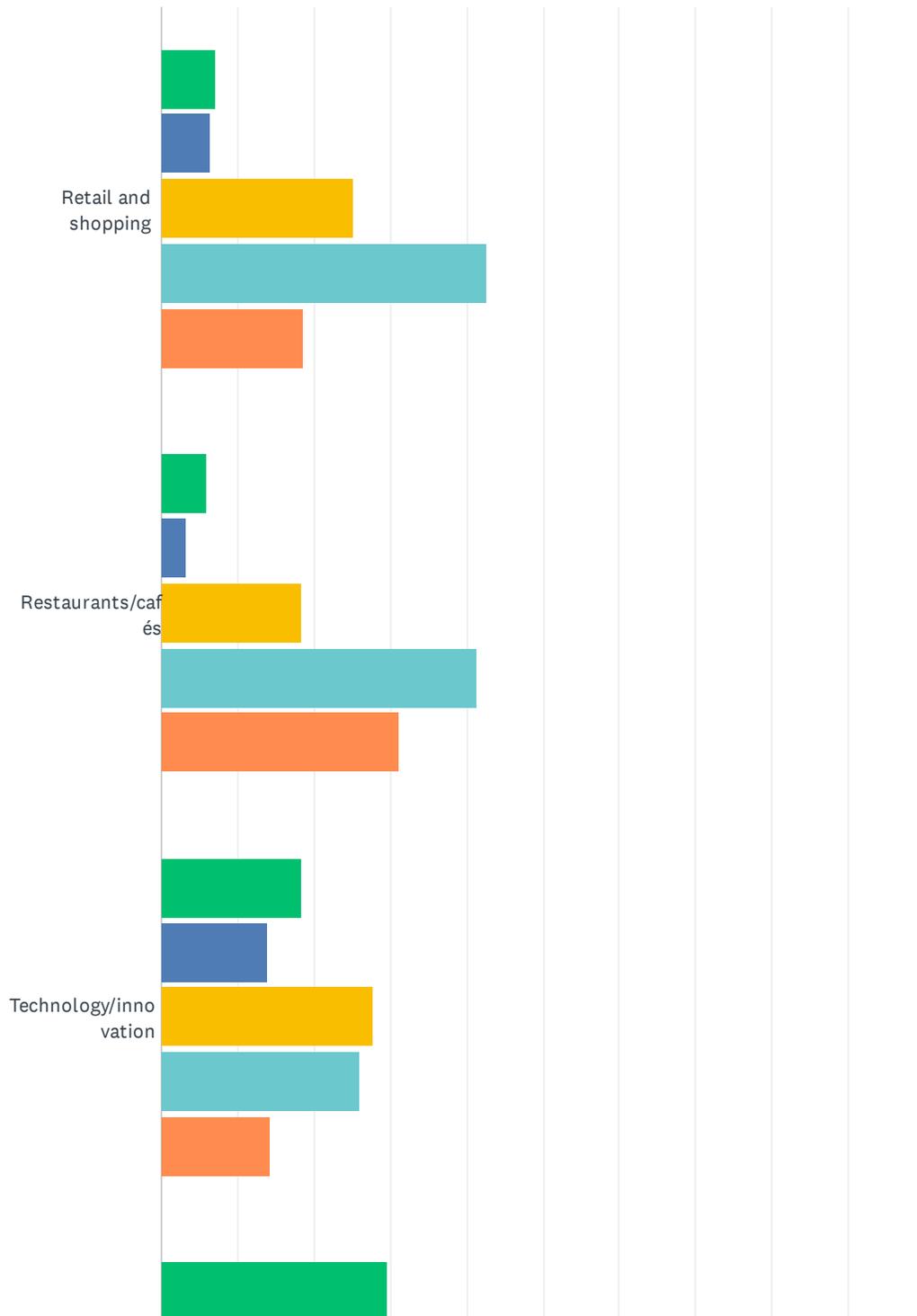


Genoa Township Master Plan Survey

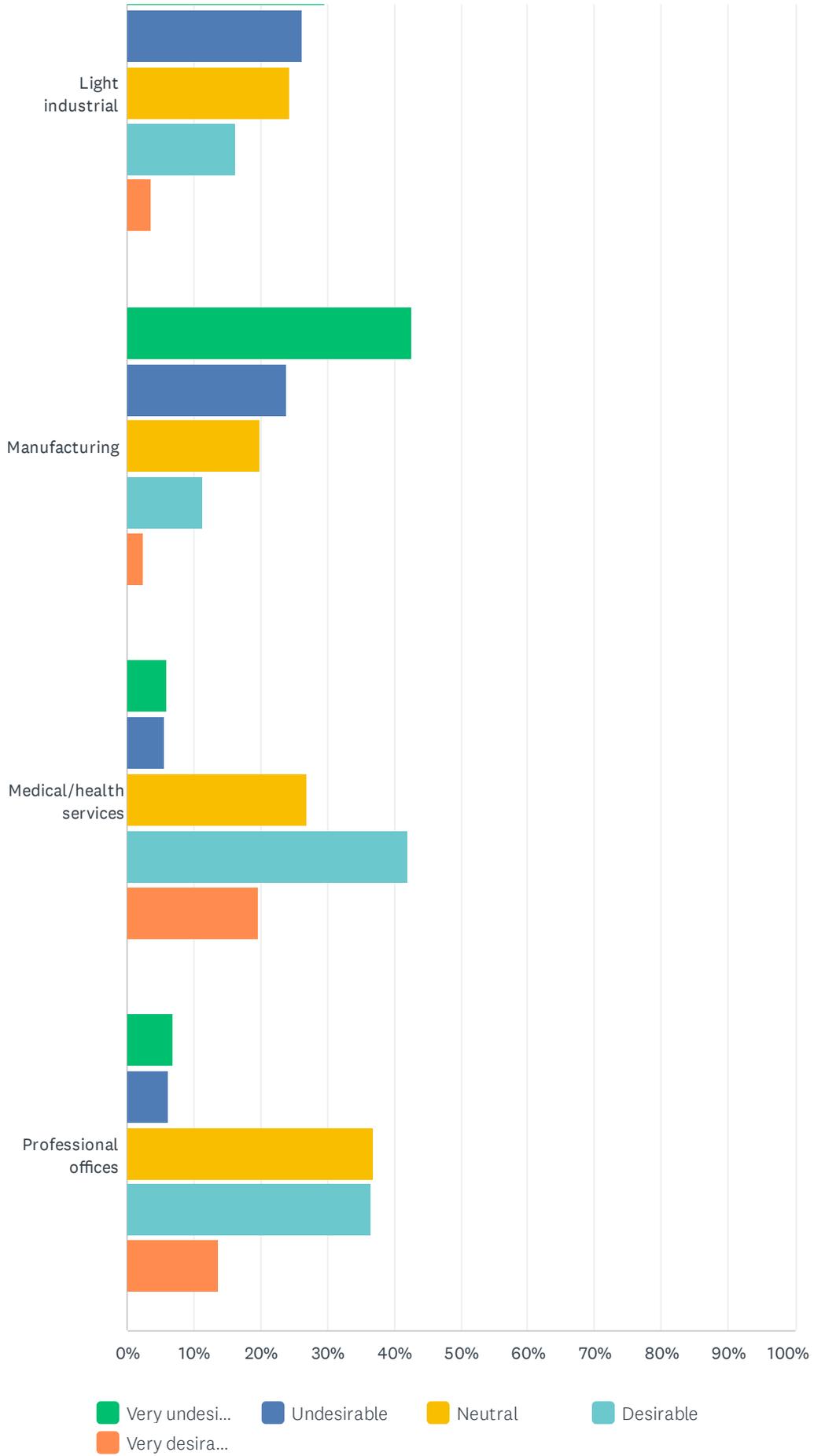
	1	2	3	4	5	6	7	TOTAL	SCORE
 Allow additional Apartment complexes averaging up to 30 units per acre	15.43% 116	8.24% 62	9.71% 73	8.64% 65	13.03% 98	17.82% 134	27.13% 204	752	3.42
 Allow for the creation of "Tiny Home" developments up to 25 units per acre	13.30% 100	15.96% 120	8.51% 64	9.84% 74	8.78% 66	24.34% 183	19.28% 145	752	3.65
 Allow new Duplex or Townhome style developments up to 15 units per acre	8.38% 63	17.95% 135	24.87% 187	18.88% 142	24.73% 186	4.65% 35	0.53% 4	752	4.50
 Have more area zoned HDR - High Density Residential = 12 units per acre	1.99% 15	5.85% 44	11.84% 89	36.04% 271	17.02% 128	15.29% 115	11.97% 90	752	3.46
 Have more area zoned MDR - Medium Density Residential = 8 units per acre	7.31% 55	17.82% 134	32.18% 242	13.30% 100	18.75% 141	8.51% 64	2.13% 16	752	4.48
 Reduce the minimum lot size for single-family homes to ¼ acre = 4 units per acre	10.90% 82	29.39% 221	7.85% 59	9.44% 71	12.37% 93	19.95% 150	10.11% 76	752	4.17
 Maintain larger single family home lots of 1 acre+, which will not address affordability or attainability.	42.69% 321	4.79% 36	5.05% 38	3.86% 29	5.32% 40	9.44% 71	28.86% 217	752	4.32

Q9 Business Growth and Job Opportunities. The current Master Plan encourages new businesses, especially along the Grand River Avenue corridor, to create jobs and diversify the local economy. What types of new businesses or industries, if any, would you most like to see in Genoa Township?

Answered: 750 Skipped: 169



Genoa Township Master Plan Survey



Genoa Township Master Plan Survey

	VERY UNDESIRABLE	UNDESIRABLE	NEUTRAL	DESIRABLE	VERY DESIRABLE	TOTAL	WEIGHTED AVERAGE
Retail and shopping	7.12% 53	6.45% 48	25.13% 187	42.74% 318	18.55% 138	744	3.59
Restaurants/cafés	5.91% 44	3.23% 24	18.28% 136	41.40% 308	31.18% 232	744	3.89
Technology/innovation	18.24% 135	13.78% 102	27.70% 205	25.95% 192	14.32% 106	740	3.04
Light industrial	29.65% 220	26.15% 194	24.26% 180	16.31% 121	3.64% 27	742	2.38
Manufacturing	42.57% 318	23.83% 178	19.81% 148	11.38% 85	2.41% 18	747	2.07
Medical/health services	6.02% 45	5.49% 41	26.91% 201	41.90% 313	19.68% 147	747	3.64
Professional offices	6.87% 51	6.20% 46	36.93% 274	36.39% 270	13.61% 101	742	3.44

Question 9 – Business Growth and Job Opportunities

61 survey responses

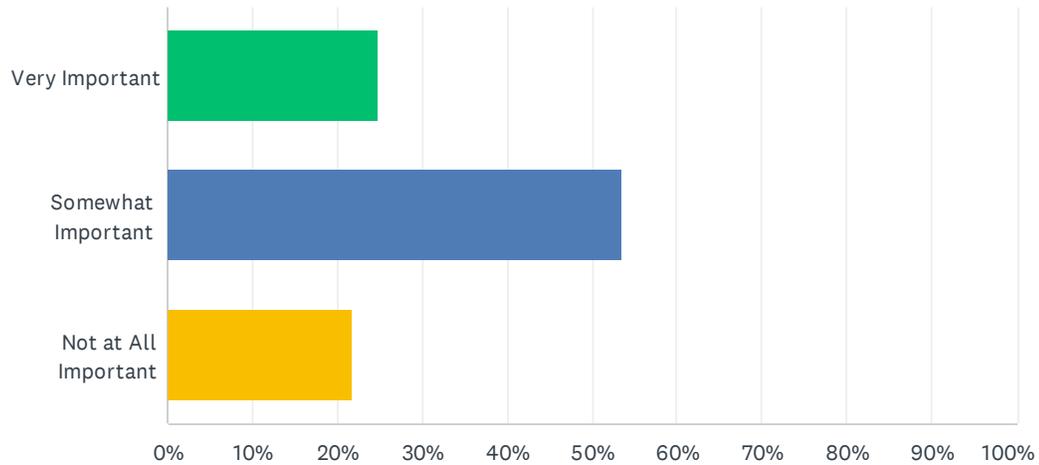
Category	Resident Preferences	Examples Mentioned	Planning Takeaway
Undesirable Businesses	Strong opposition to certain commercial uses considered low-quality or environmentally harmful.	Car washes, data centers, fast food chains, dollar stores, mattress stores, dispensaries, solar/wind farms.	Residents want to avoid businesses that negatively affect community character or infrastructure.
Retail & Shopping	Preference for small-scale, locally oriented retail rather than chain stores or large big-box developments.	Trader Joe's, Whole Foods, Joann's, specialty markets, locally owned boutiques.	Encourage village-style retail areas and small businesses rather than large strip malls or discount retail.
Restaurants & Cafés	Interest in dining options that support community gathering and walkability.	Local cafés, bars, casual restaurants like Jersey Mike's or Firehouse Subs.	Residents support community-oriented dining and social spaces rather than heavy fast-food development.
Recreation & Fitness	Strong interest in recreational amenities and health-focused facilities.	Community pools, indoor pools, indoor tracks, swim teams, LA Fitness, Lifetime Fitness, spa amenities.	Recreation facilities are viewed as valuable amenities that enhance quality of life.
Professional & Medical Services	Residents support service-oriented businesses that meet local needs.	Medical offices, accountants, professional services, daycare facilities.	Filling vacant commercial space with practical services is preferred over building new commercial areas.
Education & Cultural Uses	Interest in educational and cultural amenities.	Trade schools, training centers, entertainment venues, cultural spaces.	Residents value businesses that contribute to community development and learning opportunities.
Industrial & Research Uses	Limited support if development is carefully controlled.	Light industry, research & development facilities, industrial parks.	Acceptable only if compatible with rural character and infrastructure capacity.
Land Use Philosophy	Strong preference for thoughtful and limited development.	Reuse vacant buildings, protect green space, maintain rural character, improve parking infrastructure, create walkable public spaces.	Residents favor small-scale growth, walkable areas, and preservation of open land rather than large new developments.

Overall:

Residents support small-scale, community-oriented businesses such as local retail, dining, recreation, and professional services, while strongly opposing large chains, environmentally intensive uses, and overdevelopment. The survey responses emphasize preserving Genoa Township's rural character while adding amenities that improve quality of life.

Q10 Location and Design of Development. Support for existing, and new, commercial and employment centers is currently planned primarily along Grand River Avenue. How important is new business development to you?

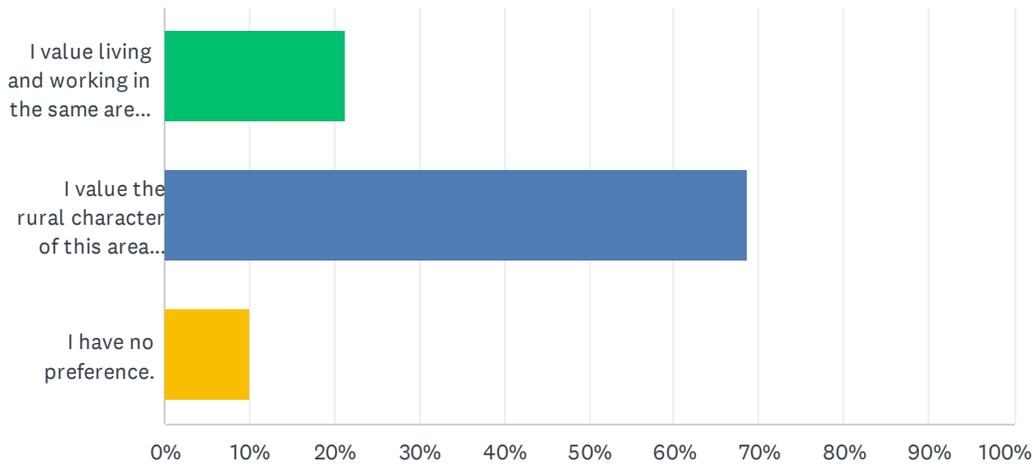
Answered: 747 Skipped: 172



ANSWER CHOICES	RESPONSES	
Very Important	24.77%	185
Somewhat Important	53.41%	399
Not at All Important	21.82%	163
TOTAL		747

Q11 Genoa Township has historically been considered a bedroom community where people live in the Township and commute elsewhere to work. Moving forward, should the Township work to provide better employment opportunities locally or do you prefer that we maintain the commuter arrangement?

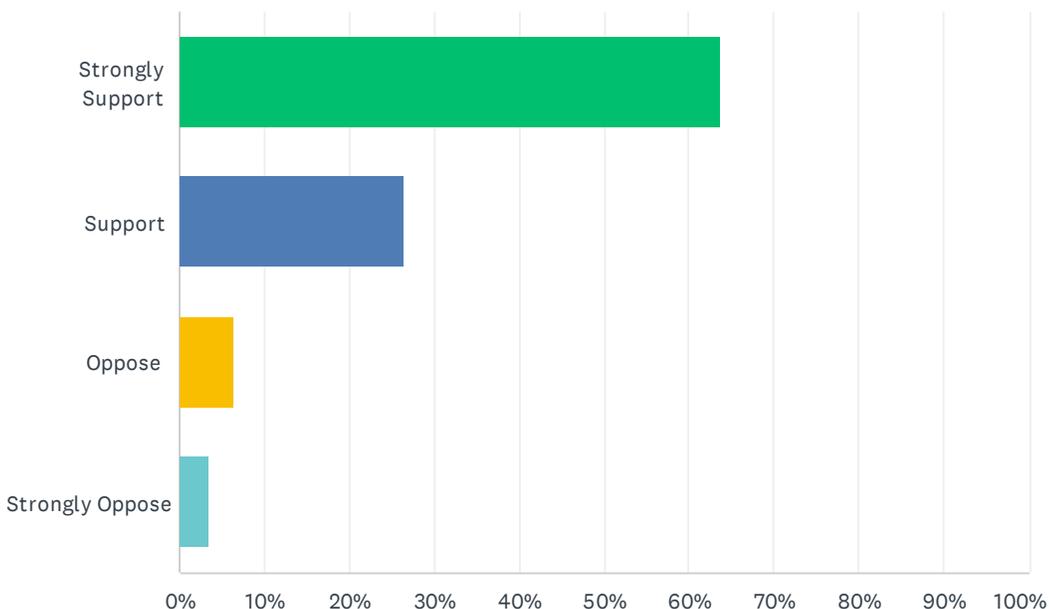
Answered: 749 Skipped: 170



ANSWER CHOICES	RESPONSES	
I value living and working in the same area and think we should encourage more employment opportunities locally.	21.36%	160
I value the rural character of this area and prefer to commute for employment.	68.62%	514
I have no preference.	10.01%	75
TOTAL		749

Q12 Protecting Natural Areas. Keeping in mind potential effects on private property rights, in order to protect the natural features of the Township, do you support additional land use restrictions, such as larger wetland buffers (a minimum distance to remain undisturbed from wetlands) and added tree removal restrictions?

Answered: 744 Skipped: 175



ANSWER CHOICES	RESPONSES	
Strongly Support	63.71%	474
Support	26.48%	197
Oppose	6.45%	48
Strongly Oppose	3.36%	25
TOTAL		744

Q13 What, if any, environmental challenges do you think Genoa Township should focus on?

Answered: 339 Skipped: 580

Question 13 – Environmental Challenges Genoa Township Should Focus On

339 responses

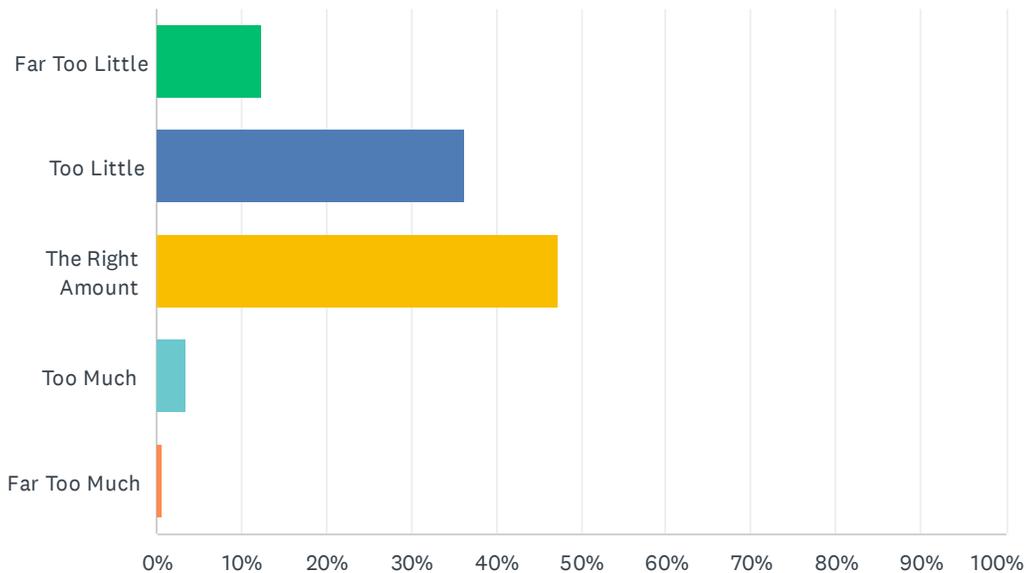
Environmental Theme	Key Concerns Expressed by Residents	Examples from Responses
Water Quality & Groundwater Protection	The most frequently mentioned concern was protecting drinking water, wells, lakes, and aquifers from contamination.	Concerns about PFAS, stormwater runoff, lake pollution, septic systems, and protecting wells used by many residents.
Preserving Rural Character & Open Space	Residents strongly want to maintain the township’s rural identity and natural landscapes.	Calls to preserve farmland, wetlands, forests, and green space; preventing the area from becoming more urbanized.
Opposition to Large Industrial Development	Many residents expressed concern about industrial uses that could affect natural resources.	Data centers, warehouses, heavy manufacturing, asphalt plants, gravel pits, and large industrial complexes were commonly mentioned.
Protection of Wildlife and Habitat	Residents want to protect natural habitats and biodiversity.	Maintaining wooded areas, wetlands, wildlife corridors, and limiting clear-cutting of trees during development.
Managing Growth and Development	Rapid development was viewed as a major environmental challenge.	Overdevelopment, suburban sprawl, high-density housing, and expansion into farmland or natural areas.
Air, Noise, and Light Pollution	Some residents raised concerns about environmental quality and quality-of-life impacts.	Road noise from I-96, industrial emissions, light pollution, and community noise.
Tree and Woodland Preservation	Residents emphasized protecting tree canopy and forested land.	Limiting clear-cutting, requiring tree replacement in developments, maintaining natural buffers.
Wetlands and Stormwater Management	Protection of wetlands and improved drainage was another recurring issue.	Preventing wetland filling, controlling runoff from new development, protecting watershed areas.
Traffic and Environmental Impacts	Increased traffic and road expansion were seen as environmental concerns.	Congestion, road noise, and environmental impacts of road widening and development along major corridors.
Recreation and Natural Access	Some residents suggested improvements that support environmental use and appreciation.	More parks, trails, bike paths, and preserved public land.

Overall:

Survey responses indicate residents strongly prioritize protecting water resources, preserving natural landscapes, and limiting large-scale development that could harm the township’s rural environment and ecological systems.

Q14 Genoa Township regularly budgets \$500,000 annually (approximately 7% of the annual budget) to road / infrastructure improvements. The County Road Commission leverages these funds to maximize road miles improved. In my opinion, this expenditure is:

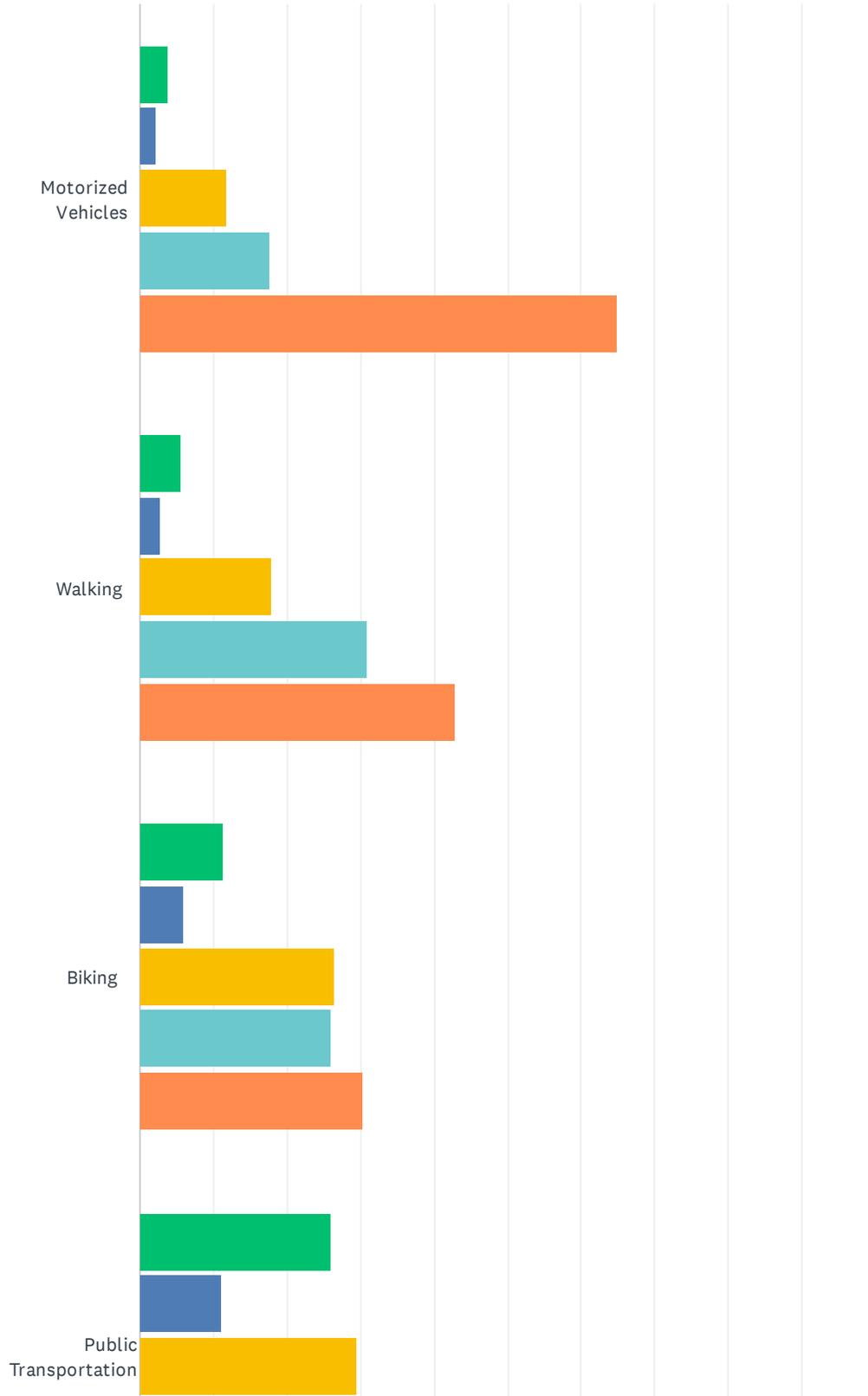
Answered: 699 Skipped: 220



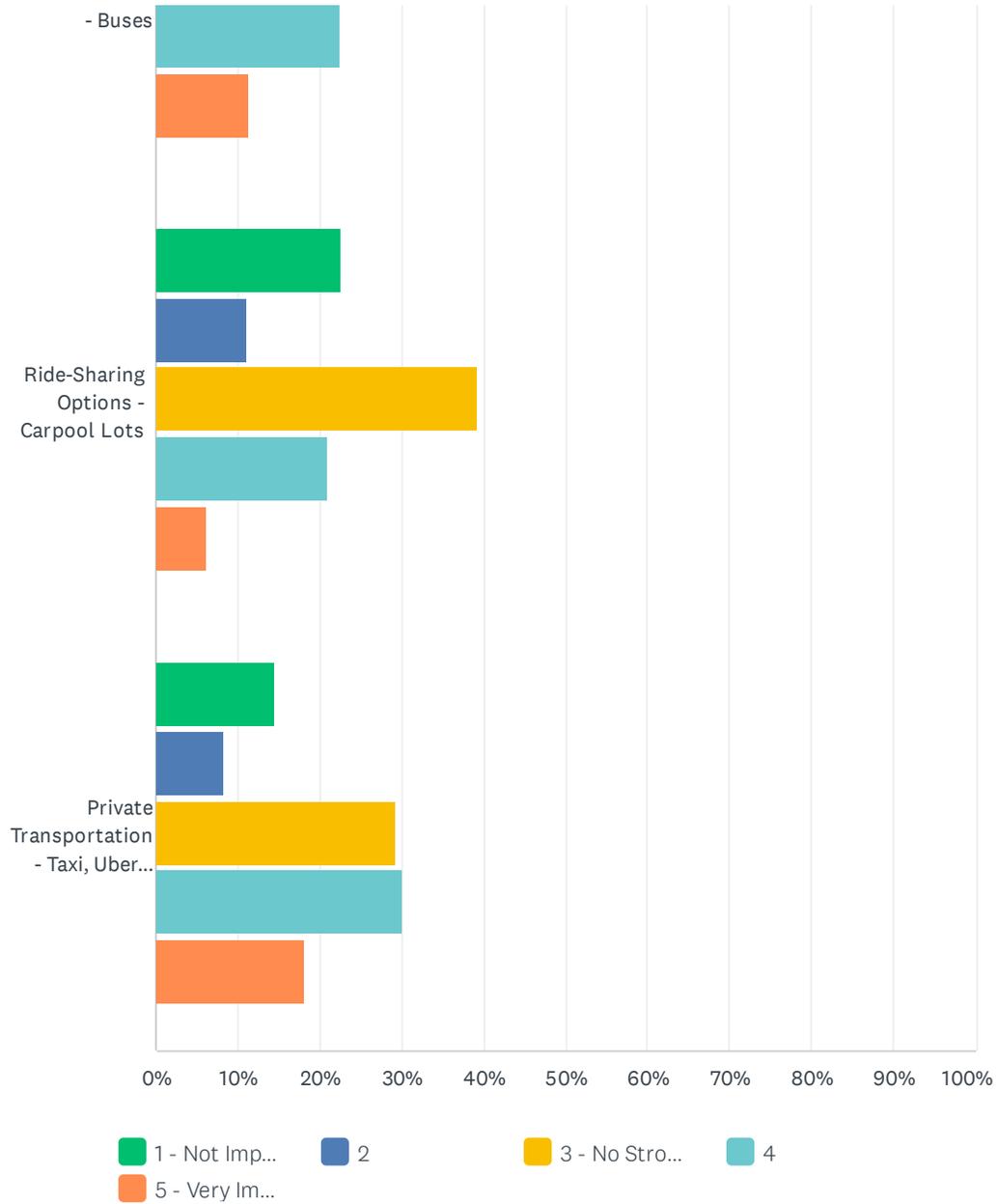
ANSWER CHOICES	RESPONSES
Far Too Little	12.30% 86
Too Little	36.34% 254
The Right Amount	47.35% 331
Too Much	3.43% 24
Far Too Much	0.57% 4
TOTAL	699

Q15 Multi-Modal Transportation. How important are each of these transportation options to you?

Answered: 718 Skipped: 201



Genoa Township Master Plan Survey



	1 - NOT IMPORTANT	2	3 - NO STRONG FEELING	4	5 - VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Motorized Vehicles	3.77% 27	2.09% 15	11.73% 84	17.60% 126	64.80% 464	716	4.38
Walking	5.49% 39	2.81% 20	17.86% 127	30.94% 220	42.90% 305	711	4.03
Biking	11.33% 80	5.95% 42	26.49% 187	25.92% 183	30.31% 214	706	3.58
Public Transportation - Buses	25.95% 185	11.08% 79	29.45% 210	22.30% 159	11.22% 80	713	2.82
Ride-Sharing Options - Carpool Lots	22.54% 160	11.13% 79	39.15% 278	20.99% 149	6.20% 44	710	2.77
Private Transportation - Taxi, Uber, Lyft	14.43% 103	8.40% 60	29.13% 208	29.97% 214	18.07% 129	714	3.29

Question 15 – Importance of Multi-Modal Transportation Options

97 Responses 1 – Not Important 2 3- No Strong Feelings 4 5- Very Important

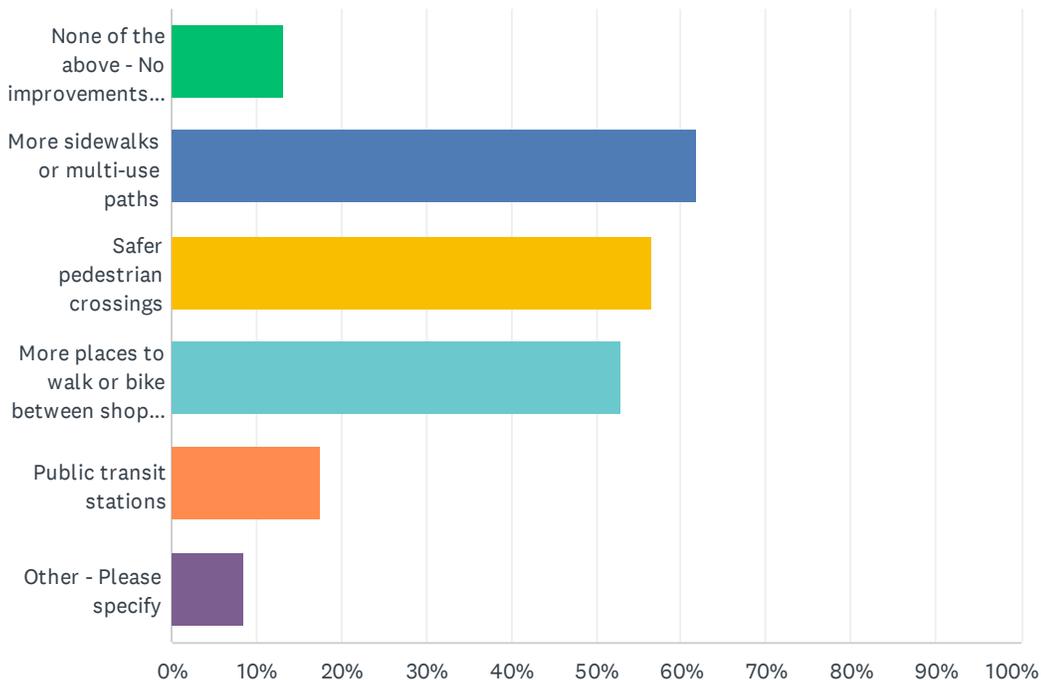
Transportation Option	Weighted Importance Score (1–5)	Resident Priority Level	Key Interpretation
Motorized Vehicles	4.38	Highest importance	Residents rely heavily on cars as the primary mode of transportation in the township.
Walking	4.03	High importance	Strong interest in walkability, sidewalks, and safe pedestrian access.
Biking	3.58	Moderate to high importance	Residents support biking options but safety concerns exist due to road conditions.
Private Transportation (Taxi, Uber, Lyft)	3.29	Moderate importance	Some demand for ride-sharing and private transportation options.
Public Transportation – Buses	2.82	Lower importance	Bus transit is less important overall, likely due to the township’s lower population density.
Ride-Sharing / Carpool Lots	2.77	Lowest importance	Carpool lots and shared commuting options received the lowest importance ratings.

Overall:

The survey results indicate that personal vehicles remain the dominant transportation mode, while walking and biking are also valued for local mobility and recreation. Traditional transit options such as buses and carpool lots were rated as less important by residents.

Q16 Sidewalks and Grand River Corridor. The Township maintains a pathway along Grand River Avenue and encourages a mix of uses along this corridor. What improvements would you like to see along the Grand River Avenue corridor? (Select all that apply.)

Answered: 705 Skipped: 214



ANSWER CHOICES	RESPONSES	
None of the above - No improvements are needed	13.19%	93
More sidewalks or multi-use paths	61.84%	436
Safer pedestrian crossings	56.60%	399
More places to walk or bike between shops, homes, and services	52.91%	373
Public transit stations	17.59%	124
Other - Please specify	8.51%	60
Total Respondents: 705		

**Question 16 – Sidewalks and Grand River Corridor Comments with major themes
60 Responses**

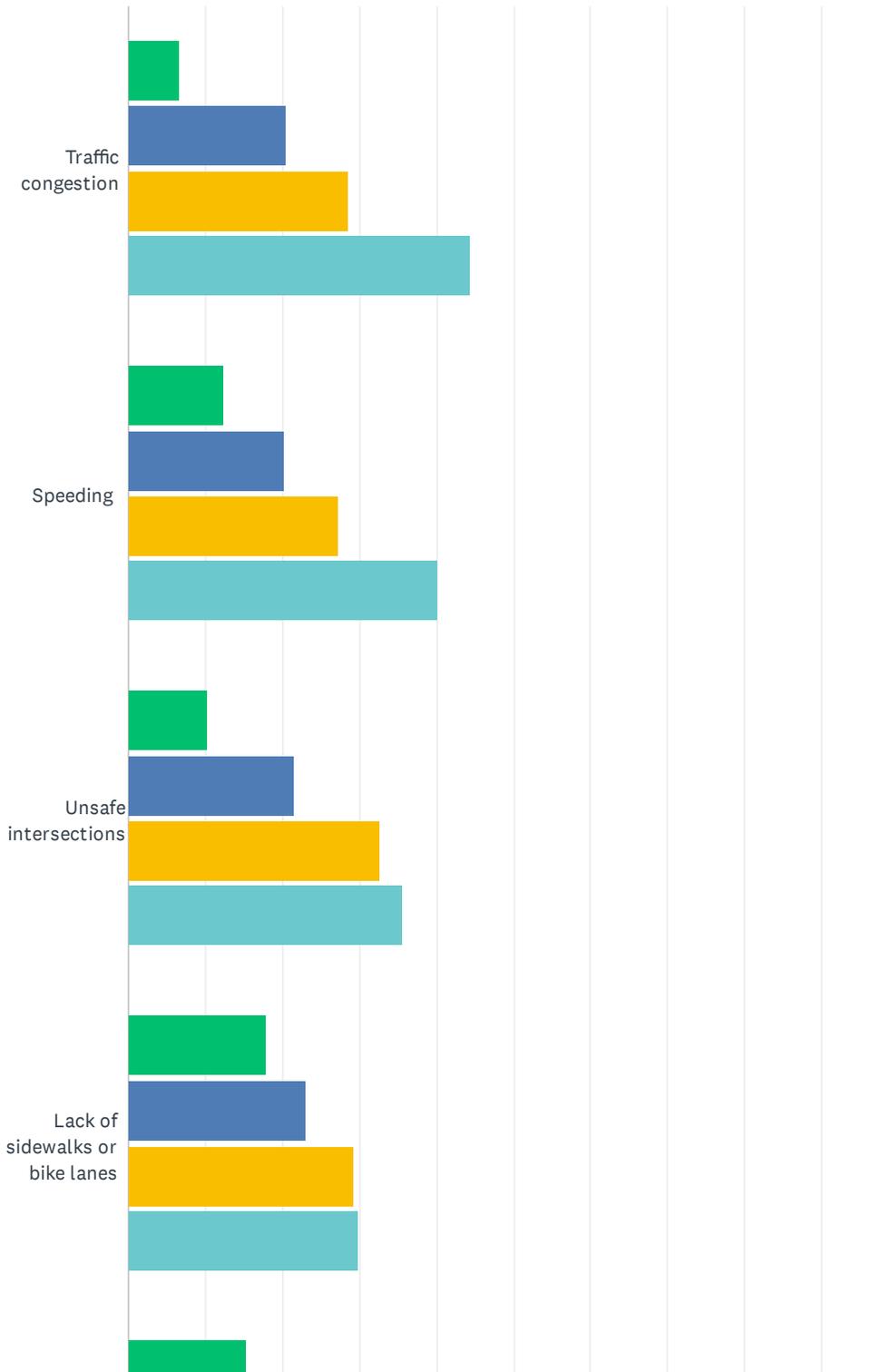
Theme / Category	Example Comments	# of Mentions
Sidewalk expansion / continuous sidewalks	Sidewalks along Brighton Rd, Hughes Rd, Crooked Lake Rd, Latson Rd; continuous sidewalks; connect neighborhoods	20
Bike paths / multi-use trails	More bike paths, path from Chilson to downtown Brighton, Hacker Rd path, connections between existing paths	8
Pedestrian safety improvements	Safer crossings, crosswalks at intersections/schools, lighting, safer crossings on major roads	7
Public transit / transportation services	LETS bus expansion, designated stops, circulator bus, taxi/Uber availability	7
Road design & traffic safety	Reduce speed limit on Grand River, remove center turn lanes, improve sight lines, truck traffic concerns	4
Connectivity between areas	Connect subdivisions, parks, and commercial areas (Dorr Rd, Latson Rd, park access)	4
Beautification / amenities	Trees, decorative lighting, public hangout areas, parks	3
Maintenance issues	Snow clearing on sidewalks, sidewalk condition	2
Environmental / wildlife	Wildlife crossings	1
Charging / infrastructure	Tesla charging station	1
No improvements / negative feedback	Sidewalks rarely used, no changes needed, too costly	3

Overall:

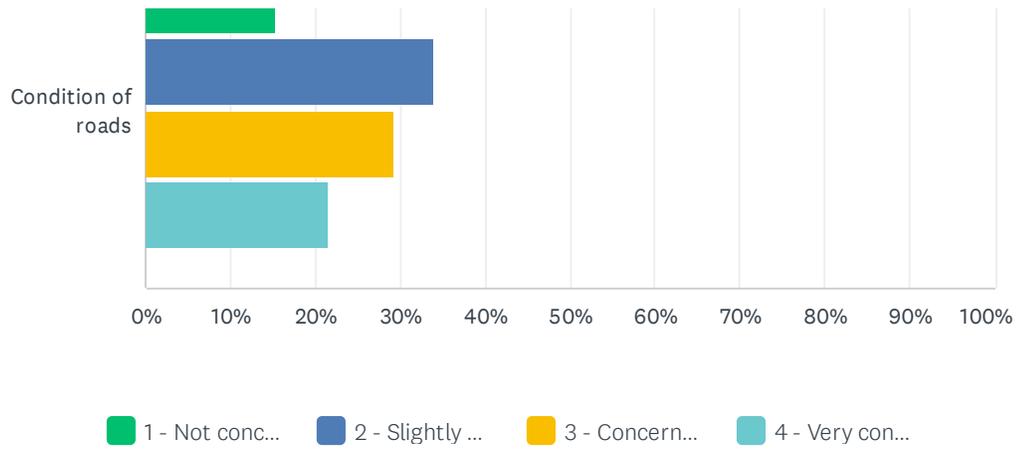
Even within “Other” responses, the dominant request was more sidewalks and better connectivity for walking and biking, followed by safer crossings and improved transit options.

Q17 Traffic and Road Safety. The Township works with county and state agencies to improve safety and reduce congestion, especially where regional and local traffic meet. What are your top concerns about traffic and road safety in Genoa Township? (Rate each by level of concern.)

Answered: 716 Skipped: 203



Genoa Township Master Plan Survey



	1 - NOT CONCERNED	2 - SLIGHTLY CONCERNED	3 - CONCERNED	4 - VERY CONCERNED	TOTAL	WEIGHTED AVERAGE
Traffic congestion	6.61% 47	20.39% 145	28.55% 203	44.44% 316	711	3.11
Speeding	12.36% 88	20.22% 144	27.25% 194	40.17% 286	712	2.95
Unsafe intersections	10.27% 72	21.54% 151	32.52% 228	35.66% 250	701	2.94
Lack of sidewalks or bike lanes	17.81% 125	23.08% 162	29.20% 205	29.91% 210	702	2.71
Condition of roads	15.28% 108	33.95% 240	29.14% 206	21.64% 153	707	2.57

Question 17 – Traffic and Road Safety Concerns

165 Responses

Traffic / Safety Issue	Not Concerned	Slightly Concerned	Concerned	Very Concerned	Key Interpretation
Traffic Congestion	6.61%	20.39%	28.55%	44.44%	Highest concern overall; residents report increasing congestion on major corridors and near schools.
Speeding	12.36%	20.22%	27.25%	40.17%	Speeding is a major safety concern, with many comments requesting stronger enforcement and lower speed limits.
Unsafe Intersections	10.27%	21.54%	32.52%	35.66%	Many intersections were cited as dangerous, especially near major roads and school areas.
Lack of Sidewalks or Bike Lanes	17.81%	23.08%	29.20%	29.91%	Residents want more pedestrian and bicycle infrastructure to improve safety.
Condition of Roads	15.28%	33.95%	29.14%	21.64%	Road conditions are a concern, though somewhat less urgent compared to congestion and speeding.

Overall:

Residents identified traffic congestion as the most significant transportation issue, followed closely by speeding and unsafe intersections. Concerns about sidewalk availability and road conditions were also present but ranked slightly lower.

Q18 Improvements. What transportation improvements (if any) do you feel are needed in Genoa Township? Please share specific locations. (For example: New traffic light @ X & Y; Roundabout at the intersection of X & Y; Pave X dirt road; Improve pedestrian crossing at X & Y.)

Answered: 343 Skipped: 576

Question 18 – Transportation Improvements Needed

343 Responses

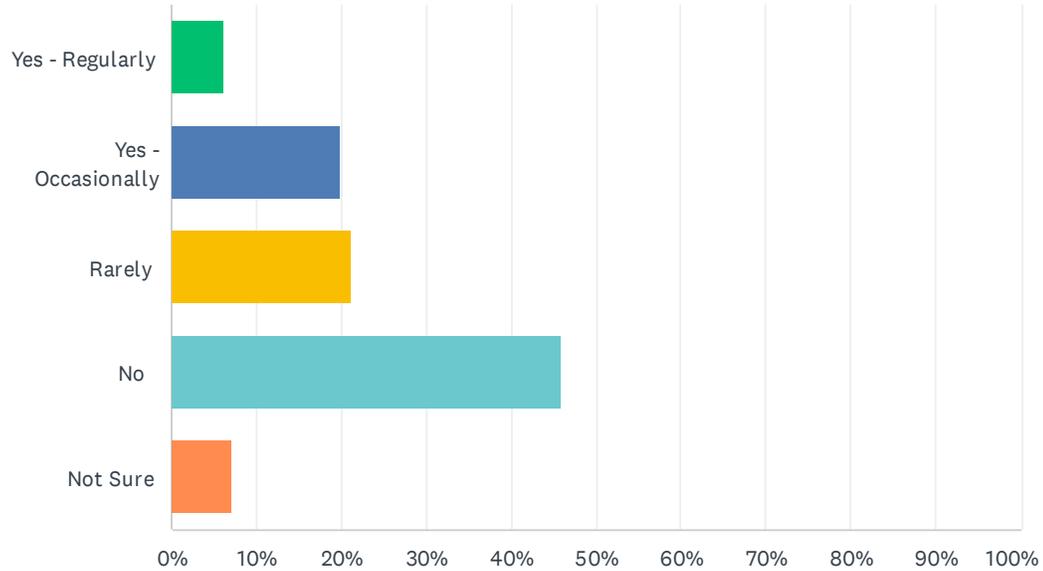
Transportation Issue / Improvement	Description of Resident Concern	Examples of Locations or Suggestions
Intersection Safety Improvements	Residents frequently cited dangerous intersections and requested safety upgrades.	Requests for traffic lights, roundabouts, four-way stops, and turn lanes at intersections such as Latson Rd & Crooked Lake Rd, Brighton Rd & Chilson Rd, and Golf Club Rd intersections.
Traffic Congestion	Growing population and development are increasing traffic volumes on major roads.	Concerns about congestion along Grand River, Latson Road, and other main corridors; suggestions for widening roads and improving signal timing.
Road Maintenance and Paving	Residents noted poor road conditions and unpaved roads in some areas.	Requests to pave or improve roads such as Crooked Lake Rd, Bauer Rd, Conrad Rd, Beck Rd, and Hughes Rd.
Speeding and Traffic Enforcement	Speeding drivers and aggressive driving were common concerns.	Suggestions for lower speed limits, more enforcement, additional signage, and traffic calming measures in residential areas.
Pedestrian and Bicycle Infrastructure	Residents want safer options for walking and biking.	Requests for sidewalks, crosswalks, and bike paths along roads such as Brighton Rd, Hughes Rd, and Dorr Rd, and near schools.
School Area Traffic Safety	Congestion and safety issues near schools were mentioned frequently.	Improvements suggested near Three Fires Elementary and Brighton High School, including turn lanes and safer crossings.
Public Transit Options	Some residents expressed interest in expanded transportation options.	Suggestions for expanded LETS bus services and improved access to ride-share options.

Overall:

Residents strongly support improving traffic safety, reducing congestion, and expanding pedestrian and bicycle infrastructure, with particular concern for dangerous intersections, speeding, and road conditions.

Q19 Transit. Would you or someone in your household use public transit if it were conveniently available?

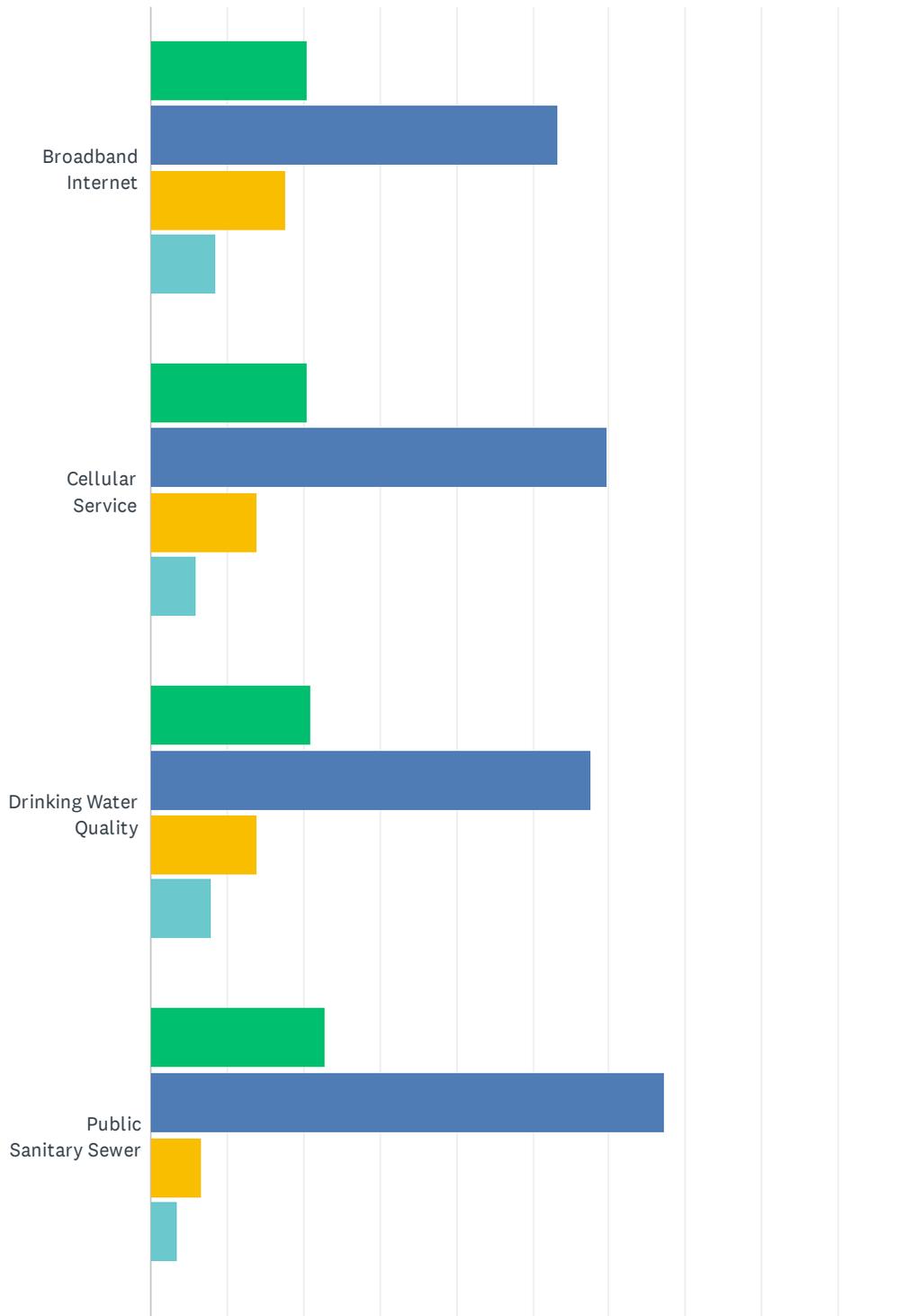
Answered: 717 Skipped: 202



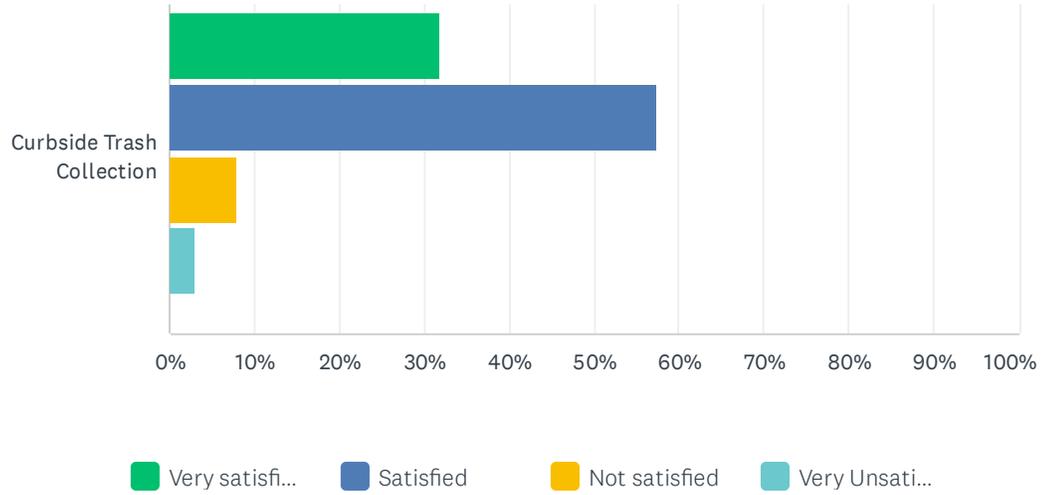
ANSWER CHOICES	RESPONSES	
Yes - Regularly	6.14%	44
Yes - Occasionally	19.80%	142
Rarely	21.20%	152
No	45.75%	328
Not Sure	7.11%	51
TOTAL		717

Q20 Infrastructure and Utilities. The Township will make utility improvements only in areas best suited for development to support managed growth and reliable service. How satisfied are you with each of the following infrastructure and utility services (water, sewer, roads, broadband) in your area?

Answered: 699 Skipped: 220



Genoa Township Master Plan Survey



	VERY SATISFIED	SATISFIED	NOT SATISFIED	VERY UNSATISFIED	TOTAL	WEIGHTED AVERAGE
Broadband Internet	20.52% 141	53.28% 366	17.76% 122	8.44% 58	687	2.14
Cellular Service	20.46% 142	59.65% 414	13.83% 96	6.05% 42	694	2.05
Drinking Water Quality	20.84% 139	57.57% 384	13.79% 92	7.80% 52	667	2.09
Public Sanitary Sewer	22.78% 146	67.24% 431	6.55% 42	3.43% 22	641	1.91
Curbside Trash Collection	31.84% 221	57.35% 398	7.93% 55	2.88% 20	694	1.82

Question 20 – Satisfaction with Infrastructure and Utilities

96 Responses

Infrastructure / Utility Service	Satisfaction Level	Key Takeaways from Survey Results
Curbside Trash Collection	Highest satisfaction	Most residents are satisfied with trash collection services, though some suggested improvements such as bulk item pickup and additional yard waste collection.
Public Sanitary Sewer	High satisfaction	Residents generally view sewer services positively, although some areas lack access and connection costs can be expensive.
Cellular Service	Moderate satisfaction	While most residents report acceptable service, some areas experience weak signals and dropped calls.
Drinking Water Quality	Moderate satisfaction	Many residents rely on private wells and report issues such as hard water, iron content, or taste and odor concerns.
Broadband Internet	Lowest satisfaction	Residents frequently report limited provider choices, slow speeds, unreliable service, and lack of fiber infrastructure in some areas.

Overall:

Residents are generally satisfied with core municipal services such as trash collection and sewer systems, but internet connectivity, cellular coverage, and water quality issues remain areas of concern, particularly in more rural parts of the township.

Q21 For any services to which you answered "Not satisfied" in the previous question, please provide specific examples:

Answered: 218 Skipped: 701

Question 21 – Examples of Dissatisfaction with Infrastructure/Utilities

218 Responses

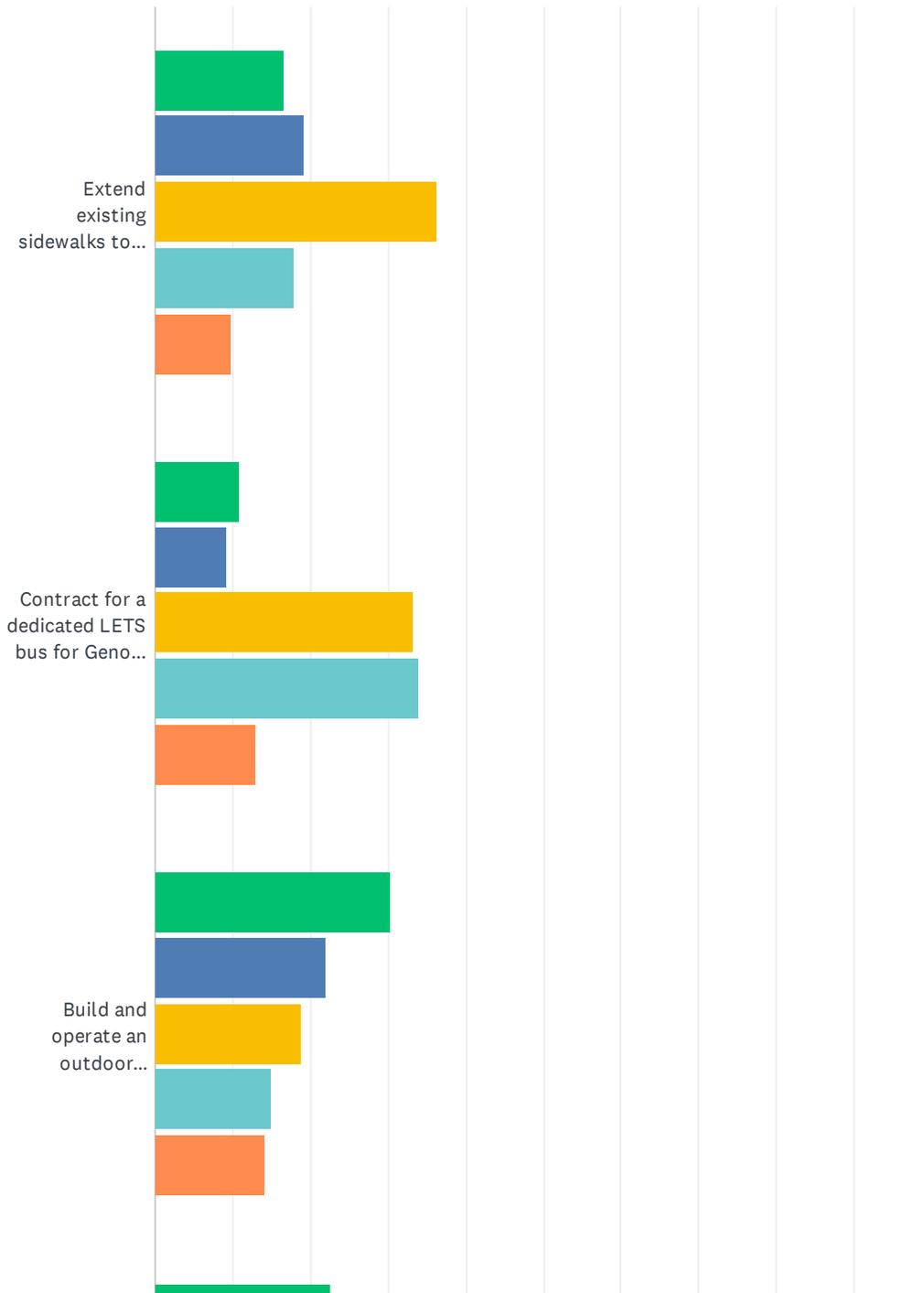
Infrastructure / Utility Area	Main Concerns Reported by Residents	Examples of Issues Mentioned
Broadband Internet	Most common source of dissatisfaction; limited providers and unreliable service.	Slow speeds, frequent outages, lack of fiber access, reliance on satellite or hotspots, high costs due to limited competition.
Cellular Service	Spotty coverage and dead zones across parts of the township.	Dropped calls, weak signal strength, poor reception in rural areas and along certain roads.
Drinking Water Quality	Concerns mainly from residents using private wells.	Hard water, iron content, metallic taste, chlorine odor, need for water softeners and filtration systems.
Trash Collection / Waste Services	Generally functional but several service complaints.	Missed pickups, damaged bins, limits on bulk items, lack of yard waste pickup or flexible collection options.
Public Sewer Access	Limited availability in some neighborhoods.	Reliance on septic systems, high costs to connect to sewer where available.
Service Costs	Residents concerned about affordability of certain services.	High internet costs, sewer connection expenses, and maintenance of private systems.
Infrastructure Expansion Concerns	Growth may strain existing systems.	Concerns about groundwater impacts, stormwater management, and sewer odors in some areas.

Overall:

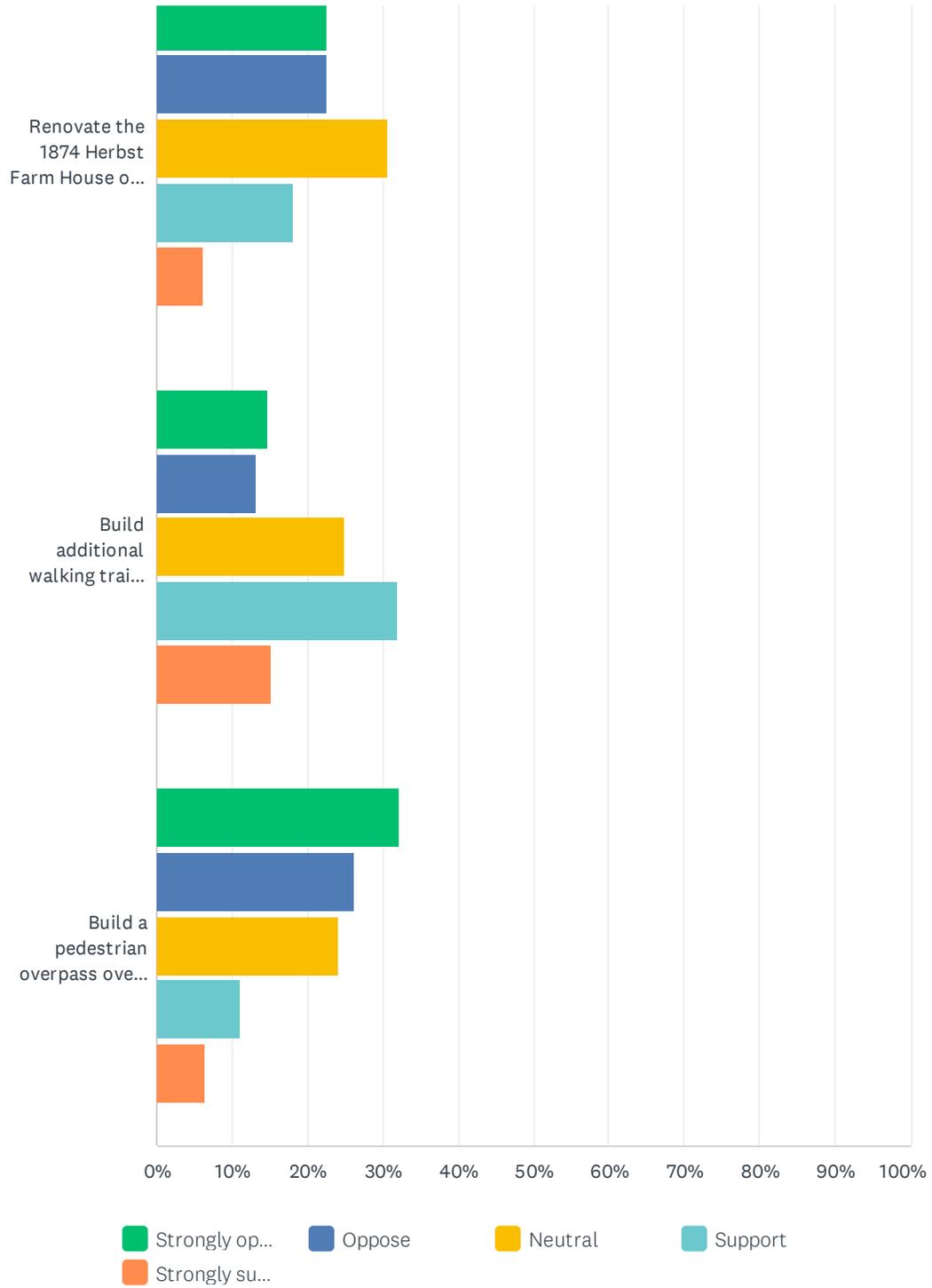
Residents' dissatisfaction primarily centers on connectivity infrastructure (internet and cell service), water quality issues associated with wells, and some operational concerns with waste services, highlighting the challenges of providing reliable utilities in a growing township with both rural and suburban characteristics.

Q22 In the course of town hall meetings, social media discussions, etc., some of the following items have been brought up as services or amenities community members are interested in. Potential cost estimates are provided for each amenity/service. Please note that some or all of these items may require an increase in taxes to implement. Select your interest in the following amenities/services. (Check all that apply.)

Answered: 698 Skipped: 221



Genoa Township Master Plan Survey



Genoa Township Master Plan Survey

	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
Extend existing sidewalks to connect to the Township Hall / Park Approximately \$250k - \$300k per mile	16.69% 115	19.16% 132	36.28% 250	18.00% 124	9.87% 68	689	2.85
Contract for a dedicated LETS bus for Genoa Twp. Currently \$25,000 - \$30,000 per year	10.79% 75	9.06% 63	33.24% 231	33.96% 236	12.95% 90	695	3.29
Build and operate an outdoor community pool at the Township Hall An 80x40 concrete commercial pool would cost over \$600k to build w/ minimal support facilities (changing area, picnic tables); with annual maintenance costs of \$30k; and annual staffing costs expected to exceed \$100k.	30.27% 211	21.95% 153	18.79% 131	14.92% 104	14.06% 98	697	2.61
Renovate the 1874 Herbst Farm House on Crooked Lake Road for use by the community for small (less than 40 people) events and as a community gathering space. Up to \$650,000 initial cost + regular annual maintenance, and some staffing expenses. *Additional office space could be created upstairs to generate rental income to help offset costs over time.	22.53% 157	22.53% 157	30.70% 214	18.08% 126	6.17% 43	697	2.63
Build additional walking trails among the 90 acres at the Township Hall Park. \$105k per ¼ mile in asphalt (plus winter maintenance costs)	14.70% 102	13.26% 92	24.93% 173	31.99% 222	15.13% 105	694	3.20
Build a pedestrian overpass over I-96 at Dorr Rd. \$3 million to fund a pedestrian bridge	32.23% 223	26.16% 181	24.13% 167	10.98% 76	6.50% 45	692	2.33

Question 22 – Interest in Potential Amenities and Services

148 Responses

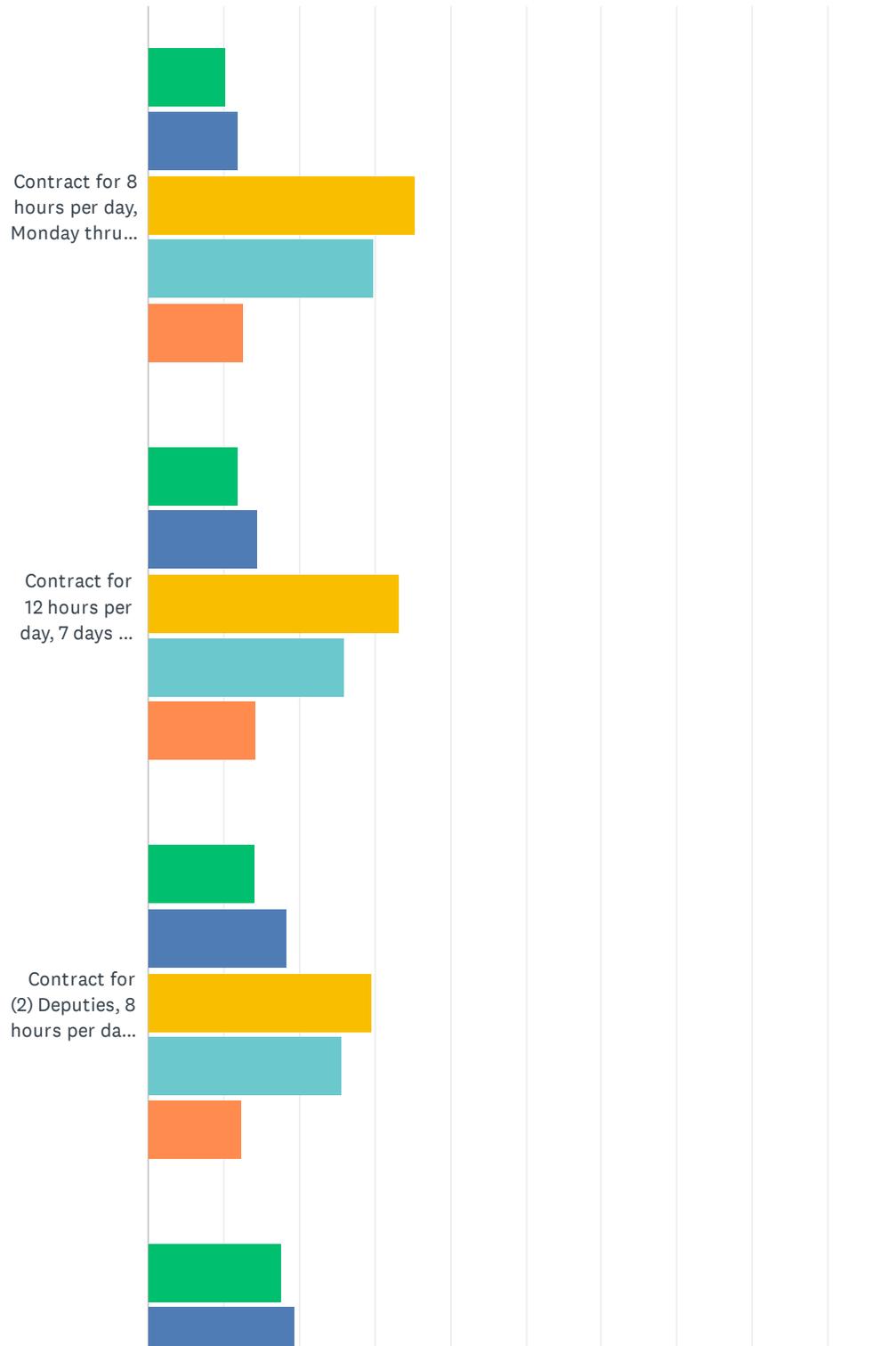
Proposed Project / Amenity	Resident Support Level	Key Observations from Responses
Contract for a Dedicated LETS Bus Service	Highest support among listed options	Residents see value in improved transportation for seniors, non-drivers, and access to services and medical appointments.
Build Additional Walking Trails at Township Hall Park	Strong support	Trails are widely viewed as a beneficial recreational amenity that supports walking, biking, and outdoor activity. Some residents prefer natural trails rather than paved paths.
Extend Sidewalks to Connect to Township Hall/Park	Moderate support	Residents support sidewalks for safety and connectivity, though some worry about cost or maintaining the rural character of the township.
Renovate the 1874 Herbst Farmhouse for Community Use	Mixed support	Some residents support historic preservation and community gathering space, while others question renovation costs and ongoing maintenance expenses.
Build and Operate an Outdoor Community Pool	Divided opinions	Supporters view it as a family recreation amenity, while opponents believe nearby lakes provide sufficient swimming options and worry about tax impacts.
Pedestrian Overpass Over I-96 at Dorr Road	Lowest support	Many residents question the need for a costly pedestrian bridge due to expected low usage and lack of nearby sidewalk connections.

Overall:

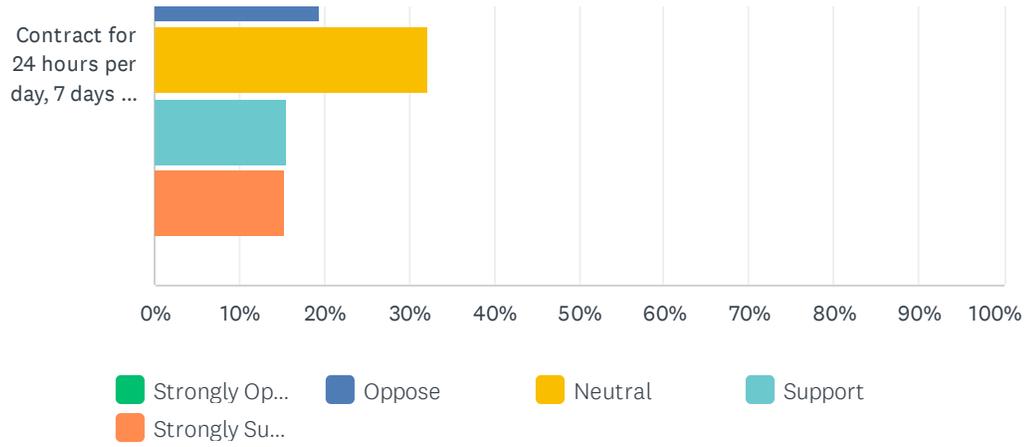
Residents generally favor lower-cost improvements that enhance recreation and mobility, such as trails and transportation services, while large capital projects receive more mixed or cautious support due to cost and tax concerns.

Q23 There have been questions about a need for increased public safety, and a desire for shortened response times from law enforcement. Rate your level of interest in contracting with the Livingston County Sherriff's Department for a dedicated officer(s) within Genoa Township.

Answered: 686 Skipped: 233



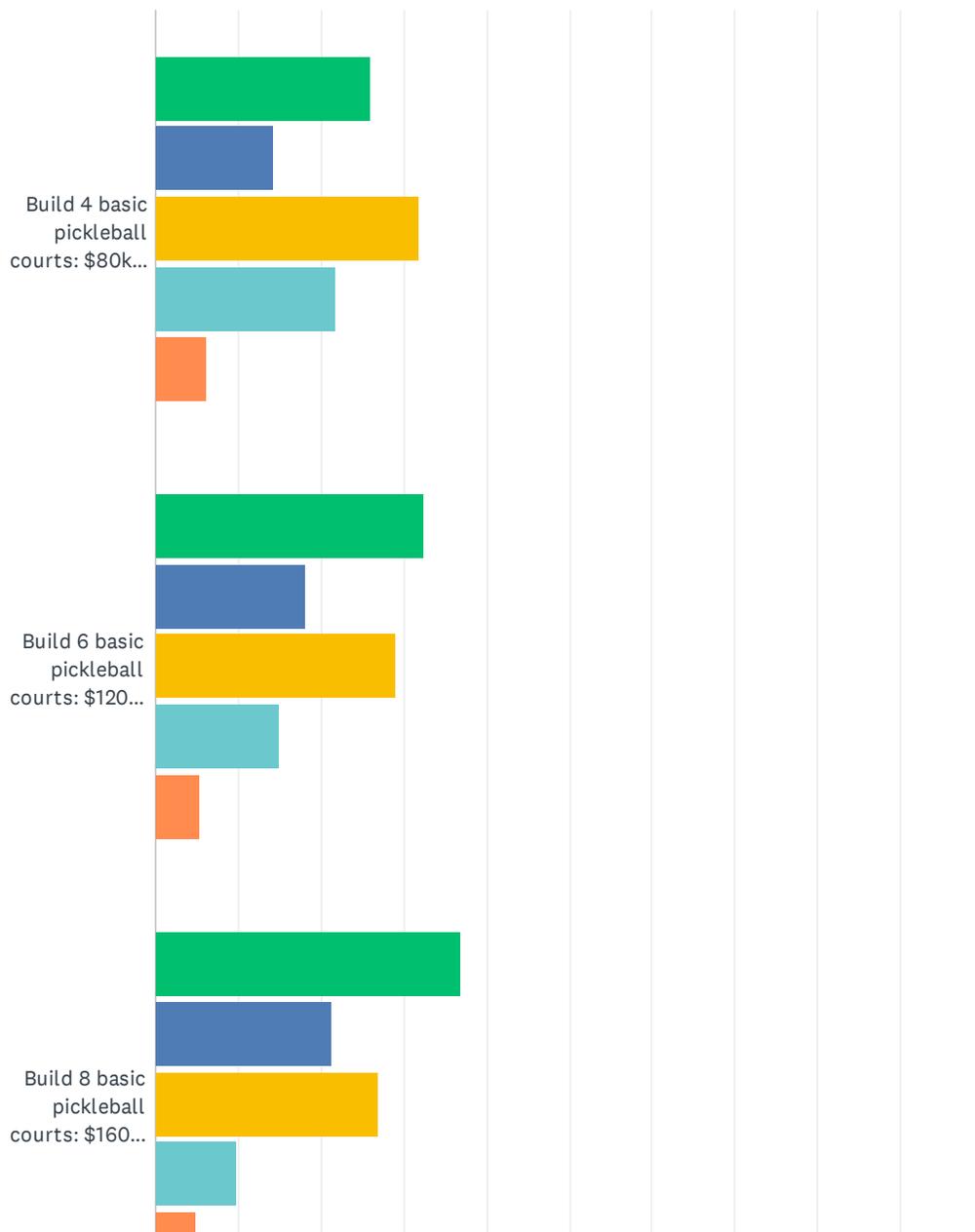
Genoa Township Master Plan Survey



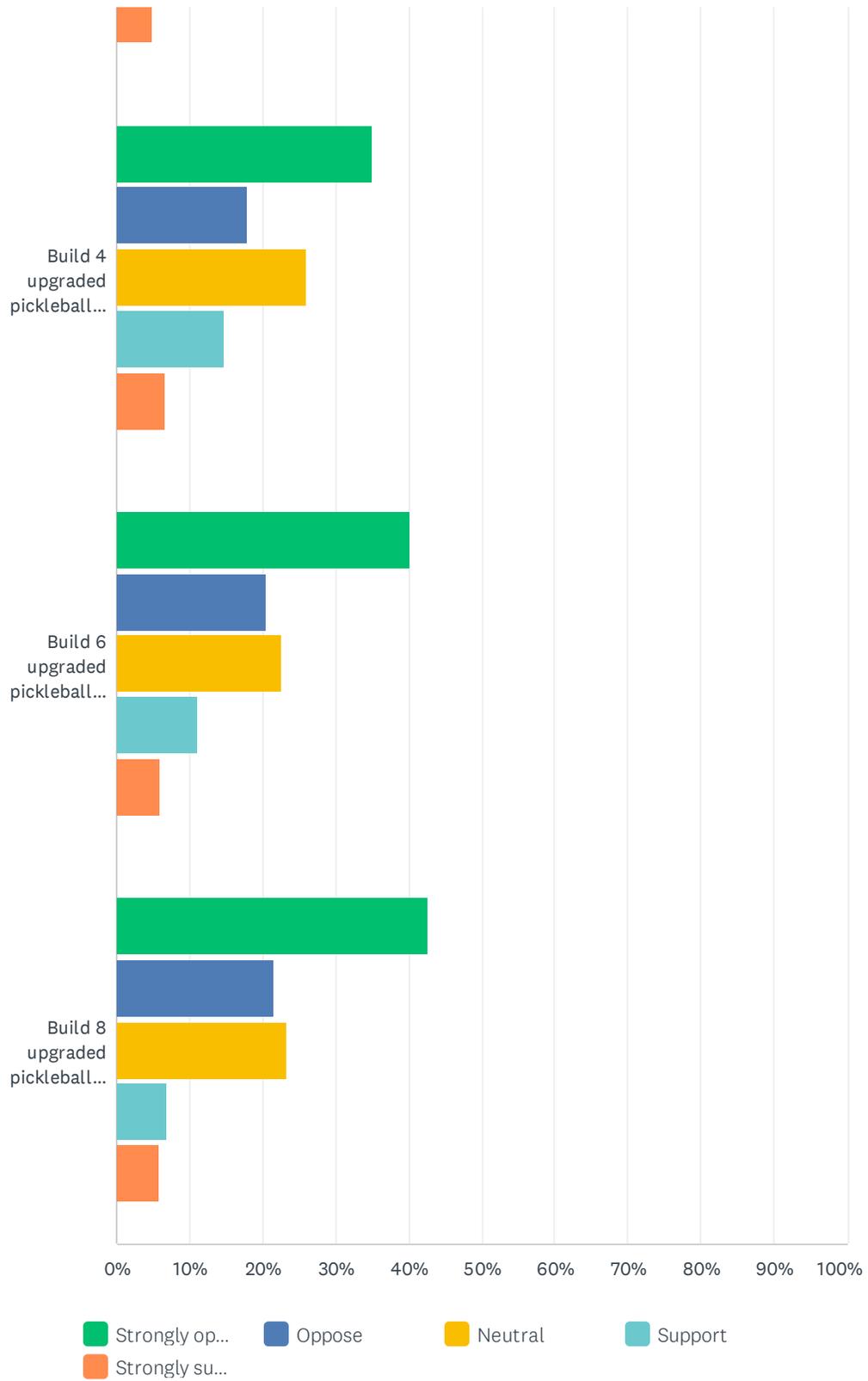
	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
Contract for 8 hours per day, Monday thru Friday (40 Hours)Contract price \$140,000 annually	10.24% 67	11.93% 78	35.47% 232	29.82% 195	12.54% 82	654	3.22
Contract for 12 hours per day, 7 days per week (84 Hours)Contract price \$290,000 annually	12.02% 79	14.46% 95	33.18% 218	26.03% 171	14.31% 94	657	3.16
Contract for (2) Deputies, 8 hours per day, staggered shifts 7 days per week (112 Hours)Contract price \$385,000 annually	14.11% 92	18.25% 119	29.60% 193	25.61% 167	12.42% 81	652	3.04
Contract for 24 hours per day, 7 days per week (168 Hours)Contract price \$575,000 annually	17.61% 115	19.45% 127	32.16% 210	15.47% 101	15.31% 100	653	2.91

Q24 By far and away the most common amenity we are requested to add is pickleball courts. While there are myriad possibilities for this type of project, we will focus on the 2 main options for pickleball court construction: Basic Courts: Asphalt playing surface, no barrier between courts, no added shade areas, no drinking water source. The typical cost for this style of court averages \$20,000 to \$25,000 per court. Upgraded Courts: Post-tension concrete, physical barriers to separate courts, central causeway with places to sit and socialize in a shaded area. The typical cost for this style of court averages \$45,000 to \$50,000 per court.

Answered: 695 Skipped: 224



Genoa Township Master Plan Survey

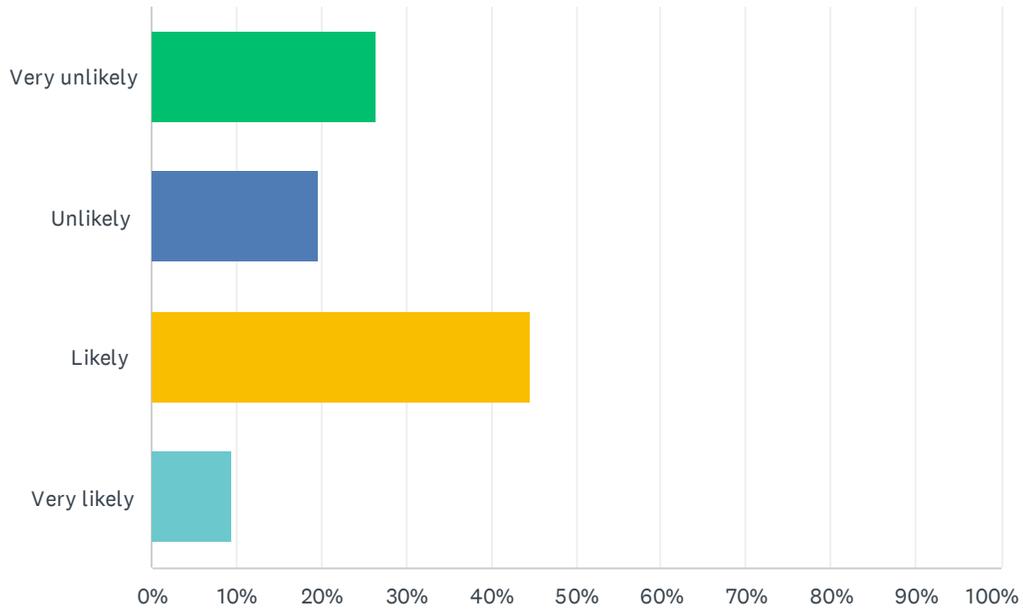


Genoa Township Master Plan Survey

	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
Build 4 basic pickleball courts: \$80k - \$100k total	25.99% 170	14.22% 93	31.80% 208	21.71% 142	6.27% 41	654	2.68
Build 6 basic pickleball courts: \$120k - \$150k total	32.52% 212	18.10% 118	28.99% 189	15.03% 98	5.37% 35	652	2.43
Build 8 basic pickleball courts: \$160k - \$200k total	36.92% 237	21.34% 137	26.95% 173	9.81% 63	4.98% 32	642	2.25
Build 4 upgraded pickleball courts: \$180k - \$200k total	35.06% 230	17.84% 117	25.91% 170	14.63% 96	6.55% 43	656	2.40
Build 6 upgraded pickleball courts: \$270k - \$300k total	40.00% 264	20.45% 135	22.58% 149	11.06% 73	5.91% 39	660	2.22
Build 8 upgraded pickleball courts: \$360k - \$400 total	42.62% 280	21.61% 142	23.14% 152	6.85% 45	5.78% 38	657	2.12

Q25 In thinking about your answers to the previous questions, how likely are you to support a tax increase to fund the options that you support?

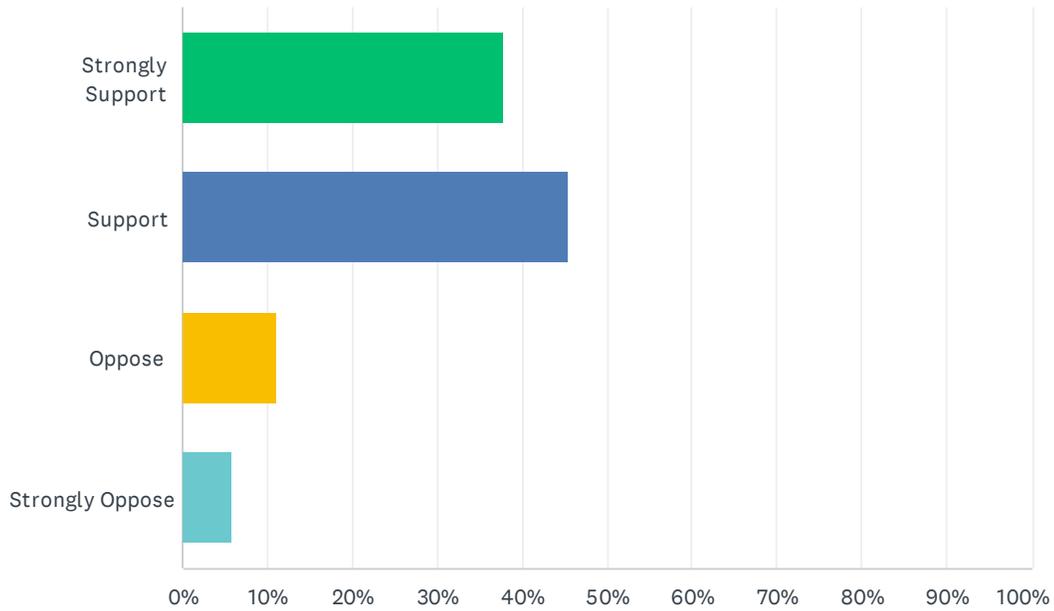
Answered: 701 Skipped: 218



ANSWER CHOICES	RESPONSES	
Very unlikely	26.39%	185
Unlikely	19.69%	138
Likely	44.51%	312
Very likely	9.42%	66
TOTAL		701

Q26 The Township can purchase land outright to prevent development. The upfront cost is significant in an outright purchase. For instance, in 2024, Genoa Township purchased a 77-acre parcel from the DNR for \$355,000, using money from the general fund for “Park Development/Expansion.” Rate your level of support for the Township actively purchasing land outright to curb development?

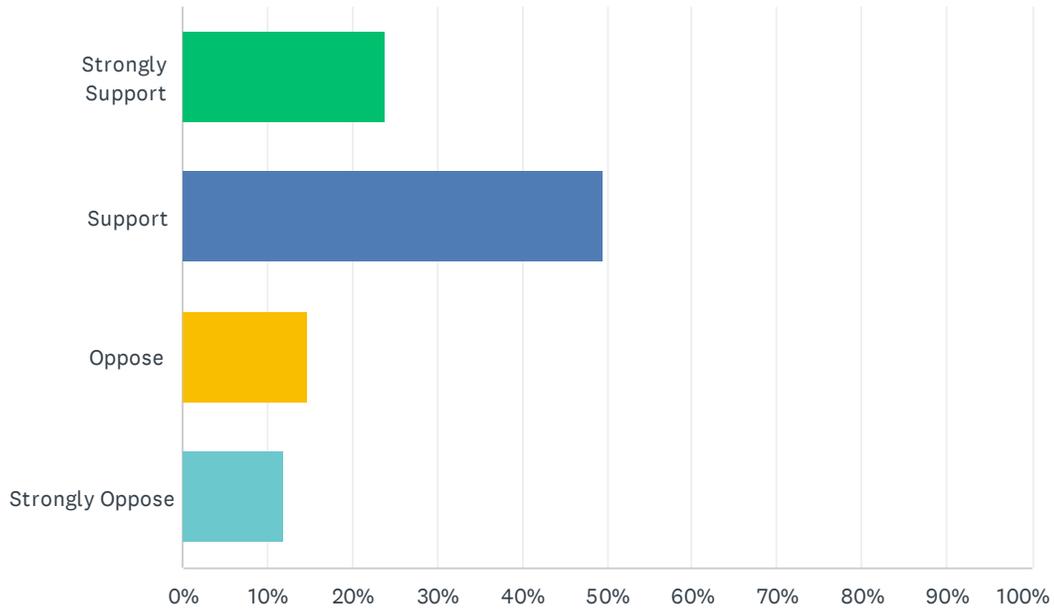
Answered: 680 Skipped: 239



ANSWER CHOICES	RESPONSES	
Strongly Support	37.65%	256
Support	45.44%	309
Oppose	11.18%	76
Strongly Oppose	5.74%	39
TOTAL		680

Q27 Rate your level of support for the above expenditure if a millage were requested to fund those purchases.

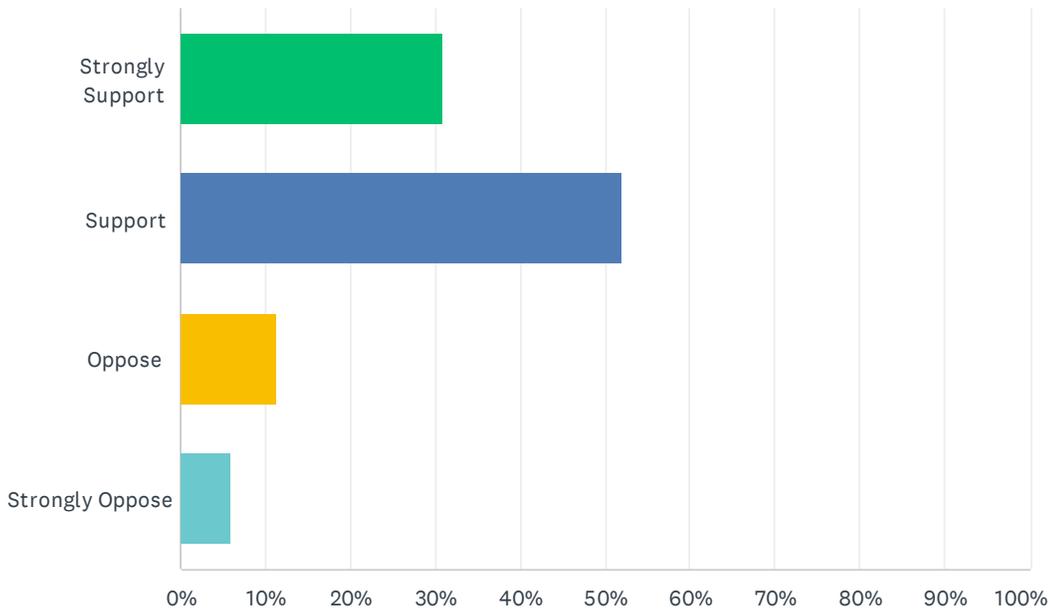
Answered: 682 Skipped: 237



ANSWER CHOICES	RESPONSES	
Strongly Support	23.90%	163
Support	49.41%	337
Oppose	14.81%	101
Strongly Oppose	11.88%	81
TOTAL		682

Q28 The Township can purchase “development rights” to large parcels of land. This allows the landowner to retain their ownership and continue using it, but prevents them, or any future owner from developing it for a different use. Webster Township has been active in purchasing “development rights” from landowners, including recent 29-acre and 71-acre deals. These purchases were funded using a dedicated 5-year, ½-mil tax levy, which was initially passed by voters, and has been renewed by those voters twice. Rate your level of support for the Township purchasing development rights to curb development.

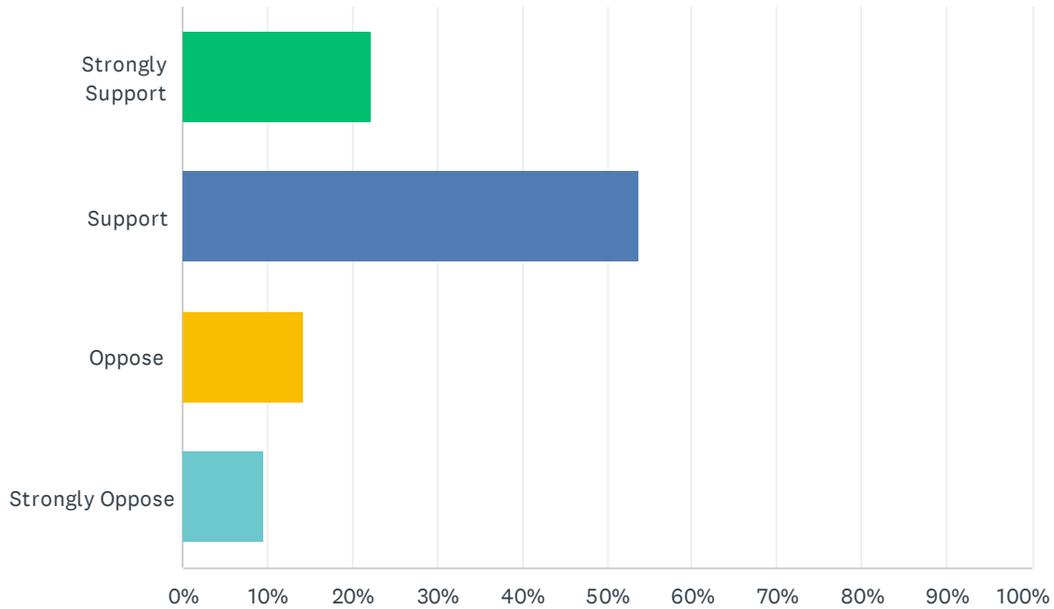
Answered: 677 Skipped: 242



ANSWER CHOICES	RESPONSES
Strongly Support	30.87% 209
Support	51.99% 352
Oppose	11.23% 76
Strongly Oppose	5.91% 40
TOTAL	677

Q29 Rate your level of support for the above expenditure if a dedicated millage were requested to fund those purchases.

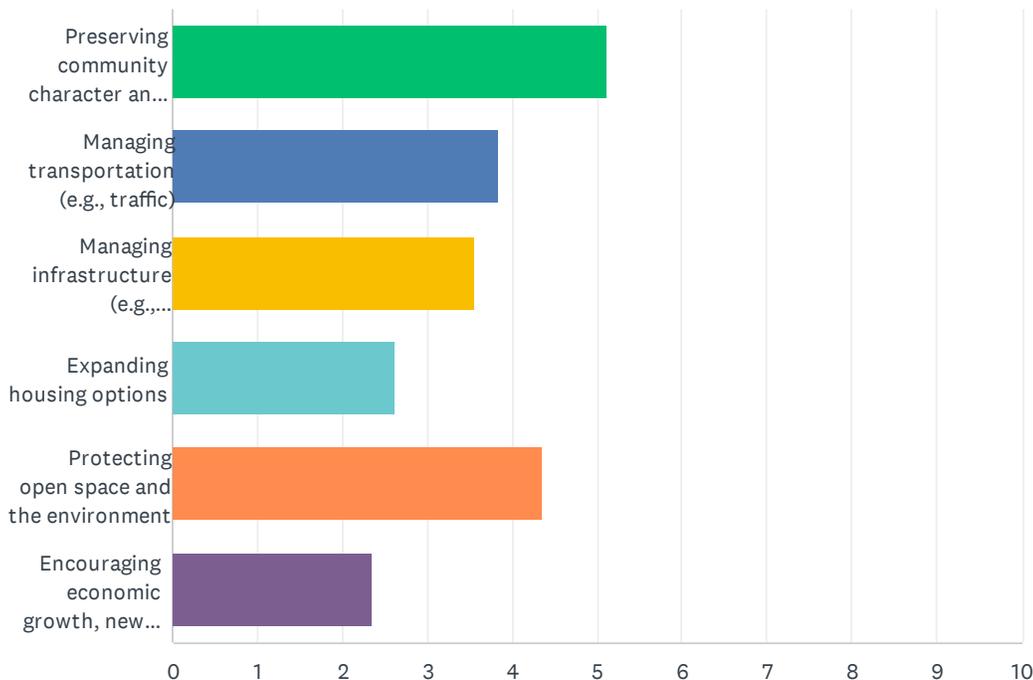
Answered: 678 Skipped: 241



ANSWER CHOICES	RESPONSES	
Strongly Support	22.27%	151
Support	53.83%	365
Oppose	14.31%	97
Strongly Oppose	9.59%	65
TOTAL		678

Q30 What should be the Township’s top priority be when considering updates to the S. Latson Area Plan, ordinances and potential impacts of new development (recognizing the majority of the area is privately owned)? Rank the following based on importance to you, with #1 being the most important and #5 being the least important. (If the item is of no importance to you, you may not rank the item and check the "N/A" box instead.)

Answered: 648 Skipped: 271



	1	2	3	4	5	6	N/A, NOT A PRIORITY	TOTAL	SCORE
Preserving community character and quality of life	50.57% 312	25.28% 156	8.91% 55	5.35% 33	3.40% 21	2.43% 15	4.05% 25	617	5.11
Managing transportation (e.g., traffic)	11.41% 71	15.92% 99	30.71% 191	21.06% 131	9.32% 58	4.66% 29	6.91% 43	622	3.84
Managing infrastructure (e.g., utilities and public services)	3.19% 20	16.11% 101	28.87% 181	30.30% 190	10.37% 65	4.15% 26	7.02% 44	627	3.56
Expanding housing options	3.80% 24	5.07% 32	9.67% 61	16.80% 106	28.68% 181	16.64% 105	19.33% 122	631	2.62
Protecting open space and the environment	25.04% 157	31.26% 196	13.24% 83	11.64% 73	9.41% 59	5.42% 34	3.99% 25	627	4.36
Encouraging economic growth, new businesses & job creation	7.14% 45	5.08% 32	5.87% 37	7.94% 50	19.84% 125	35.24% 222	18.89% 119	630	2.35

Q31 Are there other concerns that you have about new development in this area which are not addressed in the previous question? Please describe the concern and its importance to you.

Answered: 167 Skipped: 752

Question 31 – Concerns About New Development

167 Responses

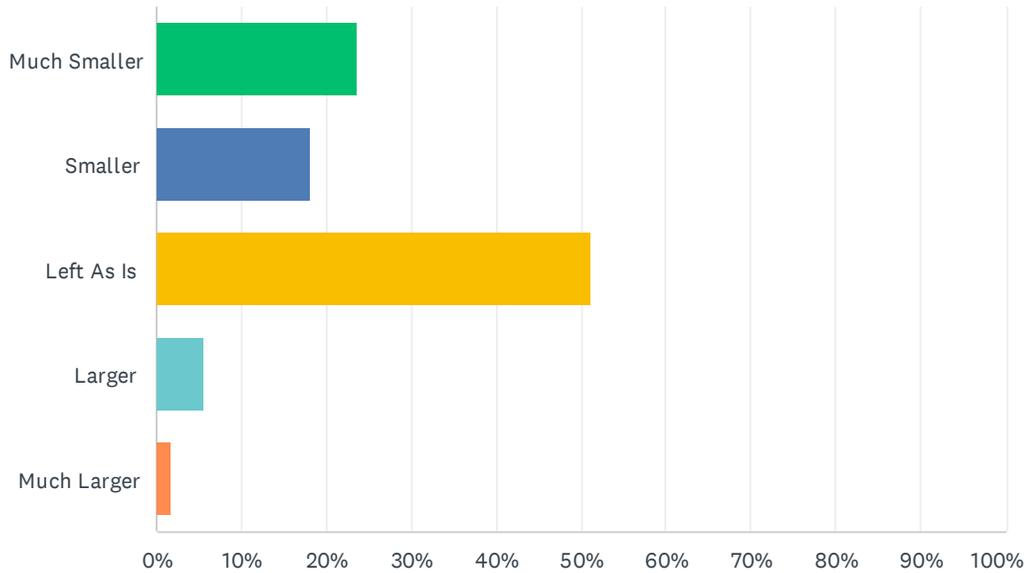
Theme	Description of Concern	Examples Mentioned by Residents
Preserving Rural Character	Many residents want the township to maintain its rural, small-town feel and avoid suburban-style expansion.	Preference for large-lot homes, preserving farmland and open space, avoiding dense housing developments.
Traffic and Infrastructure	Residents worry that additional development will increase traffic and strain existing road infrastructure.	Congestion on Grand River, Latson Road, and Crooked Lake Road; need for improved traffic planning before approving new developments.
Opposition to Industrial Development	Strong concern about large industrial uses entering the township.	Data centers, warehouses, distribution centers, and manufacturing facilities that may increase truck traffic, noise, and pollution.
Housing Density Concerns	Many residents prefer low-density residential development rather than apartments or high-density housing.	Opposition to apartment complexes and large condominium developments; preference for homes on 1–5 acre lots.
Environmental Protection	Residents want to protect natural resources and minimize environmental impacts from development.	Concerns about groundwater contamination, impacts on lakes and wetlands, wildlife habitat loss, and farmland preservation.
Economic Development (Mixed Views)	Some residents support limited development if it is carefully planned and beneficial to the community.	Support for technology offices or research-based businesses that provide jobs without heavy industrial impacts.
Planning and Transparency	Residents emphasized the need for thoughtful planning and community involvement in development decisions.	Calls for clear development plans, zoning protections, and maintaining alignment with the township master plan.

Overall:

Residents generally favor carefully managed growth that protects Genoa Township’s rural character, natural environment, and quality of life, while allowing only limited and well-planned development that does not significantly increase traffic or environmental impacts.

Q32 Regarding the size of the area planned "Interchange Commercial" in the map above, I feel it should be:

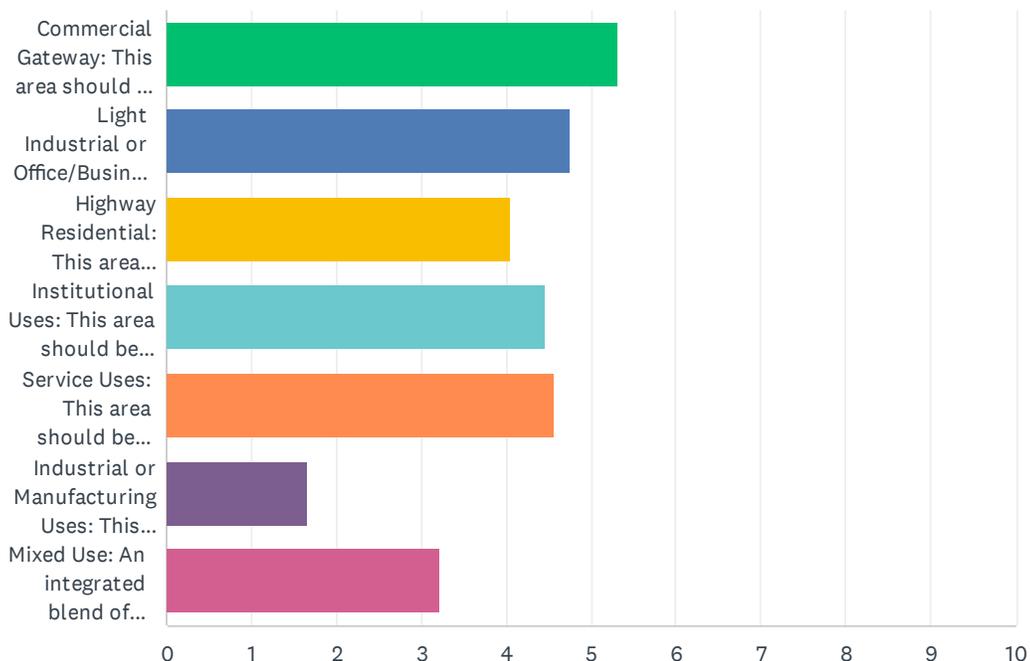
Answered: 632 Skipped: 287



ANSWER CHOICES	RESPONSES	
Much Smaller	23.58%	149
Smaller	18.04%	114
Left As Is	51.11%	323
Larger	5.54%	35
Much Larger	1.74%	11
TOTAL		632

Q33 The areas currently planned for "Interchange Commercial" are located in a very visible and accessible location along S. Latson Road between the railroad tracks and the I-96 highway ramps. These privately owned areas are served or planned to be served by public water and sewer. The combination of location and utility service makes development in this area very likely. In consideration of these factors, which of the following potential land use options would you like to see the Township consider for this area? Rank in order of most desirable to least desirable, with #1 being the most desirable and #7 being the least desirable.

Answered: 605 Skipped: 314

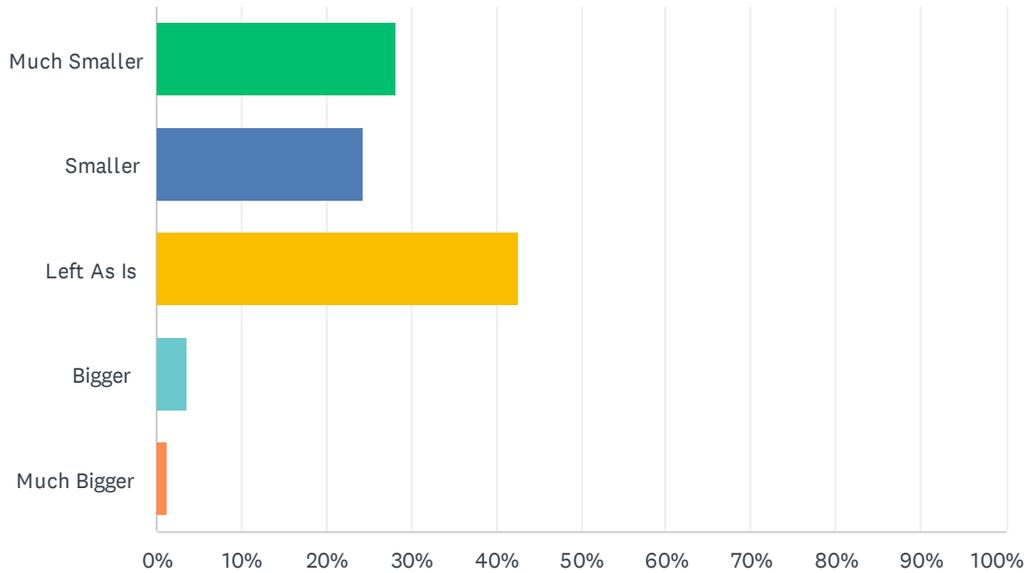


Genoa Township Master Plan Survey

	1	2	3	4	5	6	7	TOTAL	SCORE
Commercial Gateway: This area should be developed as a highway oriented commercial gateway that will complement the uses on Grand River Avenue. Land uses in this category would include gas stations, fast food and sit-down restaurants, regional retail, and hospitality type land uses.	41.49% 251	15.37% 93	12.73% 77	9.92% 60	8.60% 52	7.60% 46	4.30% 26	605	5.31
Light Industrial or Office/Business Parks: This area should be developed with multiple smaller scale users diversifying the economy for the Township. This area should be developed as a location for office buildings, corporate headquarters, flexible space, high tech users and research and development uses.	13.22% 80	27.60% 167	18.51% 112	15.87% 96	12.73% 77	11.07% 67	0.99% 6	605	4.76
Highway Residential: This area should be developed as a location for high density residential uses such as apartments or senior citizen housing.	11.40% 69	12.73% 77	20.33% 123	14.38% 87	17.36% 105	13.39% 81	10.41% 63	605	4.05
Institutional Uses: This area should be developed as a location for transit hubs or park-and-ride lots, or for training centers or educational campuses.	9.75% 59	16.20% 98	21.32% 129	26.78% 162	15.87% 96	7.93% 48	2.15% 13	605	4.45
Service Uses: This area should be developed with service land uses such as medical centers, conference centers, health clubs, recreational uses and regional sports centers.	13.06% 79	19.50% 118	18.02% 109	19.17% 116	21.16% 128	7.93% 48	1.16% 7	605	4.56
Industrial or Manufacturing Uses: This area should be developed as a location for large scale industrial or manufacturing uses to include distribution and logistics centers, warehousing, clean manufacturing, and trade services.	0.66% 4	0.83% 5	0.83% 5	2.81% 17	8.43% 51	28.93% 175	57.52% 348	605	1.66
Mixed Use: An integrated blend of residential, commercial, cultural, institutional or industrial uses.	10.41% 63	7.77% 47	8.26% 50	11.07% 67	15.87% 96	23.14% 140	23.47% 142	605	3.22

Q34 Regarding the size of the area planned "Interchange Campus" in the map above, I feel it should be:

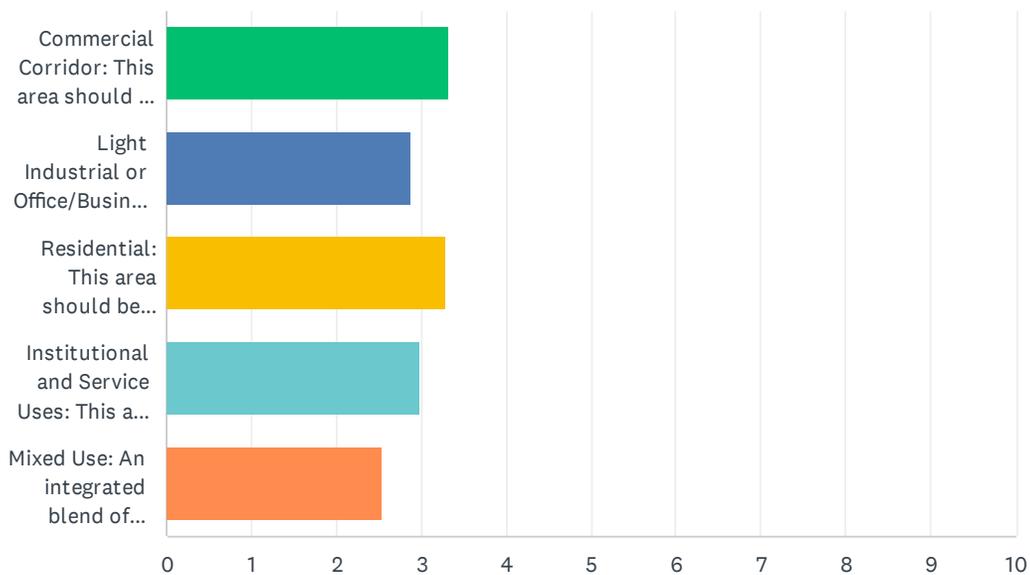
Answered: 608 Skipped: 311



ANSWER CHOICES	RESPONSES	
Much Smaller	28.13%	171
Smaller	24.34%	148
Left As Is	42.60%	259
Bigger	3.62%	22
Much Bigger	1.32%	8
TOTAL		608

Q35 The existing areas planned for "Interchange Campus" are located in high traffic areas along S. Latson Road and along Beck Road east of Latson Road adjacent to the I-96 highway. These areas are currently served or planned to be served by public water and sewer. The areas consist of privately owned large tracts of land located in a very visible and accessible location with high traffic volumes. For the areas that have already been rezoned to interchange campus, the combination of zoning, location and utility service, makes development in this area very likely. In consideration of these factors, what land uses would you like to see the Township consider for this area? Rank in order of most desirable to least desirable, with #1 being the most desirable and #5 being the least desirable.

Answered: 574 Skipped: 345

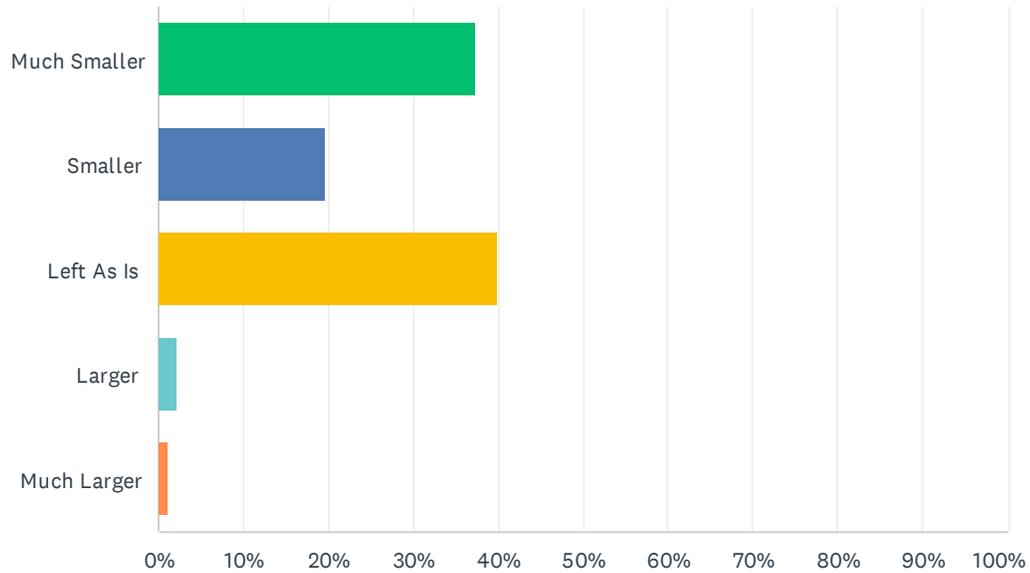


Genoa Township Master Plan Survey

	1	2	3	4	5	TOTAL	SCORE
Commercial Corridor: This area should be developed as a commercial corridor similar to Grand River Avenue. Land uses in this category would include gas stations, restaurants and retail.	31.36% 180	17.60% 101	19.34% 111	14.81% 85	16.90% 97	574	3.32
Light Industrial or Office/Business Parks: This area should be developed with a large-scale user or collection of small users to serve as an economic development engine for the area. This area should be developed as a location for office buildings, corporate headquarters, flexible space, high tech users, business parks and research and development uses.	12.37% 71	22.82% 131	23.34% 134	23.00% 132	18.47% 106	574	2.88
Residential: This area should be developed as a location for new small lot single-family subdivision and/or multi-family residential uses such as condominiums or senior citizen housing.	31.18% 179	16.55% 95	19.51% 112	14.29% 82	18.47% 106	574	3.28
Institutional and Service Uses: This area should be developed as a location for institutional and service-based land uses such as medical centers, places of worship, training centers, universities or educational campuses, regional sports centers, stadiums, or event space.	13.07% 75	24.39% 140	24.56% 141	24.04% 138	13.94% 80	574	2.99
Mixed Use: An integrated blend of residential, commercial, cultural, institutional or industrial uses.	12.02% 69	18.64% 107	13.24% 76	23.87% 137	32.23% 185	574	2.54

Q36 Regarding the currently Master Planned "Future Transition Area" above, I feel it should be:

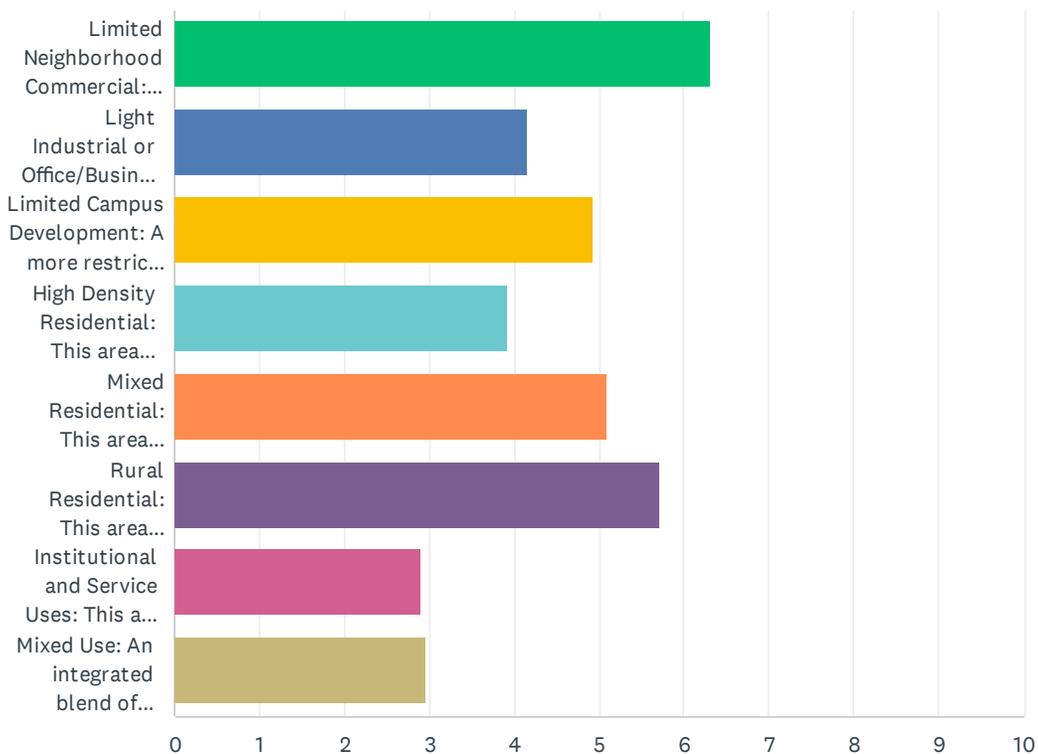
Answered: 591 Skipped: 328



ANSWER CHOICES	RESPONSES	
Much Smaller	37.23%	220
Smaller	19.63%	116
Left As Is	39.93%	236
Larger	2.20%	13
Much Larger	1.02%	6
TOTAL		591

Q37 The existing areas planned for “Future Transition Area” are located north of Crooked Lake Road and are planned to remain at large lot residential density with potential for southward expansion of the campus under a set of limited criteria. This area is planned for municipal water and sewer, but is not yet served. In consideration of these factors, what land uses would you like to see the Township consider for this area? Rank in order of most desirable to least desirable, with #1 being the most desirable and #5 being the least desirable.

Answered: 575 Skipped: 344



Genoa Township Master Plan Survey

	1	2	3	4	5	6	7	8	TOTAL	SCORE
Limited Neighborhood Commercial: This area should be developed as neighborhood service district to accommodate retail businesses and services to serve the needs of nearby residents. Land uses in this category would include small retail establishments, child care facilities, personal and business service establishments, and sit-down restaurants.	24.87% 143	29.22% 168	20.17% 116	13.04% 75	6.78% 39	3.83% 22	1.39% 8	0.70% 4	575	6.32
Light Industrial or Office/Business Parks: This area should be developed as an extension of the campus land use with a large-scale user or collection of small users to serve as an economic development engine for the area. This area should be developed as a location for office buildings, corporate headquarters, flexible space, high tech users, business parks and research and development uses.	4.17% 24	15.30% 88	10.09% 58	15.65% 90	15.13% 87	11.65% 67	12.00% 69	16.00% 92	575	4.15
Limited Campus Development: A more restricted campus development than is currently allowed (no distribution, but office buildings, research & development centers, medical facilities are okay.)	3.83% 22	12.87% 74	26.09% 150	17.57% 101	17.74% 102	14.26% 82	5.74% 33	1.91% 11	575	4.92
High Density Residential: This area should be developed for higher density condominiums, apartments and other multiple family dwellings not exceeding 8 units per acre, especially for uses considered to be "aging in place," which allows for residents to stay "on site" as the need for increased levels of care occur.	3.48% 20	9.57% 55	12.17% 70	17.91% 103	11.83% 68	15.48% 89	11.30% 65	18.26% 105	575	3.92
Mixed Residential: This	10.61%	20.00%	14.43%	12.17%	19.48%	13.22%	9.04%	1.04%		

Genoa Township Master Plan Survey

area should be developed for a variety of mixed density residential uses, allowing single-family, duplex, townhouses and smaller apartment buildings, with a density range between 5 and 12 dwellings per acre to address the “affordable housing” status of Genoa Township.	61	115	83	70	112	76	52	6	575	5.09
Rural Residential: This area should be developed as a location for rural single-family subdivision on lots no less than 1 acre. This area should not be planned for sanitary sewer or public water.	47.65% 274	6.09% 35	5.74% 33	5.22% 30	5.57% 32	13.22% 76	8.87% 51	7.65% 44	575	5.72
Institutional and Service Uses: This area should be developed as a location for institutional and service-based land uses such as medical centers, places of worship, training centers, universities or educational campuses, regional sports centers, stadiums, or event space.	1.22% 7	2.96% 17	5.22% 30	8.17% 47	11.30% 65	17.39% 100	37.39% 215	16.35% 94	575	2.91
Mixed Use: An integrated blend of residential, commercial, cultural, institutional or service uses.	4.17% 24	4.00% 23	6.09% 35	10.26% 59	12.17% 70	10.96% 63	14.26% 82	38.09% 219	575	2.97

Q38 If you have additional comments or feedback about the survey, please use the comment box below. Alternatively, you are welcome to email any comments, questions or feedback to the Township Supervisor, Kevin Spicher at supervisor@genoa.org.

Answered: 141 Skipped: 778

Question 38 (Additional Comments and Feedback) with major themes

296 Responses

Theme	Key Issues Raised by Residents	Examples from Comments
Preserving Rural Character	Strong desire to maintain the township's rural feel and avoid suburban-style growth.	Maintain farmland, open space, and low-density housing; avoid becoming like Novi or other dense suburbs.
Concerns About Overdevelopment	Residents worry about excessive residential and commercial growth.	Opposition to apartments, condos, and dense subdivisions; preference for large-lot homes and limited development.
Opposition to Large Industrial Projects	Significant resistance to large-scale industrial development.	Concerns about data centers, warehouses, distribution centers, and heavy industry due to environmental impacts and traffic.
Traffic and Road Safety	Increasing traffic congestion and speeding are major concerns.	Requests for lower speed limits, improved intersections, traffic enforcement, and better planning before new development.
Community Amenities and Recreation	Interest in new amenities that support families and recreation.	Suggestions include community centers, parks, trails, restaurants, gyms, youth activities, and possibly a community pool.
Environmental Protection	Residents want to preserve natural resources and landscapes.	Protect wetlands, lakes, groundwater, wildlife habitat, farmland, and tree canopy.
Planning and Governance Transparency	Some residents expressed concerns about decision-making and trust in township leadership.	Requests for transparency, better alignment between master plan and zoning, and stronger community engagement.
Survey Design Feedback	Some respondents found aspects of the survey difficult to understand.	Ranking questions were confusing for some participants; requests for clearer explanations and more context.

Overall:

Residents consistently emphasize protecting Genoa Township's rural identity while carefully managing growth, improving infrastructure and safety, and adding modest community amenities that enhance quality of life.

Q39 Please enter your name below.

Answered: 299 Skipped: 620

ANSWER CHOICES	RESPONSES	
First name	99.67%	298
Last name	99.67%	298
	0.00%	0
	0.00%	0
	0.00%	0



■ ■ ■ ■ ■

DATA CENTER KNOW HOW FOR PLANNERS AND OFFICIALS

MICHIGAN ASSOCIATION OF PLANNING



About the Michigan Association of Planning

INFORMATION | EDUCATION | ADVOCACY

- 501 C 3 Nonprofit Membership Organization established in 1945
- A Chapter of the American Planning Association
- 4,000 + members
 - 1,000 APA professional planners, students, faculty
 - 3,000 Chapter Only elected and appointed officials





Data Centers and Artificial Intelligence In Michigan

- Fall 2025 MAP conference featured sessions on data centers and AI,
- Since then, MAP has conducted research on data centers
- This is an emerging issue—communities are "building the ship while sailing"
- Please share resources, best practices, ordinances in the chat



Zoom Tips for Michigan Association of Planning Workshops

Technical Issues?

Contact staff

- Chat Box
- Phone: (734) 913-2000
- Email: info@planningmi.org

Question for the Presenters?

We'll take them at the end

- Use the Question and Answer function



TODAY'S PRESENTERS

Sarah Mills, PhD



Mike Auerbach, AICP



Outline

- Data center basics
- Not-just-local impacts & Michigan regulations
- Planning & zoning
- Q&A





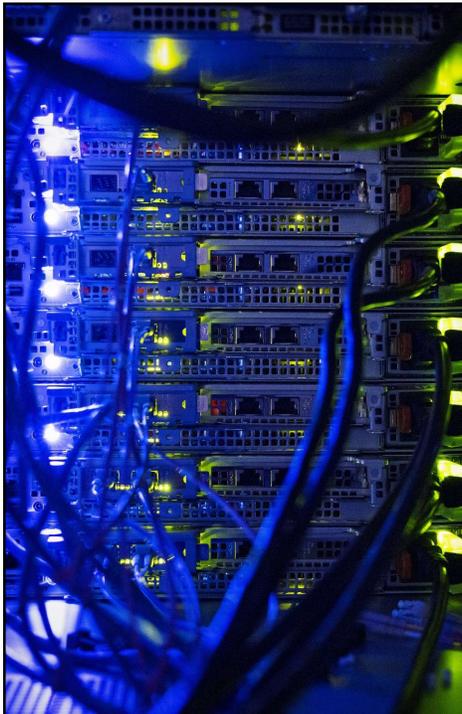
My ship-building confession

- Knowledge in September 2025 = 0
- Called on counterparts in other states
- Triangulated truth
- Extrapolated from renewables experiences

- Shout out to Ann Wilkinson!

- Guide < 1 week old
<https://graham.umich.edu/product/michigan-data-centers-guide>


American Planning Association
 Michigan Chapter
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DATA CENTER BASICS

DATA CENTER KNOW HOW FOR PLANNERS AND OFFICIALS





Why this matters for Michigan now

- **Surge in genAI demand** = significantly larger, more resource-intensive facilities
- **Expanded state sales/use tax incentives** = more interest from developers of large (\$250M+) data centers



What is a data center?

Physical facilities that house IT infrastructure including:

- Servers
- Networking equipment
- Power supply and backup generators
- Cooling systems
- Security systems

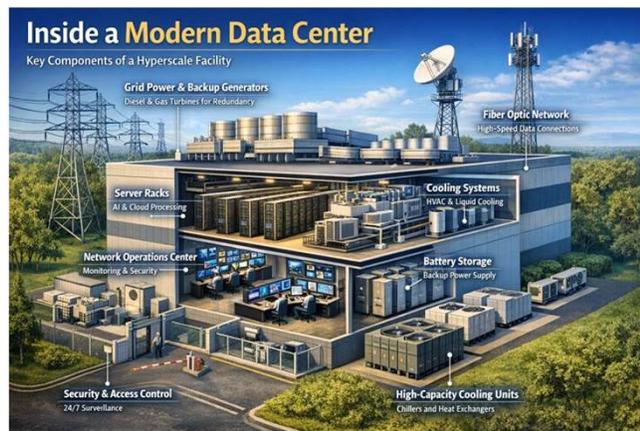


Image source: <https://mitechnews.com/esd/michigan-joins-the-ai-data-center-boom-even-as-the-power-grid-strains-to-keep-up/>





Lots of (shapes and) sizes



Southfield, 135k sqft, 7 MW

Photo source: <https://www.craigslist.com/technology/how-123nets-southfield-data-center-works>



Saline Township, 1.6M sqft, 1,400 MW
(planned)

Photo source: <https://bridgemi.com/michigan-environment-watch/dte-consumers-advance-plans-for-power-hungry-data-centers-in-michigan/>



What a data center is looking for?

- **Electricity:** sites near transmission lines
- **Backbone fiber:** connection to the internet
- **Contiguous land:** easier for security
- **Water source:** especially if water-cooled

- **Cleared land**
- **Low millage rates**
- **Favorable zoning**





NOT-JUST-LOCAL IMPACTS & MICHIGAN REGULATIONS

DATA CENTER KNOW HOW FOR PLANNERS AND OFFICIALS



How much electricity does a data center use?

- **It depends!**
 - 3kW - > 2,000 MW
 - Not necessarily correlated with square footage
- **Fun fact:** Data centers actually "measured" in MW (electricity usage)
- **For context:** Michigan's total capacity in 2024 was 32,000 MW





Does it need super-reliable electricity?

It depends!

- Data centers rated by reliability / redundancy
 - More redundancy = higher "tier"
- Some functions (e.g., banking) need high redundancy; others, less redundancy

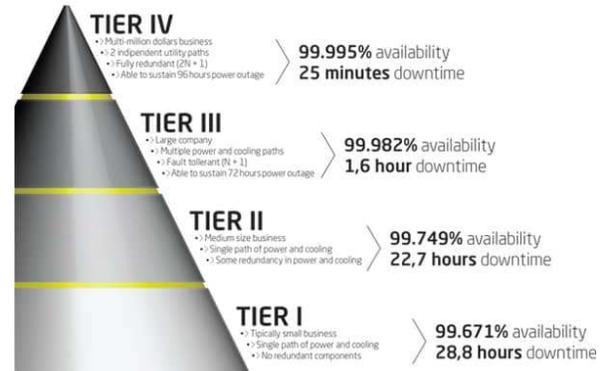


Photo source: <https://www.colocationamerica.com/blog/explaining-data-center-uptime>



Who regulates data center electricity use / cost?

- There's no "usage police"
- MPSC = regulator of utilities
 - Prove annually capacity to serve customers
 - Regulate rates to customer classes
 - Compliance with clean energy standard:
 - 15% renewable through 2029
 - 50% renewable in 2030
 - 60% renewable + 80% clean in 2035
 - 100% clean in 2040





What impact might data centers have on electricity rates?

- **We don't know; conflicting nationwide evidence**
 - Rate increases reported
 - But a couple states with increased load saw rate decreases
- **In Michigan,**
 - "Cost-of-service" ratemaking
 - Recent MPSC cases suggest data centers pay for expansion
- **My wish list**
 - Know what rates will be with/without data centers
 - Will data centers help share upgrade costs more widely?
 - Will data centers make achieving clean energy goals more expensive?



How much water does a data center use?

- **It depends!**
 - Evaporative cooling: Lots (5M gal/day)
 - Closed-loop/air cooling: Minimal (just office/site needs)
- **Indirect water impacts:** if powered by coal, natural gas, nuclear
- **For context:**
 - Great Lakes Water Authority demand = 1 billion gal/day
 - Michigan power plants = 5.4 billion gal/day





Who regulates data center water use?

- **EGLE, specifically Geologic Resources Management Division**
 - Pumps \geq 100k gal/day (70 gpm)
 - Extra if:
 - sensitive areas
 - $>$ 2M gal/day
- **Applies to all producers** (ag, utilities, industry)
- **If public utility, Safe Drinking Water Act**
 - "maintain capacity and reliability for existing customers"



The Conundrum: Energy-Water Trade-Off

- Evaporative cooling = more (direct) water, less electricity
- Closed-loop/air cooling = less water, more electricity
- **Which is more environmentally friendly?**
 - ?
 - Depends on geographic scale
- **Overall notes**
 - Both cooling technologies are still in use
 - Better in cool environment
 - Better in places with a cleaner grid





What is in a data center's wastewater?

- **It depends!**

- Evaporative cooling: conditioning chemicals, biocides to reduce legionella
- Closed-loop/air cooling: normal office discharge*



Who regulates data center wastewater?

- **EGLE**

- No different than any other industry

- **If on sanitary sewer:** Regulated through utility; may require Industrial Pretreatment Program

- **If not on sanitary sewer:**

- If discharging to surface water: permit via National Pollution Discharge Elimination System
- If discharging onto/into ground (e.g., septic system): Groundwater Discharge Permit
 - Local health departments regulate instead if < 10k gal/day





What impact might a data center have on air quality?

- **Associated with electricity production**
- **When pulling power from grid:**
 - Emissions from polluting power plants typically elsewhere
- **When back-up generators running:**
 - Emissions on-site
 - Regulated by EGLE Air Quality Division
- **Cleanest options**
 - Power with clean energy sources
 - Flexible operation for data center, virtual power plants (VPPs), dynamic scheduling



Overview of State Sales & Use Tax Incentive Requirements

	Qualified Data Center	Enterprise Data Center
Key definitional feature	75%+ of revenue from unaffiliated colocated businesses	Must have a minimum of \$250M equipment investment
Job Requirements	400-1,000 aggregate statewide	30 per facility at 150% median prosperity wage
Clean Energy	No requirements	90% of usage
Green Building Standards	No requirements	One or more certified standards within 3 years
Water Source	No requirements	Municipal
Property Tax	No requirements	Cannot receive sunset, state, or local property tax benefits without local approval
Certification Requirements/Details	Claim at point of sale	Must receive Michigan Strategic Fund certification before making purchases. No new certifications after December 31, 2029.
Revocation	No requirements	If certification is revoked, repayment is required



WHAT ARE THE ECONOMIC IMPACTS OF A DATA CENTER?

Whitmer touts 'largest investment in Michigan history' with OpenAI, Oracle data center project

Project expected to create thousands of jobs

Ken Haddad, Manager, Coverage and Content

Published: October 30, 2025 at 7:26 PM

Tags: Michigan, Saline, Washtenaw County

Jobs

- Lots (thousands) of construction jobs
- Estimates of direct permanent jobs range widely (dozens to hundreds)
- Many indirect/induced jobs



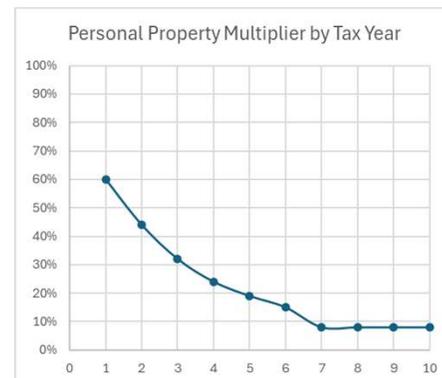
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What are the economic impacts of a data center?

Property taxes

- Huge investment (\$100M -> \$10B)
- STC: data centers = commercial use
- Commercial personal property
- Section F = swift depreciation
- Servers may be regularly replaced
- Communities have *option* to offer incentives



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What about other monetary benefits?

- Often, **capacity for big benefits**, especially for large projects
 - Saline Township (1.4GW): \$2M community investment fund; \$4M farmland preservation; \$8M fire department

- However, **questionable enforceability** unless
 - tied to public subsidy (like property tax abatement)
 - part of court settlement



PLANNING & ZONING

DATA CENTER KNOW HOW FOR PLANNERS AND OFFICIALS





Introduction

- **Overview of what we've learned so far**
 - Variety of regulatory options: some new, some not.
 - Depends on community priorities.
- **“Best practice” is a moving target**
 - New zoning strategies have not been challenged yet.
 - Make sure your regulations are reviewed by your attorney.



HIGH RESOURCE DEMAND/HIGH IMPACT LAND USES

- Data center development brings new considerations for how we plan and zone for a variety of industrial uses.
- Consider a land use category that applies to *any* high resource demand or high impact land use, not just data centers.





Audit Your Master Plan, Zoning Ordinance, and Map

▪ Review current list of uses

- Many ordinances already have terms like data centers, computer processing centers, or general terms that data centers might fall under.
- Not intended for data centers as they are today.

▪ Moratorium?

- Reasonably short moratoria to allow time to draft and adopt regulations are usually appropriate.
- Ask your attorney.
- Depends on timing.



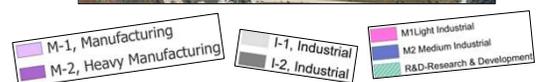
Audit Your Master Plan, Zoning Ordinance, and Map

▪ Planned/Zoned Industrial Areas

- Data centers are an industrial use that require buffers.
- Pick industrial districts with adequate separation from incompatible uses.

▪ What are your industrial development priorities?

- *Might* bring infrastructure investment and tax revenue growth.
- Not clear if they will attract other development.
- Probably not job creators.





Audit Your Master Plan, Zoning Ordinance, and Map

■ Proximity to Residential

- Not a good fit.
 - Noise is a major issue.
- Are industrial districts near existing or *future* residential?
- Consider limiting to more intensive industrial districts or create overlay.



Source: <https://www.washingtonpost.com/dc-md-va/2024/04/30/data-centers-regulations-northern-virginia-georgia-arizona/>



Audit Your Master Plan, Zoning Ordinance, and Map

■ Farmland and Natural Resources

- Identify areas that *aren't* appropriate:
 - Prime farmland/productive soils.
 - Wetlands/woodlands.
 - Groundwater recharge.



■ Infrastructure implications

- Is capacity available?
- Data centers could bring significant new infrastructure investments.
Is that what your community wants?





Defining Data Centers in your Zoning Ordinance

▪ Establish Categories

- Large-scale, Small-scale, Accessory.
- Special use is recommended.

▪ Define by Facility Characteristics

- 24-hour operations, uninterrupted environmental control (temperature/humidity), or high-reliability power systems.
- Dedicated electrical substation.
- On-site emergency electricity generation and/or on-site fuel storage.
- Generation or storage of hazardous materials/regulated wastes.



Defining Data Centers in your Zoning Ordinance

▪ Define by Scale

- Lot size.
- Aggregate building floor area.

▪ Define by Resource Demand

- Water consumption and sewer discharge thresholds.
 - Thresholds need to be community specific.
- Electric nameplate capacity.
 - Data center electricity demand
 - *Example:* Electric demand greater than 10 MW for large scale.
 - On-site energy generation
 - *Example:* On-site emergency generation with an aggregate nameplate capacity exceeding 2 MW, and/or on-site fuel storage exceeding 10,000 gallons.





Application Requirements

- Cooling/climate control equipment specifications.
- Special review escrow.
 - Applicants should pay.
 - Sound engineers, process engineers, hydrogeologists.
- Anticipated water consumption, sewer discharge.
- Noise study.
- Decommissioning plan & financial assurance.



A Little More about Noise

Data centers use equipment similar to other industrial and utility facilities.

(Relatively) constant sources:

- Cooling equipment/HVAC
- Transmission lines
- Substations



Intermittent sources:

- Natural gas/diesel generators



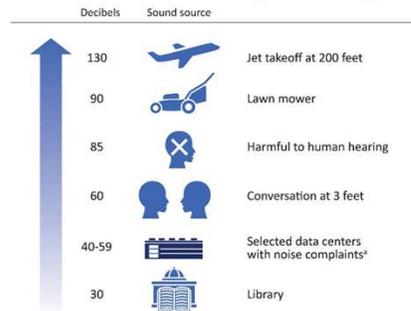


A Little More about Noise

- Equipment can be loud at the source (~80 to ~100 dBA)
- Usually quiet at distance, but can be noticeable.

2024 Report to the Governor and the General Assembly of Virginia

Case Studies of Data Center Noise Complaints in VA Data center sound is noticeable but quieter than many common sounds



SOURCE: JIARC review of Occupational Safety and Health Administration, U.S. Centers for Disease Control and Prevention, and Federal Aviation Administration websites, and analysis of complaint data from Fairfax and Loudoun.
NOTE: The units are A-weighted decibels. * Encompasses measurements at locations where local staff recently measured data center noise using A-weighted decibels. Measurements are a response to complaints, so they are not representative of all data centers. Measurements indicate total sound, not the isolated amount from data centers.



Performance Standards/Re-Application Requirements

- **Noise Limits**
 - Lot line noise limits
 - Account for surroundings.
 - Less of an issue if remote/adjacent to other industrial.
 - When near residential, limits between 50 dBA Leq - 40 dBA Leq are appropriate.
 - Generator testing hours (limit to daytime, weekdays)
 - Don't forget vibration.
- **Lighting**
 - Data center facilities usually use lighting/cameras for security.
 - Ensure illumination/color temperature limits are in place to prevent light pollution.





Performance Standards/Re-Application Requirements

■ Environmental/Sustainability Regulations

- Uncharted territory for zoning authority.
- Not just applicable to data centers. Ensure consistency.

■ Examples:

- Thermal emission limits.
 - *Example:* Facility shall not cause increase in air temperature 4°F above ambient background, averaged over any 15-minute period.
- Power Usage Effectiveness (PUE) target

$$\text{PUE} = \frac{\text{Total Facility Power}}{\text{IT Equipment Power}}$$

- *Example:* Design for PUE of 1.3 or lower, or demonstrate the highest efficiency reasonably achievable given site constraints; provide documentation at Site Plan and post occupancy.



Siting and Design

■ Siting

- Ensure setbacks are specific to noise generating equipment.

■ Architecture (if desired and not screened)

- Rooflines and pitches should be consistent with nearby structures.
- Require design elements at minimum intervals (e.g. 25 feet).
 - Variations in material module, pattern, and/or color
 - Belt course, string courses, cornice
 - Reveals, projections, transparency

■ Screening

- Landscaping for visual screening and aesthetics
- Walls/barriers for noise mitigation





Monitoring and Reporting

- **Prior to certificate of occupancy**
 - Compliance with noise requirements
 - Commissioning tests
- **Ongoing (annual, monthly, as needed)**
 - Meter water/sewer use
 - Generator testing/operating hours
 - Require copies of EGLE/outside agency reports
 - Sound monitoring



Decommissioning

- **Triggers and Deadlines**
 - Cease operations for certain timeframe (12 months).
 - Timeframe for owner to decommission.
- **Financial Assurance**
 - Letter of credit, bond, or escrow.
 - Provide prior to construction.
 - Review on regular basis (every few years).





Decommissioning

▪ Decommissioning Plan

- Specify structures to be removed (above and below ground).
- Disposal requirements.

▪ Site Restoration

- Soil restoration, seeding and planting with vegetation.



QUESTIONS AND COMMENTS





More Questions?

Sarah Mills, PhD

University of Michigan
sbmills@umich.edu
 (734) 763-0726

Mike Auerbach, AICP

Carlisle/Wortman Associates, Inc.
mauerbach@cwaplan.com
 (734) 662-2200 ext. 133

- Thanks to **EGLE**
 - Answer questions
 - Presentations to planning commission/board
 - Guide:
<https://graham.umich.edu/product/michigan-data-centers-guide>



**APA
MI**



THANK YOU!

FOR MORE INFORMATION ON **MEMBERSHIP**, HOW TO **BRING TRAINING TO YOUR COMMUNITY**, OR **OTHER WORKSHOP TOPICS** PLEASE SEE GIVE US A CALL OR SEND US AN EMAIL!

(734) 913-2000 | INFO@PLANNINGMI.ORG



**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
February 9, 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, Greg Rassel, Eric Rauch, and Bill Reiber. Absent was Glynis McBain. Also present were Planning Director Amy Ruthig, Planning Coordinator Bobby Foster, Shelby Byrne of Tetra Tech, and Brian Borden of Safebuilt.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner Rassel, supported by Commissioner 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 6:31 pm with no response.

OPEN PUBLIC HEARING #1...Consideration of a special use, site plan and environmental impact assessment for a proposed family day care home (up to 14 children) located 554 S. Hughes Road on the west side of Hughes Road, south of Golf Club Road. The request is petitioned by Jennifer Duncan.

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

Ms. Jennifer Duncan stated she has spoken with the Fire Marshal, provided the locations of the nearest childcare center, and provided the location of the fence for the play area. It meets the requirements.

Mr. Borden reviewed his letter dated February 3, 2026.

1. Special Land Uses (Section 19.03):
 - a. Provided the Commission finds that the proposal will uphold the overall goals of the plan, the proposal may be viewed as compatible with the Township Master Plan.
 - b. The applicant must address any comments/concerns raised by the Commission with respect to the compatibility and impact criteria.

- c. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.
2. Group Day Care Homes (Section 3.03.02k):
 - a. The revised submittal demonstrates compliance with the use conditions.
3. Additional Considerations:
 - a. He suggests that issuance of a State license be included as a condition to a favorable recommendation.
 - b. He requests the applicant provide the Township with a copy of their State license once obtained.

Ms. Byrne reviewed her letter dated January 30, 2026.

1. The petitioner should provide documentation from the Livingston County Health Department documenting the suitability of the existing well for the increased use. The existing residential home is connected to the existing municipal sanitary system with adequate capacity on the west side of the site, so no impact to a private septic system needs to be considered.
2. The existing driveway has six parking spaces, as shown on the provided site plan. Additionally, the existing driveway is over 300 feet long and has a turnaround near the house. Therefore, it is not anticipated that the proposed use will cause any traffic impacts to Hughes Road.

The Brighton Area Fire Authority Fire Marshal's letter dated January 20, 2026 states he has spoken with the applicant and determined that this will, in fact, remain a residence. The applicant will comply with the group home requirements of the State of Michigan and BAFA's requirements for her project.

Commissioner Reiber confirmed that there will be staggered drop off and pick up times to avoid issues with the traffic on the driveway but also requested to have a parking lot on the side of the driveway. Ms. Duncan stated she can review that option after she has operated for some time to determine if it is needed and how it would be done.

Ms. Duncan stated the Health Department has tested the water and checked the well, and he said that he would contact her if there were any concerns. She will be using delivered water for drinking.

The call to the public was opened at 6:41 pm.

Mr. Eric Martin of 520 S. Hughes Road asked how the children will stay on the property as there are blind spots along the private drive and the home is next to a lake. The location of the fence was shown on the plans. Commissioner Rauch stated it is a 25 x 60 square foot area that is completely fenced in.

The call to the public was closed at 6:44 pm.

Moved by Commissioner Rauch, supported by Commissioner Reiber, to recommend to the Township Board approval of the Special Use Application for a family day care home (up to 14 children) located at 554 S. Hughes Road, as the Planning Commission finds that the requirements of Section 19.03 and Section 3.03.02k have been met. **The motion carried unanimously.**

Moved by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Environmental Impact Assessment dated January 16, 2026 for a family day care home (up to 14 children) located at 554 S. Hughes Road. **The motion carried unanimously.**

Moved by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Site Plan dated January 21, 2026 for a family day care home (up to 14 children) located at 554 S. Hughes Road conditioned upon the applicant obtaining and providing to the township the required state licensing. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 2...Consideration of a special use, site plan and environmental impact assessment for proposed two (2) two-hundred and fifty (250) gallon above ground fuel storage tanks. The property is located at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue. The request is petitioned by Merlo Construction Company, LLC.

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

Mr. Wayne Perry of Desine Engineering and Mr. Brian Misaras, the applicant, were present. Mr. Perry stated they have relocated the tanks as requested by the Planning Commission.

Mr. Borden reviewed his letter dated February 3, 2026.

1. Special Land Uses (Section 19.03):
 - a. In order to make favorable findings related to compatibility and impacts, the conditions of Section 13.07 need to be met to the Commission's satisfaction.
 - b. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.
2. Fuel Storage (Section 13.07):
 - b. The applicant must obtain any outside permits required for fuel storage.

Ms. Byrne stated that her outstanding comments have been addressed and she has no further engineering concerns.

The Brighton Area Fire Authority Fire Marshal's letter dated January 26, 2026 stated he has no objection to the proposed fuel storage area as submitted.

Commissioner Reiber confirmed that the earliest start time will be 7:00 am. Mr. Misaras stated that they will operate within the local ordinance. There will not be construction or noise issues.

The call to the public was opened at 6:51 pm with no response.

It was confirmed that the proposal meets the required buffers. Ms. Ruthig stated that the applicant will be adding more trees than are required by the ordinance.

Moved by Commissioner Chouinard, supported by Commissioner Rassel, to recommend to the Township Board approval of the Special Land Use for two each, two-hundred and fifty gallon above ground fuel storage tanks located at 2025 Euler Road conditioned upon the applicant obtaining and submitting to the township all necessary outside permits. **The motion carried unanimously.**

Moved by Commissioner Chouinard, supported by Commissioner Rassel, to recommend to the Township Board approval of the Environmental Impact Assessment for two each, two-hundred and fifty gallon above ground fuel storage tanks located at 2025 Euler Road. **The motion carried unanimously.**

Moved by Commissioner Chouinard, supported by Commissioner Rassel, to recommend to the Township Board approval of the Site Plan for two each, two-hundred and fifty gallon above ground fuel storage tanks located at 2025 Euler Road. **The motion carried unanimously.**

OPEN PUBLIC HEARING #3...Consideration of a special use, site plan and environmental impact assessment for a proposed indoor dog park, coffee shop and bakery. The property is located in the existing Country Corners shopping center, 4060 Grand River Avenue, on the south-east corner of Grand River Avenue and Latson Road.

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

Ms. Stacie Phillips, the applicant, and Mr. John Eckstein of Lindhout Associates were present. Mr. Eckstein stated they have provided the information requested for the fence and gate and the turf on the outside will be synthetic.

Mr. Borden reviewed his letter dated February 3, 2026

1. Special Land Uses (Section 19.03):
 - a. In order to make favorable findings related to compatibility and impacts, the conditions of Section 7.02.02(w) must be met to the Commission's satisfaction.
 - b. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.
2. Pet Day Care Centers (Section 7.02.02w):

- a. He is requesting the applicant identify the fence materials for the Commission's consideration.
- b. If the Township approves the request, the applicant must obtain and submit copies of approvals from outside agencies, as required.
- c. If the Commission determines that additional and/or more detailed information is needed, the applicant must address any such concerns.

Ms. Byrne stated she has no engineering concern with the proposed site plan and special land use.

The Brighton Area Fire Authority Fire Marshal's letter dated January 26, 2026 states the fire authority has no objection to the proposed special use for the existing tenant space. Further review will be required during the tenant construction application for a permit.

When asked what material the fencing will be, Mr. Eckstein stated it will be a PVC product.

Commissioner McCreary asked for confirmation on specific details of the proposal, and all were answered by Ms. Phillips. She is in favor of the business; however, she does not believe this is the right location. She would like to have it as a stand-alone business. Mr. Eckstein stated that Ms. Phillips did a lot of research and this location already had many of the elements that she needed for this type of business.

Commissioner Reiber noted there are requirements from the Fire Marshal in his letter that must be met by the applicant.

The call to the public was opened at 7:03 pm with no response.

Moved by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Special Land Use for 4060 Grand River Avenue for an indoor dog park, coffee shop and bakery, as the Planning Commission finds that the requirements of Section 19.03 and Section 7.02.02(w) have been met. **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 January 20, 2026 for an indoor dog park, coffee shop and bakery. **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 Site Plan dated January 20, 2026 for an indoor dog park, coffee shop and bakery, conditioned upon the following:

- The fence material is added to the plans and provided to township staff for approval

- The applicant shall receive all outside agency approvals and provide copies to the township.
The motion carried with Commissioner McCreary voting no.

OPEN PUBLIC HEARING #4 ...Consideration of a special use, site plan and environmental impact assessment for a proposed expansion of outdoor storage for the existing Truck and Trailer. The property is located on the west side of Grand Oaks Drive, south of Grand River Avenue. The request is petitioned by Truck and Trailer Specialties.

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

Mr. Jesse Parkinson of The Umlor Group, the applicant's engineer, stated they are requesting to expand their existing storage area in the back of the building. They will be using asphalt millings.

Mr. Borden reviewed his letter dated February 4, 2026.

1. Special Land Use (Section 19.03)
 - a. In order to make favorable findings on the compatibility and impact criteria, the use conditions for outdoor storage must be met to the Commission's satisfaction.
 - b. The Commission should consider any comments provided by the Township Engineer and Brighton Area Fire Department with respect to this standard.
2. Use Conditions (Section 8.02.02(b))
 - a. Pending input from the Township Engineer, the Commission may allow the use of asphalt millings as the surfacing for the outdoor storage area.
 - b. The Commission may allow screen fencing and existing vegetation in lieu of new buffer zone requirements. The applicant is requesting to use screen fencing and there is existing vegetation in the required buffer area.
3. Site Plan Review
 - a. If any of the landscaping from the 2018 approval has died or is in poor condition, the Township should require replacement as part of this project.
 - b. The lighting plan must be revised to eliminate the on-site readings above the 10-footcandle limit.
 - c. The applicant must address any site plan comments provided by the Township Engineer and/or Brighton Area Fire Authority.

Ms. Byrne reviewed her letter dated February 3, 2026.

Genoa Township requires parking lots be hard surface. The proposed storage area addition is using asphalt millings, rather than pavement. Since this area will be used for storage and matches the existing storage area that is also surfaced with asphalt millings, she has no engineering related concern with the proposed addition not being hard surface.

The Brighton Area Fire Authority Fire Marshal's letter dated January 26, 2026 states he has no objection to the proposed storage area expansion. The area is already provided with emergency gate access and a fire hydrant accessible from the lot.

Ms. Ruthig stated she received a letter from the neighbor next door to the site right before the start of tonight's meeting, so it was not included in the packet. She provided it to the Commissioners and to the applicant.

Mr. Bouwman was asked what work was done as noted in the letter from the neighbor. Mr. Bouwman stated they tried bringing some free dirt in from an existing project in the township. After he was notified he was not able to do that, he stopped the work and then complied with the Drain Commissioner's requirements. He did not know he needed a permit. The plan submitted for this proposal includes the dirt that was brought onto the site.

Mr. Parkinson reviewed the plans, noting they meet all of the ordinance requirements, including additional elements to ensure the safety of the site. They had a future approval for 7 ½ acres of property so that is why Mr. Bouwman did not think he needed to receive additional approvals for the storage area expansion.

Commissioner Rauch stated that Items #1, 4, and 5 will be addressed with what is being proposed. Regarding the additional traffic on Grand Oaks Drive, this is an industrial roadway and has been designed for this type of traffic. With regard to the air quality, this business has been approved operationally. He appreciates the feedback and input from the adjacent property owner, but the plan tonight addresses the items that the township can have control over.

Commissioner Reiber wanted assurance that they are meeting the requirements for stormwater management. Mr. Parkinson stated they have worked with the township engineer and drain commissioner for the last five months and they have approved what they are proposing.

Commissioner Reiber asked what happens to a business that does work without permits and what typically occurs. Ms. Ruthig stated in this case, when they were notified, they stopped the work and then complied with the drain commissioner to bring it into compliance. Mr. Bouwman stated he received a fine from the Drain Commissioner and did what work was needed to bring that into compliance.

Commissioner Rauch stated they are approving something that has already been started. He reminded the applicant that in the future, before any work is started, all permits and approvals must be obtained.

Commissioner Reiber would like to see additional landscaping to allow a six foot screen wall and fence instead of a full Buffer Zone B. The applicant is proposing the fence than the buffer zone. Mr. stated due to the elevation of their property, the plantings would not be seen.

The call to the public was opened at 7:33 pm.

Ms. Deb Beattie of 3109 Pineview Trail is concerned with the number and types of trees that are being removed. She would like the applicant to keep some of them. She would also like more night sky and bird friendly lighting in the Township. She reminded everyone that oak trees should not be removed from November 1 to March 31 and should not be trimmed between April 15 and July 15.

The call to the public was closed at 7:35 pm.

Commissioner Reiber reiterated that he would prefer trees instead of fencing. Commissioner Chouinard stated the fence is needed for safety and security. Commissioner Rauch suggested allowing the chain link fence with the addition of conifer trees. There is 25 feet of area between the proposed expansion and where the slope begins. If a tree is planted every 30 feet on center, 11 trees can be planted. The applicant agreed.

Moved by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Special Land Use for the expansion of outdoor storage for the existing Truck and Trailer located on the west side of Grand Oaks Drive, south of Grand River Avenue as the Planning Commission finds that the conditions of Section 19.03 and Section 8.02.02(b) have generally been met to their satisfaction. **The motion carried unanimously.**

Moved by Commissioner Rauch, supported by Commissioner Reiber, to recommend to the Township Board approval of the Environmental Impact Assessment dated January 20, 2026 for the expansion of outdoor storage for the existing Truck and Trailer located on the west side of Grand Oaks Drive, south of Grand River Avenue **The motion carried unanimously.**

Moved by Commissioner Rauch, supported by Commissioner Reiber, to recommend to the Township Board approval of the Site Plan for the expansion of outdoor storage for the existing Truck and Trailer located on the west side of Grand Oaks Drive, south of Grand River Avenue., with the following conditions:

- The petitioner will add 11 coniferous trees at 6 foot height at the time located at the bottom of the new proposed slope between the disturbance area on the west side.
- Township staff will review the existing landscaping against the approved landscaping plan of seven years ago and if necessary, will be brought back into compliance during an applicable season in 2026.
- The lighting photometrics and plan shall be updated and reviewed by township staff to meet township standards.
- The chain link fence matching the existing chain link fence is acceptable.
- The asphalt millings are acceptable material in this industrial zone.

The motion carried unanimously.

The Planning Commission took a break from 7:45 to 7:55 pm.

OPEN PUBLIC HEARING #5...Consideration of an ordinance amendment to Article 13 entitled “Environmental Protection Regulation” related to “Hazardous Materials and Fuel Storage and Wetland Protection Standards”

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

Ms. Ruthig showed the proposed rendering for the wetland demarcation signs. All Commissioners are in favor of the sign design.

The planning commission and Ms. Ruthig discussed the proposed changes made since last month’s meeting.

The call to the public was opened at 8:16 pm.

Mr. Jim Carpenter of 4715 Stillmeadow Drive stated the developer should pay more than what the township pays for the sign. He does not think the township should worry about the old buffer requirements when setting the new standards.

Ms. Deb Beattie of 3109 Pineview Trail spoke about the setback requirements discussed this evening. The main priority should be to protect the wetlands, water and trees.

The call to the public was closed at 8:22 pm.

Commissioner Rauch appreciates the comments from the public. He stated the township does very well with wetland protection.

Commissioner Reiber wants to ensure that the township is preserving its natural environment instead of helping developers build homes. He wants to start considering larger setback requirements.

Commissioner Rauch stated the township should focus on responsible development as well as preservation and these requirements achieve that. He noted that attainable housing is also a goal of the township and Commissioner McCreary agreed.

Commissioner Chouinard noted that there are property owners who had plans to build a certain home or building, but if the ordinance changes significantly, they will be losing buildable area. Ms. Ruthig agreed it is a very difficult balance to achieve.

Moved by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Zoning Ordinance Amendments to Article 13 entitled “Environmental Protection Regulations”, conditioned upon the following:

- Review and approval from the township attorney.
- Fuel storage tanks will be 150 feet from residential zoned districts and within the building envelope when next to parcels of the same zoning district.

The motion carried with Commissioner Reiber voting “no”.

Chairman Grajek allowed a call to the public at 8:40 pm.

Ms. Deb Beattie stated it is up to the builders to decide what price homes they want to build. The Commission says they want more housing, but the master plan calls for changing zoning so commercial can be built instead of residential.

Mr. Jim Carpenter stated the township does not need to make attainable housing available. He recommends that a second call to the public be put on the agenda for this and the Board of Trustees meeting.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated the joint meeting between the Planning Commission and Township Board will be held on Monday, February 23. She does not have any items for the March Planning Commission meeting,

Approval of the January 12, 2026 Planning Commission meeting minutes

Needed changes were noted.

Moved by Commissioner McCreary, seconded by Commissioner Rassel, to approve the minutes of the January 12, 2026 Planning Commission Meeting as amended. **The motion carried unanimously.**

Member Discussion

The board agrees that a second call to the public should be added to the end of the meeting.

Adjournment

Moved by Commissioner Rassel, seconded by Commissioner Chouinard, to adjourn the meeting at 8:51 pm. **The motion carried unanimously.**

Genoa Township Planning Commission
February 9, 2026
Unapproved Minutes

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT

**GENOA CHARTER TOWNSHIP PLANNING COMMISSION
JOINT MEETING WITH TOWNSHIP BOARD AND ZONING BOARD OF APPEALS
FEBRUARY 23, 2026
MINUTES**

CALL TO ORDER: Chairman Grajek called the joint meeting with the Township Board and Zoning Board of Appeals to order at 6:30 p.m. Present were Planning Commission members Chris Grajek, Tim Chouinard, Glynis McBain, Marianne McCreary, Greg Rassel, Eric Rauch and Bill Reiber; Zoning Board of Appeals members Marianne McCreary, Michele Kreutzberg, Bill Rockwell, Rick Soucy, and Matt Hurley; and Board of Trustee members, Kevin Spicher, Candie Hovarter, Robin Hunt; Rick Soucy, Jodie Valenti, and Todd Walker. Also present were Township Manager Kelly VanMarter, Planning Director Amy Ruthig, Zoning Official Carrie Aulette, and Planning Coordinator Bobby Foster.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner Rassel, 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 opened at 6:31 pm with no response.

Ms. Ruthig stated copies of the Master Plan Survey were given to all board members and there are copies on the table for the public.

1. Presentation and discussion of the Master Plan Survey results by Giffels-Webster.

Ms. Julia Upfal and Ms. Rose Kim from Giffels-Webster were present. Ms. Upfal stated that the Master Plan is approved by the Planning Commission. She explained what a Master Plan is, how it is used, how it relates to development, its benefits, goals, and the steps needed to review and amend the Master Plan.

Ms. Kim provided a review of the steps that will be taken for the Master Plan review. The first was the Master Plan Survey, which received 918 responses. She then reviewed the results of the survey, which included demographics, areas of concern, what topics for which residents would like to receive more information, housing and neighborhoods, economic development,

natural features, transportation, public facilities and services, and the Latson Road Interchange area.

Commissioner Rauch asked the planners for the top three takeaways from the survey. Ms. Kim stated residents are protective of the natural features, the rural character, and want sidewalk connectivity throughout the Township.

When asked if she sees a difference between this survey and the one that was done in 2023, Ms. Kim stated there was not much updating done at that time from the previous plan which was adopted in 2013, which did not include the Latson Road Interchange area.

Ms. Kim stated the options now are to do a master plan study, with focus on the Latson Road Interchange, modify the master plan study or stay in the course with the 2023 Master Plan.

Ms. Kim stated Giffels-Webster would complete background research of the existing conditions, prepare the plan, and then hold a public hearing. There could be additional public engagement opportunities, such as focus groups, open houses, workshops, etc. Supervisor Spicher noted that one-third of the respondents provided their contact information, who could participate in a focus group. Commissioner Rauch agrees; there should be a focus group regarding the Latson Road Interchange.

Ms. Ruthig stated staff would like to receive feedback from the Planning Commission on how to proceed. Commissioner Rauch stated Master Plan reviews are required to be initiated by the Planning Commission; however, the Board of Trustees requested this review. Also, he is not comfortable with focusing the plan on a single piece of property, specifically Latson Road at I-96. Supervisor Spicher agreed and noted that the township attorney agrees also.

Ms. VanMarter stated staff can compile the data in a different way that may be easier to discern, share it with the Planning Commission, and place it on the website. She stated that the Board handles the funding of projects, so their initiating the review was due to their requirement to fund it.

Commissioner McBain questioned if the responses can be divided by property owners who live in a developed area and those that live in areas that are currently rural and can be developed.

Commissioner Reiber noted that the responses were similar along the three separate areas and demographics of the township.

Ms. Valenti stated that the majority of the residents in the township are between 18 and 55 and recommended they be included in the focus groups.

Ms. Ruthig stated staff will publish the information and provide it to the Planning Commission, then have this item on a future Planning Commission agenda, and next steps can be determined.

Chairman Grajek allowed a second call to the public at 8:59 pm.

Ms. Agga Bisbikis of 2511 Little Sunset Trail cautioned publishing tonight's presentation because the data is difficult to understand.

Mr. Jim Carpenter of 4715 Stillmeadow spoke about how the data presented in the presentation this evening was difficult to understand.

The call to the public was closed at 9:01 pm.

Commissioner McCreary thanked staff, the ZBA, and the Board of Trustees for attending this evening.

Adjournment

Moved by Commissioner Rassel, seconded by Commissioner Chouinard, to adjourn the meeting at 9:03 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary