



**RESOLUTION OF THE PLANNING COMMISSION  
ADOPTING UPDATES TO THE MASTER PLAN  
AND FUTURE LAND USE MAP**

Genoa Charter Township  
Livingston County, Michigan

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At a regular meeting of the Planning Commission of Genoa Charter Township, Livingston County, Michigan, held on February 13, 2023, at 6:30 p.m. prevailing local time.

**PRESENT:** Commissioner McCreary, Commissioner Rauch, Commissioner Grajek, Commission Lowe, Commissioner Dhaenens, Commissioner Chouinard

**ABSENT:** Commissioner McBain

The following Preamble and Resolution were offered by Commissioner Rauch and supported by Lowe:

**WHEREAS**, Genoa Charter Township initiated a process to update the Master Plan for Land Use which was adopted in 2015; and

**WHEREAS**, the Genoa Charter Township Planning Commission, pursuant to the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), has studied and prepared recommendations for the use, development and preservation of all lands in the Township; and

**WHEREAS**, the Planning Commission has developed an update to the Master Plan consisting of research and analyses dealing with land use, demographics, development, transportation, community facilities, recreation, and other pertinent topics; and

**WHEREAS**, the Planning Commission has used the Master Plan analyses to prepare an update to the Future Land Use Map that is necessary for the continued development and the appropriate redevelopment of the physical areas of the Township; and

**WHEREAS**, on May 23, 2022, the Planning Commission submitted the plan to the Township Board of Trustees for distribution; and

**WHEREAS**, on June 20, 2022, the Genoa Charter Township Board of Trustees authorized distribution of the Master Plan as provided by the Michigan Planning Enabling Act (MPEA); and

**WHEREAS**, the Township complied with required plan development steps of notifying and involving the Livingston County Planning Commission, surrounding communities and outside agencies; and



**WHEREAS**, the Planning Commission held an open public hearing at the following meetings: November 14, 2022, December 12, 2022, January 9, 2023 and February 13, 2023 and considered all comments and concerns of the public; and

**WHEREAS**, the Planning Commission recognizes that the Master Plan and Future Land Use Map are guides for public and private decision-making that will keep the Township in motion toward its vision to maintain outstanding quality of life for all residents; and

**WHEREAS**, the Township Board as authorized by the MPEA has asserted its right to approve or reject the proposed updated Master Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of Genoa Charter Township hereby adopts the updated Master Plan and Future Land Use Map, its narrative, maps, tables, and other descriptive data, and resolves to use the Plan and Map together as a guide for the overall development of the Township;

**IT IS FURTHER RESOLVED** that the Planning Commission wishes to present the updated Master Plan and Future Land Use Map as adopted herein to the Township Board for approval or rejection as set forth in Resolution #PC-23-01.

**AYES:** Commissioner Chouinard, Commissioner Rauch, Commissioner McCreary, Commissioner Lowe, Commissioner Dhaenens, Commission Grajek

**NAYS:** None

**ABSENT:** Commissioner McBain

**ABSTENTIONS:** None

**RESOLUTION DECLARED ADOPTED**

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Planning Commission of Genoa Charter Township, Livingston County, Michigan, at a regular meeting held on February 13, 2023.

  
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Chris Grajek  
Chairman, Genoa Charter Township Planning Commission

# Acknowledgments

## Township Board of Trustees

Bill Rogers, Supervisor

Polly Skolarus, Clerk

Robin Hunt, Treasurer

Jean Ledford

Jim Mortensen

Terry Croft

Diana Lowe

## Planning Commission

Chris Grajek, Chairperson

Marianne McCreary, Secretary, Zoning Board of Appeals liaison

Diana Lowe, Board of Trustees liaison

Jeff Dhaenens

Eric Rauch, Vice-Chairperson

Glynis McBain

Tim Chouinard

## Planning

Kelly VanMarter, AICP, Township Manager

Amy Ruthig, Planning Director



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# Purpose of a Master Plan

This Master Plan Update represents an opportunity to affirm and update the course for new development and redevelopment in Genoa Township as identified and described in the 2013 Master Plan. This Plan contains the community's vision, goals, objectives, and strategies and it is intended to guide future decision-making processes related to Land Use and development, as well as overall community quality of life.

The Master Plan addresses future Land Uses and community development, and other community features in a coordinated fashion. It portrays a clear statement of community goals and objectives, establishes a vision of the future, and includes plans to achieve the vision. If followed carefully, the Master Plan will have a lasting impact on the built and natural environment. Decisions made when the Plan is developed will likely be implemented over short-term, medium-term, and long-term timelines as specified in the Implementation Plan.

The Master Plan is long-range in its view and is intended to guide development in the Township over a period of 10 to 20 years, with reviews and any necessary updates occurring every five years to maintain consistency with the Michigan Planning Enabling Act of 2008. The information and concepts presented in the Master Plan are used to guide local decisions on public and private uses of land and the provision of public facilities and services. A sound Master Plan promotes a Land Use pattern that reflects a community's goals. It establishes long-range general policies in a coordinated and unified manner, which can be continually referred to in decision-making.

Lastly, the Master Plan aims to provide a complete picture of the historic and ongoing Land Use and development-related issues facing Genoa Township so that the reader has a full understanding of what is occurring within the Township

**Frequent review and analysis of the Master Plan will strengthen the relevance and validity of local planning and zoning policies.**

This Master Plan represents a continual effort by the Planning Commission and Township Board. A series of joint public meetings were held by the Board and Planning Commission to discuss the recommendations of the plan. Citizens, landowners and interested members of the general public also attended meetings and were involved with the discussion on the plan. A public hearing to present the draft plan was conducted prior to its adoption by the Township Board.

Genoa Township's last comprehensive Master Plan was completed in 1998, with amendments made in 2000, 2003, 2006, and 2013.

The Township regularly refines its Zoning Ordinance and subdivision regulations in response to changing conditions, goals, and the law. Thus, this Master Plan represents the latest in a series of documents and ordinances which will help to ensure that the Township maintains its desired community character.



# Summary of 2023 Master Plan



## 1 | THE PLACE

The Master Plan starts with a review summary of long-term plans for Livingston County and the communities surrounding Genoa Township. It also identifies common objectives that will assist in identifying collaboration opportunities. It is followed by a summary of existing land use as well as information on local people and the economy. This information provides the background for the following chapters.



## 2 | THE PEOPLE

This section summarizes **public input** collected during the planning process. It also outlines the vision, goals and objectives for the long-term future of the Township. The Township started the update process with a joint meeting with members of all Boards and Commissions, to identify and prioritize the Township's strengths and weaknesses. The public input was gathered in two different phases:

- A **market assessment summary** in late 2020. The market assessment focused on both current and future market conditions for residential and non-residential activity. It included a consumer spending survey. This assessment was updated in 2021.
- An **open house (in-person and online)** was conducted on November 10, 2021. Open house participants were asked about the following: perception of the community, potential locations to identify gateways around the Township, preference of housing styles, recommended non-motorized transportation improvements, and general thoughts on the 2013 adopted Future Land Use map and proposed goals. The 'public input' chapter provides more information and findings.

The participants were in general agreement with the concepts and changes proposed and emphasized the importance of preserving the community's rural character and natural features.

The 2013 Master Plan included a variety of statements that are either objectives or action strategies geared at future improvements. The 2023 Master Plan reframes those statements as goals, objectives and action strategies to help the community better visualize the future and stay focused on the implementation. The **2023 Master Plan goals** are broken into the following categories:

- Housing & neighborhoods
- Economic development
- Natural features
- Transportation
- Public facilities and services

Each goal is further broken down into sub-categories. The chapter includes measures of success to help track the implementation progress.





### 3 | THE PLAN

The plan includes a **Future Land Use Plan Map**, an illustrated guide to how land will be used in the next 10-15 years based on the existing conditions analysis, public input, and goals and objectives. Except for the areas along Grand River corridor, there are no significant changes to future land uses compared to the 2013 Master Plan. Two mixed-use districts are recommended that covers most the Grand River Avenue to allow flexibility of land uses. In these areas, commercial and residential uses, provided with a horizontal or vertical mixed use development pattern, will complement each other, creating “hubs” or “districts” of mutually supportive uses.

The plan carries forward two recommendations from 2013 Master Plan, with an emphasis to prioritize development along the Grand River corridor before moving south of the Township.:

- **I-96/Latson interchange Subarea plan.**
- **Growth area boundary.** No changes proposed; it is recommended to revisit the growth zone boundaries with the next Master Plan update.

The **Housing Plan** focuses on current housing trends and provides general recommendations for alternative housing strategies between single-family homes and apartments to create diverse and quality housing stock in the Township - with a focus on smaller housing types closer to the Grand River Corridor where more compact and walkable development is envisioned. The plan also includes general guidelines and recommendations for non-motorized transportation linkages and sustainability principles.

The **Commercial Corridor Development plan** is divided into three sections:

- The Market Opportunities section will present opportunities for Genoa Township and begin to identify action strategies to capitalize on those opportunities.
- The Grand River corridor redevelopment section outlines a comprehensive vision for the redevelopment of the corridor.
- Three redevelopment sites were identified as currently vacant or under-utilized, given their location, unique features, and size. Concepts for redevelopment suggest key components that are envisioned and approaches to facilitate redevelopment.



### 4 | THE PROGRAM

This section includes two items

- **Zoning plan**, that works as a road map for changes needed to the Zoning Ordinance that regulates development.
- **Action strategies**, that will help the Township implement the Master Plan's key recommendations. These strategies are broken into categories that help the Township organize implementation. For example, most of the “zoning strategies” will begin with the Planning Commission. The Township Board and staff will incorporate the “advocacy” items through land use policy, discussions with applicants and interactions with residents.

