

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MAY 13, 2013
6:30 P.M.**

MINUTES

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:31 p.m. Present were Barbara Figurski, Lauren Brookins, James Mortensen, Chairman Doug Brown, Diana Lowe and John McManus. Also present were Assistant Township Manager, Kelly VanMarter and Brian Borden of LSL.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: The agenda was approved pursuant to a **Motion** by Barbara Figurski and support by James Mortensen. **Motion carried unanimously.**

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 of a site plan application, environmental impact assessment and site plan for proposed site improvements for Mt. Brighton, located on the Southeast corner of Challis and Bauer Road in Section 25, petitioned by Tim Beck on behalf of VR US Holdings, Inc.

Tim Beck addressed the Planning Commission. He gave a brief overview of the plans and what they hope to have accomplished this summer. There will be changes in the lifts and tows. The snow making plan was also shown to the Planning Commission. The grading plans were discussed. The petitioner is working with Lindhout and Associates. They have met with officials from the Building Department.

Gary Markstrom, engineer for VR US Holdings, Inc. indicated that they have responded to all review letters.

The wooden fence along Bauer Road will be replaced. It will be the same height as the existing fence. The new fence will be on the property line as it should be. Bill Kennedy of Vail Resorts addressed the Planning Commission. Snow will probably not be made by the snow tower that exists near Bauer Road. The new snow guns are quieter and sit lower to the ground.

Brian Borden recapped his review letter. He discussed the proposed light plan. The fixtures are consistent with what is permitted by the ordinance. There are approximately 154 lighting fixtures currently on the mountain. The petitioner is hopeful that no additional lighting will be needed. The petitioner agrees to obtain any permits necessary for the project.

Planning Commission disposition of petition

- A. Recommendation of Environmental Impact Assessment.
- B. Disposition of Site Plan.

Motion by Barbara Figurski to recommend to the Township Board approval of the revised environmental impact assessment dated 4/29/13 subject to future development on the site may require bonding or construction of pathway and/or other future improvements.

Support by Diana Lowe. **Motion carried unanimously.**

Motion by James Mortensen that the site plan be approved, subject to:

1. Township approval of the environmental impact assessment as modified this evening by the Planning Commission;
2. The outdoor lighting at Mt. Brighton is grandfathered and the petitioner will not increase illumination and will work with staff regarding shielding neighbors from any changes in the lighting;
3. Any approvals required by governmental agencies including the Livingston County Drain Commission will be obtained.

Support by Barbara Figurski. **Motion carried unanimously.**

Administrative Business:

- *Staff report*
- *Approval of April 8th, 2013 Planning Commission meeting minutes. **Motion** by Barbara Figurski and support by John McManus to adopt the minutes. **Motion carried unanimously.***
- *Member Discussion*
- *Adjournment. Motion by Barbara Figurski and support by Lauren Brookins to adjourn. **Motion carried unanimously.** Meeting adjourned at 7:30 p.m.*