

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JUNE 10, 2013
6:30 PM**

MINUTES

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:32 pm. Present were Barbara Figurski, James Mortensen, Chairman Doug Brown, Diana Lowe and Dean Tenge. Also present were Assistant Township Manager, Kelly VanMarter, Brian Borden of LSL, and Gary Markstrom of TTMPs.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

INTRODUCTIONS: Chairman Brown introduced all of the Commissioners, and noted that two were absent this evening. He also introduced staff and the planner and engineer. He gave a review of how the Master Plan update process works, including the Township gathering input from residents and business owners. The Master Plan is a guide used to make requested changes to the zoning ordinance. Per State law, the Master Plan must be reviewed every five years. While the Master Plan includes the entire Township, this revision has special interest in the development of the new I-96 interchange at Latson Road. He added that changes to the Master Plan do not change the existing zone and zoning changes do not necessarily follow the Master Plan. The proposed Master Plan includes two new zoning districts, Interchange Commercial and Interchange Campus, which will need to be defined and developed at a later date.

Tonight, the Planning Commission will review the proposed Master Plan and then make a recommendation to the Township Board. There is no public hearing associated with this step of the process; however, the Planning Commission will take comments from the public after the presentation.

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

CALL TO THE PUBLIC: Chairman Brown opened the call to the public at 6:40 p.m. with no response.

AGENDA ITEM #1*... Review of the draft Master Plan and request for submittal of the draft plan to the Township Board for distribution and public review pursuant to the Michigan Planning Enabling Act.

(*Please note that this agenda item is not a public hearing and as such will not be open to public comment unless otherwise determined by the Chairman. An official public hearing on the Master Plan is required after the public review period.)

Ms. VanMarter referenced her memo in tonight's packet. She gave a review of the Master Plan update process. The plan was developed by a steering committee that consisted of members of Township staff as well as the planner. Then an open house was held in February and feedback was received from residents. There was also a survey sent to the residents. This feedback was considered when developing the plan that is being presented this evening. She feels this plan is ready to share with the public and again gather their feedback as well as feedback from adjacent communities and organizations. Then it will be back before the Planning Commission for an official public hearing.

Brian Borden reviewed the changes that were made to the plan. They updated the demographics, the future land use plan/map, goals and objectives as well as removed recommendations from the old plan that were already completed. They also updated the transportation section; including motorized and non-motorized transportation, and updated the maps.

He noted that tonight is only one step in the process. There will be other opportunities for members of the public to provide their input.

A map of the Latson Road Interchange area of the Township was put up on the screen for the audience to view.

Mr. Borden stated they are proposing Interchange Commercial around the immediate area of the exits and entrances to I-96, which will consist of higher-intensity commercial uses. As you move south and east, it will be Interchange Campus, which would be for larger / institutional uses, such as educational or medical facilities. The debate has been where these two zoning areas should begin and end. He noted that the Township will monitor the development closely and the plan can be amended. The amendment process would be similar to what is being done now; however, it would only focus on this area and the process would not be as lengthy.

Chairman Brown questioned why the interchange campus zoning ended at the proposed location and was not brought down to Crooked Lake and over to Fishbeck. Mr. Borden stated they were limited by the lack of infrastructure and also, they do not want businesses currently on Grand River to move to this location, simply because it is new. Mr. Markstrom stated that when the water and sewer were put in this area originally, I-96 was the southern boundary. His office is currently studying what needs to be done to meet the needs of the proposed Master Plan as well as how much these improvements will cost.

Phil Santer of SPARK, stated they are economic developers and not professional planners. They provided suggestions to the Township on what they felt opportunities the new interchange could offer with regard to development. Dean Tingle asked how the suggested development would benefit not only the residents in that area, but the

Township as a whole. Mr. Santer stated they are suggesting attracting large users to support the existing commerce as well as attract employment.

Mike Boss of Boss Engineering has heard comments from his clients that the input provided to the Township by the public was mostly to continue the more dense zoning further south; however, these comments were not incorporated into the plan that is shown this evening. There is no transitional zoning being proposed. He does not feel that waiting to see what will be developed and then amending the Master Plan is good planning. The infrastructure should be planned at this time and not based on what is developed there. Dean Tenge asked how the suggested development would benefit not only the residents in that area, but the Township as a whole. Mr. Boss stated there will be 16,000 vehicles that travel that road every day. All of this traffic will affect the people who live there, but they are not able to develop their property.

Chairman Brown noted that most of the residents who submitted letters suggested letting the market dictate what will be developed in this area. He feels that is what they are doing by leaving the area south of Sweet Road as five-acre parcels. He reiterated Mr. Markstrom's comments that the Township is not sure if the infrastructure is able to be developed to support this higher density in the area.

Mr. Boss feels the Master Plan should be put on hold and wait and see what the demand will be after the interchange is complete and then the plan can be made based on the interest.

Chairman Brown asked Ms. VanMarter if this could be done. She stated that yes, this area can be left as it is currently, but the Master Plan needs to be reviewed at this time. She has been working on ways to advise the public that this land is becoming available from an economic development perspective. She would be open to making an amendment to the Master Plan once the exchange is open.

James Mortensen asked Ms. VanMarter what is the advantage of waiting. She stated there would be more knowledge of what the traffic amount will be. Mr. Mortensen stated that he feels Mr. Boss has valid points, one being the transitional zoning; however, until the funding is available to develop the road, water, and sewer, nothing will be able to be developed. Once land is zoned to a higher density, it cannot be zoned back to a lower one. He is in favor of the campus zoning in the locations that are proposed. It can always be revised to a more intense use in the future. He would like to move the plan along.

Ms. VanMarter stated that while the interchange campus zoning is not a traditional transitional zoning, it is intended to serve as such. They intend to write the ordinance to include landscaping, buffers, special architectural features, etc. The campus zoning will transition from the high intensity commercial at the ramps to the residential area to the south.

Chairman Brown asked if anyone in the public would like to speak.

Ed Bishop, who lives on Nixon Road, feels that Nixon Road being two lanes is going to increase traffic. He also wants to know if his wife is going to be able to run a business from her home.

Brenda Nicholas, who lives on Nixon Road, feels that if the zoning is changed, it would attract more businesses into the area.

Leo Nicholas, of Nixon Road, suggested that the new sewer pipe that is being put in for Oak Point should be run down Nixon instead of Chilson to help with any new development in this area. Also, 22 residents in this area sent letters to the Township. He would like the Commissioners to read them.

Paul Deluca, of Nixon Road, does not want any special assessments. He does not want to sell his property and move; he wants to live there. He did not want the interchange. He is concerned about crime.

Steve Vitous, of 2592 Nixon Road, asked about the speed limit at the school. Ms. VanMarter suggested he contact the Livingston County Road Commission.

Planning Commission Disposition

A. Authorize submittal of the Master Plan to the Township Board.
Motion by James Mortensen and supported by Barbara Figurski to authorize the submitted Master Plan to the Township as presented. **Motion carried unanimously.**

Administrative Business:

- *Staff Report. Kelly VanMarter stated the next Planning Commission Meeting will be on July 22nd. She has received a submittal from the Church of the Nazarene.*
- *Approval of May 13, 2013 Planning Commission meeting minutes. **Motion** by Barbara Figurski and supported by Diana Lowe to adopt the minutes with recommendations made this evening. **Motion carried unanimously.***
- *Member Discussion*
- *Adjournment. Motion by Diana Lowe and supported by Barbara Figurski to adjourn. **Motion carried unanimously.** Meeting adjourned at 8:30 p.m.*