

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
SEPTEMBER 12, 2016
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:30 p.m. Present were Chairman Doug Brown, Barbara Figurski, James Mortensen, Eric Rauch, John McManus, and Diana Lowe. Absent was Chris Grajek. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Gary Markstrom of Tetra Tech, and an audience of 0.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA: **Moved** by Commissioner Figurski, seconded by Commissioner Rauch, to approve the agenda as presented. **The motion carried unanimously.**

CALL TO THE PUBLIC: The call to the public was made at 6:32 pm with no response.

OPEN PUBLIC HEARING #1...Review of Environmental Impact Assessment and Site Plan for proposed site grading on the balance of the land located south of the Providence Medical Center Project at the southeast corner of the Latson Road and Grand Oaks Drive intersection. The request is petitioned by Ascension Health for the purpose of raising grade to provide gravity fed sanitary sewer for future development.

- A. Recommendation of Impact Assessment (8-23-16)
- B. Disposition of Site Plant (8-24-16)

Mr. Markstrom reviewed his letter of August 29, 2016. He feels the plan has merit. He would like to ensure that the grading takes into consideration the water main that is going to be extended in this area. Also, if all of the out lots are going to be developed, then the grading should be adjusted so they can be serviced by the gravity-fed sanitary sewer.

The Environmental Impact Assessment should say "MDOT" instead of "MOOT".

Mr. Mark Yagerleander, the Regional Director of Real Estate for Ascension Health, stated they are raising the grade to allow for a gravity-fed sanitary sewer system. With regard to Mr. Markstrom's comments regarding the out lots, they are not sure if they are going to sell the one on the southeast corner as they are still working on the scope of the medical office building.

Mr. Gary Tressel of Hubble, Roth & Clark, Inc. stated they will be bringing in 60,000 tons of dirt fill for the site and are planning to bring the entire site up to the same grade. They will also ensure that the grade accommodates the future water main.

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

Moved by Commissioner McManus, seconded by Commissioner Mortensen, to recommend to the Township Board approval of the Impact Assessment dated 8-23-16 for grading at 1205 Latson Road, conditioned upon the following:

- “MOOT” shall be changed to “MDOT” anywhere it appears in the document.
- Any further approvals, beyond the Flagstar Bank, will require review of the master deed, if applicable. **The motion carried unanimously.**

Moved by Mortensen, seconded by McManus, to approve the Site Plan for grading at 1205 Latson Road conditioned upon the following:

- The requirements stated in the Township Engineer’s letter of August 29, 2016 shall be met.
- The requirements stated in the Brighton Area Fire Authority’s letter of September 1, 2016 shall be met.
- Approval of the Impact Assessment by the Township Board.

The motion carried unanimously.

Administrative Business:

- Staff Report

Ms. VanMarter stated that the developer of Lake Shore Village Place Phase III contacted her and stated that MSHDA, who is funding this project, has an issue with the natural gas pipeline and access road. They would like to see an Environmental Study. The developer would like to remove this area from the project by a land transfer. She feels this is an amendment to the approved site plan and it should be reviewed by the Planning Commission. The area in question was to be open space.

Commissioner Rauch stated this will change the density of the project.

All Commissioners agreed that if the plan is changed, it must come before the Planning Commission for review and approval.

- Approval of the August 8, 2016 Planning Commission meeting minutes

Moved by Commissioner Figurski, seconded by Commissioner Lowe, to approve the minutes of the August 8, 2016 Planning Commission Meeting as presented. **The motion carried unanimously.**

- Member Discussion

Commissioner Mortensen stated that when the two properties from developer Harvey Weiss were presented to the Township Board, they had some changes that were different than what was approved by the Planning Commission. The Board reached an agreement with Mr. Weiss; however, Mr. Mortensen feels these changes should have been reviewed by the Planning Commission.

09-12-16 Approved Minutes

Commissioner Figurski gave a review of the August Zoning Board of Appeals meeting.

- Adjournment

Moved by Commissioner Figurski, seconded by Commissioner Lowe, to adjourn the meeting at 7:10 pm. **The motion carried unanimously.**