

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
February 11, 2019  
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 Chairman Doug Brown, Chris Grajek, Jeff Dhaenens, Jill Rickard, Marianne McCreary, and Jim Mortensen. Absent was Eric Rauch. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, and Gary Markstrom of Tetra Tech. There was one audience member present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

**Moved** by Commissioner McCreary, seconded by Commissioner Grajek, to approve the agenda as presented.

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

**OPEN PUBLIC HEARING # 1...** Review of revisions to the master deed and bylaws associated with recommendation for final site condominium approval for Chestnut Springs. The property in question is located on approximately 61 acres involving parcels 11-33-400-003 and 11-34-300-005 on the east side of Chilson Road, south of Brighton Road along the southern Township boundary with Hamburg Township. The request is petitioned by Chestnut Development LLC.

A. Recommendation of final condominium site plan.

Mr. Steve Gronow, the property owner, was present. Per the discussion at last month's Planning Commission meeting, his attorney has reverted the language for the master deed and bylaws back to how they were originally written. He has reviewed the comments from the Township attorney in his letter dated February 7, 2019 and agrees to make his requested changes.

The Planning Commission suggested that Lot #25 contribute to the storm sewer system because that runoff is from the road, and they are required to contribute to the road maintenance. Mr. Gronow will have that added.

Commissioner McCreary would like to have Lot #25 contribute to the maintenance of the common areas, including the maintenance of the entrance to the development, etc. Commissioner Rickard agrees. Commissioners Mortensen and Dhaenens disagree. They would like to have Lot #25 pay for the road and storm sewer system maintenance, but not for any of the landscaping. Mr. Gronow does not believe it would be possible to charge Lot #25 for just the maintenance of the common areas, and not the landscaping, mowing, snow removal, etc.

After a brief discussion, Commissioners McCreary and Rickard believe that Lot #25 should pay for all common aspects of the association, such as the roads, the storm sewer system, common areas, site entrance maintenance, insurance, etc. and should only be exempt from the landscaping costs. Mr. Gronow and the Planning Commissioners agree.

The call to the public was made at 7:14 pm with no response.

**Moved** by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of final condominium site plan for Chestnut Springs, subject to the following:

- A revision to the master deed and by-laws reviewed this evening to the effect that Lot #25 will be excluded from homeowner association costs and/or assessments related only to the landscaping of the condominiums.
- Review by the Township attorney.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING # 2...** Review of a site plan and impact assessment requesting preliminary site condominium approval for a proposed 19 unit site condominium. The property in question is located on approximately 30.8 acres at 4242 Bauer Road (Parcel #4711-26-200-002) on the west side of Bauer Road between White Pines Drive and Challis Road. The request is petitioned by John Moretti.

- A. Recommendation of Environmental Impact Assessment (1-25-19)
- B. Recommendation of Preliminary Site Plan (1-18-19)

Mr. John Moretti, the property owner, and Mr. Phillip Razor, the civil engineer, were present.

Mr. Razor showed the proposed site plan, which will consist of 19 units on approximately 30 acres. He reviewed the details of the lot sizes, the access roads,

common areas, the detention area, etc. They have designed the development to minimize the impact on trees and maintain the natural topography of the site.

Chairman Brown asked the applicant if they have received the review letter dated February 6, 2019 from the Township Planner, Brian Borden. Mr. Rasor stated they have.

The Planning Commissioners and the applicant discussed Item #3 in Mr. Borden's letter. There were concerns with the gates at each entrance of the development. Mr. Moretti wanted the development to be private and avoid people cutting through from the adjacent homes. Ms. VanMarter stated that these gates could cause vehicles to back up on Bauer Road on one side as well as back up and block residential driveways on Quaint Ridge on the other. She noted that Mr. Borden suggested that the Township and/or emergency response agencies may require the applicant to enter into an indemnification/hold harmless agreement to protect these entities in the event a delay is caused by the gate or damage occurs to an emergency vehicle or the gate structure itself.

Mr. Rasor stated they will revisit this issue. They will comply with all of the other concerns raised by Mr. Borden.

Mr. Rasor stated they have received Mr. Markstrom's letter dated February 5, 2019. They will address all of his concerns during final site plan approval.

There was a discussion regarding the Fire Authority's requirement to have a 12,000-gallon fire suppression water tank. Ms. VanMarter stated that this requirement is part of the International Fire Code, which has been adopted by the Township, so it is part of the ordinance, thus a requirement of the Township.

Commissioner Mortensen does not believe this is ready to go to the Township Board for approval. He would like to see the gate issue resolved, and the fire suppression water tank and the storm water concerns raised by the Township Engineer addressed.

The call to the public was made at 8:19 pm with no response.

**Moved** by Commissioner Dhaenens, seconded by Commissioner McCreary, to postpone Public Hearing #2 for preliminary site condominium approval for a proposed 19 unit site condominium to allow the applicant to address items discussed this evening.  
**The motion carried unanimously.**

## ADMINISTRATIVE BUSINESS

### **Staff Report**

Ms. VanMarter stated there will be a Planning Commission meeting in March.

There is a proposed development requesting to build three lots per acre; however, there is no zoning district for this density. She is suggesting to adjust the Urban Residential district to allow flexibility so this density can be developed in the Township.

### **Approval of the January 14, 2019 Planning Commission meeting minutes**

There were some typographical errors in the draft minutes.

**Moved** by Commissioner McCreary, seconded by Commissioner Grajek, to approve the minutes of the January 14, 2019 Planning Commission Meeting as amended. **The motion carried unanimously.**

### **Annual Report 2018**

Ms. VanMarter noted this was included in the packet.

### **Member Discussion**

There were no items to discuss this evening.

### **Adjournment**

**Moved** by Commissioner Grajek, seconded by Commissioner Mortensen, to adjourn the meeting at 8:41 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary