

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MARCH 8, 2021
6:30 P.M.
MINUTES**

This meeting was conducted via Zoom

CALL TO ORDER: Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:30 p.m. Present were Chris Grajek, Marianne McCreary, Eric Rauch, Jim Mortensen, Jeff Dhaenens, Glynis McBain, and Jill Rickard. Also present were Kelly VanMarter, Community Development Director/Assistant Township Manager; Joseph Seward, Township Attorney; Gary Markstrom of Tetra Tech; and Brian Borden of Safebuilt Studio.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

INTRODUCTION OF MEMBERS: All members introduced themselves noting their current location during the meeting.

APPROVAL OF AGENDA:

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to approve the agenda as presented. **The motion carried unanimously.**

DECLARATION OF CONFLICT OF INTEREST:

Commissioner McBain noted that she is doing business at this time with Kelly Hansen from State Street Blinds.

Commissioner McCreary noted that she is also doing business at this time with Kelly Hansen from State Street Blinds.

Chairman Grajek stated that those are not considered conflicts of interest for this item.

CALL TO THE PUBLIC: The call to the public was made at 6:34 pm with no response.

OPEN PUBLIC HEARING # 1...Review of a sketch plan application requesting a second wall sign as provided Table 16.1 Footnote (2) b. The property in question is located at 7041 Grand River Avenue on the northwest corner of Grand River Avenue and Pless Drive. The request is petitioned by Kelly Hansen, State Street Blinds and Design.

A. Disposition of Sketch Plan Application.

Ms. Hansen stated she has been in business in this location for two years; however, she realized that customers were having trouble seeing her sign. The sign is recessed about eight feet from the neighboring business when cars are traveling on Grand River. Their entrance is off of Pless Drive and the sign is not able to be seen from that road. She showed photographs

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showing the views from Grand River and Pless Drive. A second sign would help customers on Pless Drive.

Commissioner McCreary questioned the wording on the sign, which says "Furniture Showroom" and not "State Street Blinds and Design". Ms. Hansen stated this logo is also used in their social media so customers will recognize it.

Commissioner Rauch questioned if Pless Drive is a private road. Ms. VanMarter stated that it is a private road so, per the sign ordinance, this business does not qualify for two wall signs. She thought it better for the Planning Commission to review this request instead of the Zoning Board of Appeals.

Commissioner Rauch stated that both signs together are still under the total allowable square footage and although Pless Drive is a private road, he believes the public thinks it is a public road, so there is good cause to support this second sign. Commissioners Dhaenens and Rickard agree.

The call to the public was made at 6:45 pm with no response.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the sketch plan for the property at 7041 Grand River Avenue by Kelly Hansen with the understanding that the support is due to the building existing on two roadways, one being a public roadway, Grand River, and the other a private road, Pless Drive, and since it is a corner building, The Planning Commission finds the need for two wall signs is appropriate in this instance. The sign meets all other requirements of the sign ordinance. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 2...Review of a special use application, environmental impact assessment and site plan for a proposed 6,090 sq. ft. church with accessory outdoor uses including Grotto and Stations of the Cross. The property in question is located at 3280 Chilson Road on the west side of Chilson Road, south of Crooked Lake Road. The request is petitioned by Catholic Healthcare International.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (2-16-21)
- C. Recommendation of Site Plan (2-16-21)

Mr. Scott Tousignant of Boss Engineering, Mr. Jere Palazzolo, President of Catholic Healthcare International, Father Tim, and Mary Swanson, the project architect, were present.

Mr. Tousignant stated they are seeking site plan approval for a chapel with outdoor amenities and uses.

He noted that there were items discussed at last month's meeting that needed to be addressed.

- They have continued the evergreen tree line on the southern property line with a double row of staggered evergreen trees. They have also placed the same type of screening south of the chapel. There is not enough space along Chilson Road for them to plant additional trees and shrubs to meet the ordinance because there is a lot of vegetation in this area already; however, they have added three trees to this area.

- They were asked to add curb and gutter to control storm water flow around the site. They have adjusted the grading and now have added the curbing. They have added curb drops around the site for better and easier pedestrian movement. The stormwater location has not changed and it is now better directed and will be collected more efficiently. They are still including two bumper blocks on the ADA parking spaces. There is a small row of ADA spaces near the chapel.
- There was concern regarding fire truck movements on the drive off of Chilson Road. They have reviewed it and made changes and it does meet the requirements of the Brighton Area Fire Authority.
- They have provided an Operations Plan that will include additional insight onto the use of the property.
 - They would have liked to have the bell, ring on the hour between 9 am and 9 pm, but have changed it to ring at noon and 6 pm daily, which will be three short rings. It will also be manually rung during special events, and this is outlined in their operations plan.
 - At the beginning, they will be holding one mass per week and once awareness of their site increases, it may increase to three masses per week. The maximum use would be a mass a day. As mass times are increased, the amount of people at each mass will decrease.
 - They have provided a local security or emergency contact, Ann O'Reilly, and her contact information is in the Operations Plan. They are also pursuing placing cameras on the church and lighting will be used as little as possible and only be used at dawn or dusk for movement into and out of the site. If there is ever a full time priest added to the site, he would be the on-site security contact.
 - For events, they are listed in the documentation and they will be controlled by using an event planning platform to assess the number of attendees.
 - If needs increase and there is not enough parking, they will encourage carpooling, institute a shuttle service or stagger the events. This will also be known before the event happens, and would then be moved to a local parish to accommodate the number of attendees. This site is not big enough to host massive 200 car events.

Their use does not warrant a traffic study; however, if the intensity of the use increases, a traffic study could be conducted to determine if improvements to Chilson Road are needed.

They understand how the members of the public would think that a hospital would be placed on this site based on information that is on their website. They have revised their website to clear up any confusion. There are many tangible physical items lacking on and around this site that would prohibit them from building a hospital, medical school, etc. There is a lack of infrastructure, public water and public sewer, there is a zoning issue, the size of the site, etc. There are way too many hurdles, it is not the intent nor is it the desire of Catholic Healthcare International (CHI) to have a medical facility or hospital on this specific site in Genoa Township.

Mr. Palazzolo reiterated that there is no plan to develop a hospital, medical school, research lab, physician practices, etc. on this site, which is being called the Chilson Road Prayer Campus. He read a statement that was published by CHI. This site will be only dedicated to prayer as a peaceful and pastoral site of pilgrimage.

Mr. Tousignant stated they hope that their changes to the plans based on last month's feedback as well as Mr. Palazzolo's statement meet the needs of the Planning Commission.

Commissioner Rickard asked if the bumper blocks could be removed and perhaps the width of the sidewalk could be increased. Mr. Tousignant stated the sidewalk is seven feet wide; however, they would like the bumper blocks to prohibit any vehicles from driving onto the sidewalk.

Commissioner McCreary stated a maintenance plan is not included in the General Operations Plan. Mr. Tousignant stated their operations plan provides information on mass times, bell use, etc. It is more geared toward the use and not so much the maintenance of those items. They would provide all asphalt, sidewalk, turf, tree maintenance, etc. as necessary, which is standard for the maintenance of any other property.

She asked what the refuse pickup would be. Mr. Tousignant stated there is one bathroom and one meeting room. It would be similar to a residential trash service.

She asked where the finances will come from to maintain the integrity of the buildings and the property. Mr. Palazzolo stated the funding will come from donations that they raise through their organization.

Commissioner Rauch thanked the petitioner for the operations plan. It is concise and easy to read. He asked for clarification regarding "Immediate Future". What day do they anticipate and then "Short Term", what days? Mr. Tousignant stated the mass will most likely be on Sunday and the three days would be two weekdays and then a Sunday, always during the non-peak traffic hours. Commissioner Rauch asked if there will be any outdoor amplification at any of the events. Mr. Palazzolo stated there may be a microphone for the person speaking; there will be no loud music. It may be background music for the event.

Commissioner Dhaenens also thanked the petitioner for updating the website. He wants to ensure that they always abide by the Township noise ordinance.

Commissioner McCreary asked if their upcoming events are being advertised or promoted. Mr. Palazzolo stated they have not advertised for them at this time, but they will advertise those events. They will be a small mass, which will require reservations and they will limit the number of people allowed to attend.

Commissioner Rickard is concerned with the rain gardens. They require significant maintenance. She asked if there are plans in place for this. Are they are doing soil borings and providing overflow pipe to release water? Mr. Tousignant stated that the drainage they are using is natural based on the topography of the site and they are only added a small amount of impervious surface in this area, so they feel what they have is appropriate.

Mr. Borden reviewed his letter dated March 3, 2021, noting that many of his issues were discussed by the petitioner and the Commission this evening.

- He recommends the Commission request decibal readings be provided regarding the bell chimes.
- The applicant should provide the Township with building material and color samples for inclusion with the project file.

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- The applicant added one space to the parking lot since their last proposal so now they are over the maximum allowed by ordinance by one space. This requires Township approval.
- He suggested the applicant provide an indication of the number of people expected for special events. If deemed necessary, banked parking may be an appropriate option. He wants to ensure that parking does not take place on the turf.
- The Township must approve allowing existing landscaping in lieu of additional plantings for the front yard greenbelt (5 trees) and parking lot (landscaped islands).

Mr. Tousignant stated they can remove the additional space and only allow the parking on the turf during the two large events that they hold each year. Commissioner Rickard stated that “bank parking” is only showing on the site where it would be placed, if needed, and not necessarily developed at this time.

Ms. Swanson stated the building materials were delivered to the Township in February.

Mr. Markstrom stated the applicant has addressed his comments from the last meeting. He noted that they will need to obtain approvals from Livingston County Health Department for the proposed well and septic systems.

Also, any future additions or changes to the site will require a traffic study and possibly improvements to the driveway approach or Chilson Road to accommodate increased traffic to and from the site, which will need to be reviewed and approved by the Livingston County Road Commission.

He does not have concerns regarding the two bumper blocks they are proposing.

Fire Marshal Rick Boisvert’s letter dated February 18, 2021 states all previous comments have been addressed including rearrangement of the entrance drive for emergency vehicle access.

Ms. VanMarter stated that the meeting packet included all letters received by the Township at the time it was published and sent to the Planning Commission; however, an additional 30 emails were received over the weekend and they were sent to the Commission today. She received two more this afternoon. Reverend Michael Gilbert of New Hope Counseling in Brighton and Maryann Brown St. Agnus Catholic Church in Fowlerville are both encouraging the Commissioners to support the project.

The call to the public was made at 7:40 pm.

Kim stated there is a website stjosephhowell.com where there is a plan for Phase 2 for the residents of the brain injured. The residents near the prayer campus are confused by what was said this evening and what is noted on the website. She asked if CHI or if anyone representing them have approached anyone to purchase additional land on Chilson Road and if yes, will it be named anything other than the Chilson Road Prayer Campus. Will you state in writing that there will be no hospital or medical center built on any land off of Chilson Road owned by CHI or in support of CHI?

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Mr. Palazzolo stated that they have written a statement saying they will not be building a home, medical school or medical facility. They have never approached anyone about purchasing additional land. They have no intention to buy more property on Chilson road at this time. He stated that the neighbor asked them if they wanted to purchase their property. He said they have no plans but if the resident ever decides to sell, then you can ask them.

Mr. Grajek stated that what is being requested this evening should be addressed in the call to the public, which is a church, a grotto, and the signs of the cross. Kim asked why does the website state something other than what is being discussed this evening. Mr. Grajek reiterated that the petitioner stated that services are not available for this location, such as water and sewer.

Ms. Debra Oberpeul of 5920 Brighton Road asked what the maximum number of events are planned for each year. Mr. Palazzolo stated they will do reservations only and limit the number of vehicles. If larger events are planned, they will not be on this property. They will be at a different facility. She asked the Township what recourse do the neighbors have if these events are too large. Chairman Grajek stated they will have to comply with all Township ordinances.

Mr. Shawn Nester of 3360 Chilson Road lives directly south of the site. He has spoken to his neighbors and they have put together a petition with over 200 signatures asking the Township to deny the proposal. This is a great project for the Township and they support it, but this area is not zoned for this type of use. He stated that his neighbors have been approached by the petitioner to purchase their property. He did not receive the notice for the last meeting until 15 days after the meeting was held.

Mr. Michael Williams, who lives off of Westphal Road, asked how much of their property will be built. Mr. Tousignant stated they are building on just under five acres. Mr. Williams asked what will be done with the additional 40 acres of the property. He does not believe they will be left over for walking trails and the applicant will be building on this in the future. He does not want to hear bells ringing day and night. There is plenty of land at Latson and I-96. He does not want this in this area.

Mr. John Wallbank of 2899 Pardee Road, which is less than ¼ acres from the proposed site, is an amateur astronomer and likes the dark skies. He does not use chemicals on his property because he enjoys nature. The neighbors want rural and remote character and not large parties with rock bands. His quality of life would be impacted by this project. He is not assured by the developer that nothing is going to change. He does not feel the zoning should be changed. He urges the Planning Commission to deny this request.

Ms. Melanie Johnson of 3990 Chilson Road signed the petition. There is no reason this should be put here. She is opposed to an international pilgrimage site. She noted research she did regarding other pilgrimage sites and the number of visitors that have visited them and they are in the tens of thousands. It does not belong in this area. It is not appropriate.

Mr. Jim McArdle and his wife, Karen, are opposed to this. This is not something that should be put in this location. There will be traffic problems and it will not be good for the community.

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Mr. Robert Jones of 3553 Westphal said this would be destroying the quality of life of those who bought a home knowing no one is going to build here, instead there will be a church and a parking lot and shuttle buses. This use is not compatible with the area. He is requesting that the Planning Commission reject the proposal and have them remove the structures already in place.

Mr. Robert Moran agrees with Mr. Jones that this is not a use that is compatible with adjacent properties. Unless there were some guarantees of numbers and clearly enforceable penalties, he cannot fathom how this makes sense for this land. If the Planning Commission makes a recommendation to the Township Board for approval, they would be taking the easy way out.

Ms. Lexi Jones of 3553 Westphal Road stated her property is adjacent to this site. She is opposed to the special use application to allow the church to be built here. If this was approved, it would set a precedent for other non residential or non agricultural development in this area. She read sections of the Master Plan to cite why it is not consistent with the Plan. She questioned why DTE has installed power on this site. Mr. Palazzolo stated there was an existing power pole on their site so there is electricity that runs through their site and any work they would be doing would be on their own.

Mr. Robert Fish of 2303 Chilson Road agrees with the others who object to this proposal. He does not want this to turn into a traffic, light, and noise pollution situation.

Mr. James Reader of 3217 Pine View Trail stated there have been good comments this evening. His main concern is the traffic, particularly the intersection of Latson and Chilson Road. It is currently dangerous. If the chapel were the only item on the site, he would not be opposed to this; however, with buses and 39 parking spaces, it will only make that intersection more dangerous.

Mr. Jacob Vogan of 5790 Pinckney Road opposes this project for the same reasons given by the other callers. He is concerned with the traffic. He believes there are other intentions down the road for the developer, regardless of what they are saying right now.

Ms. Leslie Bohnett of 3367 Chilson Road, which is right across the street, opposes this project and agrees with the other callers' comments. She is concerned that if the water that is directed from the parking lot flows to her property, she will have flooding on her property. The event that they had previously had 60 to 80 cars on the property and then more cars parked on the road.

Mr. Bill Galvin stated what is being proposed is putting a destination location in the middle of a neighborhood. This is not in the Master Plan. His neighbors are not opposed to the project, but in an appropriately zoned location. CHI has a large messaging problem. They say that they are not building the hospital on this site, but they are not saying where it will be built. His church's pastor stated tonight's meeting is for the chapel and a hospital.

Ms. Cynthia Telup lives off of Crooked Lake Road and agrees with what was said this evening. She said that there will be a lot of people who will manually ring the bell, and that one mass per day can bring in a lot of people. There could be 100-200 people. This is the start of a large development. She would like the Planning Commission to deny this request. She agrees with the dangerous intersection comment made by the previous caller.

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Ms. Jessica Sproull of 2099 and 2185 Chilson Road stated the traffic is bad in this area. She is terrified of all of the extra traffic. She is not opposed to the church, but feels that there is another place for this in the Township. She is not in favor of the bell ringing all day. She would like the Township to support the residents and their feelings. She thanked the Commission for letting the neighbors speak.

Ms. VanMarter stated that there was a phone caller who was having technical problems; she did not get the caller's name however, they indicated they were the president of the Oak Meadows subdivision and agrees with the other comments made this evening.

Mr. Pat Powers on Kellogg Road stated this project has his full support. The real mission of this church is of heavenly appeal and people are trying to frame it in an earthly term. Traffic will not be a problem. Their goal is to serve souls. It is fundamental to the fabric of being an American. The people who live in this area will be neighbors of people who want to worship and pray. If the neighbors trust in God, they will see good fruit.

Ms. Cady Johnson of 3352 Brighton Road agrees with the previous comments. There is a long term goal other than what is being stated. She requests the Planning Commission deny the request.

Ms. Linda Holland of 3023 Pardee stated her property is adjacent to this parcel. The vision of a parking lot and a building on just the other side of her home does not make sense. There are horses and cornfields. This is a rural area and it needs to be preserved. It will change our area permanently.

Ms. Oberpeul stated that this is not about people lacking religion or spirituality and it is about the character of the area. She noted that a previous speaker researched how many pilgrims could come to this site.

Ms. Dawn Williams of Westphal Road stated this is not right for this location and people in the area do not want it. They can sell the property and build it somewhere else. It is quiet in this area. She believes their long-term goal is to build more.

The call to the public was closed at 8:55 pm.

Commissioner Rauch appreciates the petitioner's and public's respectful comments. He was researching to see what other churches exist in a Country Estates Zoning and there were none; however he knows that a special use does allow for one. His concern is with the character of the area. He is feeling uneasy with this project's compatibility with the surrounding area. This is a church with regular church services, and possibly every day.

Commissioner Dhaenens agrees with Commissioner Rauch. The residents want the peace and tranquility so the trails and the cross would be ok, but the building and the parking lot and the potential for noise is there. He is empathetic. Everyone likes why we live here. He would love to hear from the applicant if they have considered selling the property or using it without the church. He noted that the applicant has met every request they have had.

Commissioner Mortensen noted that the Chaldean Church is in a rural area.

Commissioner Rickard was surprised about the number of people who come to pilgrimage sites. She would like more information from the developer.

Commissioner McCreary stated this area is zoned country estates for a reason. She read the definition of Country Estates zoning. While a special use is allowed, she does not see where it is in harmony of the Master Plan. She does not see this location as suitable for this use.

Commissioner Mortensen stated the property owner has rights; it is irrelevant of how or where he got the property or how long he has owned it. A church is a special use in every residential zoning district in the Township. It would not cause a drain on public services, such as sewer and water, will have no demand on police and fire, and no effect on schools, so they have the right to use their property as provided in the ordinance. Also, what is before the Planning Commission this evening is what should be voted on.

Commissioner McBain referenced the Master Plan and how and why it was developed. She agrees that the intersections in that area are horrible. The adding of additional vehicles could be a problem for the land owners in the area. While there is one church and a small parking lot, there is a lot of land to be used.

Commissioner Rickard agrees with property rights and knows that what must be voted on this evening is what is being presented.

Commissioner Rauch agrees with Commissioner Mortensen. He noted that the Chaldean property is different because it was a camp and then the church was put in after as an accessory use of the camp. This property is in the middle of the country estates zoning and not adjacent to any more intense zoning districts. That is what is causing him to not be in favor of this proposal. It is a church with weekly functions.

The Planning Commission took a 5 minute recess from 9:20 to 9:25.

Chairman Grajek noted that the petitioner has met all of the requests made by the Planning Commission and noted that as a property owner, they have a right to come and make this request. There were very good points made by the neighbors. He would like CHI to reach out to them to help them understand that there will not be a medical center or hospital on this site.

Mr. Tousignant addressed the concerns from this evening. With regard to the parking on Chilson Road from last year's event, there was no designated parking area so it was a "free for all" so events in the past will not be what they will be in the future. This will generate traffic, but other permitted or special uses allowed on this site will also add traffic. Additionally, the peak traffic hours for their use will not coincide with school drop off or pick up. They want peace and tranquility. The church will be 600 feet off of Chilson Road. Why aren't churches developed in Country Estates zoning? It is because the infrastructure isn't there, such as water and sewer. CHI has a different mission than other churches. They are preserving most of the property to allow for trails on the property and allow people to find peace. They are only building on five acres of the property. They developed in the open area of the site. Not all sites like this bring the tens of thousands of people mentioned by one of the members of the public. They have gone above and beyond and addressed all of the concerns of the Planning Commission and the consultants.

Mr. Palozzolo understands why the residents don't believe that they are only building a small chapel with walking trails. They are not an international pilgrimage site. This will not be advertised to have busloads of pilgrims coming here. They want it for the local parishes and dioceses to come. They do not want it to be a high volume site. They want people to come to a small country church and walk the trails and pray. They want to do something good. They are going to do what they say they are going to do.

Commissioner McCreary asked the petitioner to address the grotto or statue that is built on the property and its current situation. She believes that the Township advised the church as to what has to happen to comply with buildings on the site. Mr. Tousignant stated the mural wall was starting to be constructed and after conversations with the Township, it was decided that no foundation shall be put on it, so it is not permanent yet. Mr. Palozzolo stated the Township advised them they need a permit to put in the footings and have it there permanently. They advised they wanted it in place for an upcoming event and the Township said it could be put up temporarily so it could be taken down if needed.

Chairman Grajek is confused by this. He has read all of the letters between the Township, the church, and the attorneys and the fact that those items are still erected is very irresponsible. There is still a structure that is still there that wasn't inspected, wasn't approved as an accessory item on the site, and should have been dismantled. The petitioner is saying they want to be transparent; however, they did this knowing that it wasn't allowed, so does the Township actually know what is going to happen in the future. It is very disappointing to him to hear the situation described this way after everything that was said this evening.

Mr. Palozzolo stated they built it without the footings so it is only temporary. They were never told to take it down. If they would have been told to take it down, they would have.

Ms. VanMarter stated she has a different recollection of that meeting. The Township was specific and clear to make sure that any type of use for the property would have to go through the approval process. There was a bishop coming to the property for a ribbon cutting so they wanted to have something that was portable and temporary and would be brought in and removed that day. Instead what occurred was the construction of the benches, the stations of the cross, and the mural wall sign, which is against what they were told by the Township. Mr. Palozzolo stated that was not their understanding.

Commissioner McCreary questioned the "model of healthcare delivery vision" in the warranty deed. Mr. Palozzolo stated it was generally written that if the diocese donated this to them, it would be part of that is the prayer foundation and this is what this will be. The bishop is very happy with the plan for this site and overall vision. If it is approved as presented, would that comply with the provision in the warranty deed. It would be the prayer foundation for the overall vision.

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Special Land Use permit for a church and accessory to that church at 3280 Chilson Road subject to the following:

- The general operations schedule which will be attached to the Special Land Use permit will be revised to indicate that in the case mass is held before 9:00 am, the bell "will" not be used rather than "should" not be used.

- The petitioner will adhere to all Township ordinances not expected with this use.
- This recommendation to the Township Board is made because the Planning Commission finds that it is compatible with the Master Plan as a special use within this zoning ordinance. The PC believes it will not adversely impact the natural features and agricultural features in the surrounding area and will, in fact, preserve them.
- The Planning Commission finds that it will not require public utilities from the Township, such as sewer, wastewater and school usage or will it burden police and fire services.
- Events and use of the property shall not exceed the available provided parking on the site.

The motion carried with a roll call vote (Mortensen - yes; McBain - no; Rauch - no; Rickard - yes; Dhaenens - yes; McCreary - no; Grajek - yes)

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated February 16, 2021, subject to the following:

- The operations plan presented this evening by the petitioner will be attached to and become part of the Environmental impact Assessment.
- The documents regarding the future plans presented this evening will become attached to and become part of the Environmental Impact Assessment.

The motion carried with a roll call vote (Rauch - yes; Rickard - yes; Dhaenens - yes; McCreary - no; Mortensen - yes; McBain - no; Grajek - yes)

Moved by Commissioner Mortensen, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Site Plan dated February 16, 2021 for a church and related amenities at 3280 Chilson Road, subject to the following:

- The building materials reviewed this evening are acceptable and will become the property of the Township.
- The Planning Commission recommends approval of 39 parking spaces and two bumper blocks
- The plantings as displayed on the site plan are accepted as shown, given that existing plants exceed the ordinance and greenbelts in the parking lot will not be required.
- The requirements of the Township Engineer in his letter of March 3, 2021 shall be met.
- The requirements of the Brighton Area Fire Marshal's letter dated February 18, 2021 shall be met.
- The requirements of the Livingston County Road Commission will be met as spelled out in their letter of January 22, 2021.

The motion carried with a roll call vote (Rickard - yes; Dhaenens - yes; McCreary - no; Mortensen - yes; McBain - no; Rauch - yes; Grajek - yes).

Commissioner Rauch clarified that he voted no for the special land use application because he could not personally reconcile Sections 19.03.01 and 19.03.02, but he voted yes for the impact assessment and site plan.

ADMINISTRATIVE BUSINESS

Staff Report

Ms. Van Marter advised that there will be a meeting in April. It will include a resubmittal and some zoning ordinance amendments.

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There will be a joint meeting between the Planning Commission, Township Board, and Zoning Board of Appeals on Monday, April 26.

Approval of the February 8, 2021 Planning Commission meeting minutes

Needed changes were noted.

Moved by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the February 8, 2021 Planning Commission Meeting as amended. **The motion carried unanimously.**

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Commissioner Rickard, seconded by Commissioner Rauch, to adjourn the meeting at 10:15 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary