

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MAY 10, 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; 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 McCreary, seconded by Commissioner Rickard, to approve the agenda as presented. **The motion carried unanimously.**

DECLARATION OF CONFLICT OF INTEREST:

CALL TO THE PUBLIC: The call to the public was made at 6:33 pm with no response.

OPEN PUBLIC HEARING #1...Request to postpone due to insufficient statutory notice review of a special use application, environmental impact assessment, and site plan for a proposed 28,851 sq. ft. addition to the existing St. George shrine for the Prophet Elijah Retreat Center located at the Our Lady of the Fields Camp at 1391 Kellogg at the southwest corner of Kellogg and McClements Roads as petitioned by the Chaldean Catholic Church of the U.S.A.

Ms. VanMarter noted that due to a clerical mistake, not all of the applicable neighboring properties were notified of the agenda item on tonight's meeting so this item will be heard at a special meeting on June 2, 2021 at 7:00 pm. All of the appropriate property owners have been notified.

The call to the public was made at 6:37 pm

Mr. Mike Berean questioned if he will be able to voice concerns at the next meeting. Chairman Grajek stated yes. Mr. Berean will be speaking for all of the residents and will need more than three minutes to speak. Chairman Grajek noted that other residents could defer their time to Mr. Berean. Mr. Berean asked if the meeting will be held in person. Ms. VanMarter stated that the goal of the Township is to be in person; however, it depends on the amount of members of the public who are anticipated to attend and if there will be enough room in the Chamber in order to accommodate them with adhering to the MDHHS guidelines.

The call to the public was closed at 6:43 pm.

Moved by Commissioner Dhaenens, seconded by Commissioner McCreary, to postpone Public Hearing #1 for the Prophet Elijah Retreat Center located at Our Lady of the Fields Camp located at 1391 Kellogg until a special meeting scheduled for June 2, 2021 at 7:00 pm. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2...Review of Zoning Ordinance Text amendments to Article 11 “General Provisions” and Article 25 “Definitions” of the Zoning Ordinance.

Ms. VanMarter reviewed the proposed changes to Article 11 of the Zoning Ordinance. They were as follows:

- Fireplaces and chimneys under 8 feet wide would be able to project into the side yard setbacks if they are 10 feet or less.
- Flagpole heights are allowed to be 60 feet in height.
- Construction trailers can be on site for 12 months and must be removed 15 days after a land use permit expires
- “Non construction related temporary buildings and structures” will be treated as accessory structures, such as tents or tarp structures.
- Changes were made for open storage, parking and repair of vehicles, particularly boats, trailers, tractors, recreational vehicles, and commercial vehicles. This would require a building to be present on the lot, the vehicle to be registered, the number of vehicles allowed, it must be on a paved or gravel surface, not allow hazardous materials to be stored, etc.
 - Commissioners discussed the proposed restrictions for allowing short term grass/lawn parking for special events and feel they may be too lenient.
 - There was a discussion regarding allowing only one recreational vehicle, boat or trailer in the front yard of a waterfront lot. Ms. VanMarter noted that the current ordinance does not allow anything to be parked in the waterfront.
 - Another discussion focused on limiting the number of vehicles allowed in non-waterfront residential properties.
- The Wireless Communication Systems section added a definition for “small cell wireless equipment”. It is also being proposed to allow cell towers up to 120 feet tall on sites over 40 acres in the AG district, with justification that colocation is not a viable option elsewhere in the Township.
- There has been a complete reformat of the Accessory Buildings and Structures section. Ms. VanMarter has included almost any type of accessory structure that would be put in a residential yard and put specifications in place for them, such as setbacks, permit requirements, etc.
 - Requirements for breezeways have been defined and limited to 20 feet in length.
 - Specifications for detached accessory structures have been amended, including the setback, height, size, number of structures allowed, etc.
 - The definition for both stand-alone and attached decks, balconies, porches, gazebos/ pergolas, and similar structures have been revised. Changes have also been made to and the specifications for these items regarding the setbacks and the extensions into the setbacks.

- Swimming pools, spas, hot tubs, and similar structures are being addressed with regard to where they are able to be located on a property; ie they are not allowed in the front yard or the required shoreline setback in a waterfront yard.
- Fences are currently limited to four feet high so Staff is proposing to allow for six-foot high fences. There is other language regarding the type of fence material, how it should be placed, and shall be maintained in good condition.
 - There was a discussion regarding where the fence would be required to be located relative to the property line.
- The Waterfront Accessory Structures section has proposed changes that reference the other changes made earlier in this ordinance section. Also, the following items and their definitions and specifications have been added to this section:
 - Gardens, landscaping, bird feeders, fire pits, water fountains, benches, arbors, trellises, Ground Level Unenclosed Projections (G.L.U.P.'s), steps, stairways, stoops, flagpoles, retaining walls, and play structures.
 - Commissioners discussed decreasing the height limitations for these types of items. Commissioner Rauch suggested including ADA ramps so they cannot be confused with decks.
 - Commissioner Rauch noted the dimensional standard limitation regarding retaining walls in this section could cause issues with civil engineering because retaining walls would be dependent on the topography of the site. Commissioner Rickard provided engineering information on the slope, height, and drainage requirements.
 - There was a discussion regarding the height restriction and location of play structures.
- A new section entitled "Solar Energy Collectors and Commercial Solar Energy Systems" has been added.

Ms. VanMarter will make the necessary changes based on discussions this evening and return to the Planning Commission for review.

The call to the public was made at 8:44 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Rickard, to postpone the review of Zoning Ordinance Text amendments to Article 11 "General Provisions" and Article 25 "Definitions" of the Zoning Ordinance until the June 14, 2021 Planning Commission meeting. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter reiterated there will be a special meeting on June 2 and then the regular meeting on June 14.

Approval of the March 8, 2021 Planning Commission meeting minutes

Needed changes were noted.

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

Genoa Township Planning Commission
May 10, 2021
Approved Minutes

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Commissioner Rickard, seconded by Commissioner Dhaenens, to adjourn the meeting at 8:54 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary