

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JULY 12, 2021
6:30 P.M.
MINUTES**

CALL TO ORDER: Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:32 p.m. Present were Chris Grajek, Marianne McCreary, Jeff Dhaenens, Eric Rauch, and Glynis McBain. Also present were Kelly VanMarter, Community Development Director/Assistant Township Manager; Brian Borden of Safebuilt Studio; and Gary Markstrom of Tetra Tech. Absent were Jim Mortensen and Jill Rickard.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

DECLARATION OF CONFLICT OF INTEREST: None

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

OPEN PUBLIC HEARING #1...Review of a site plan and environmental impact assessment for a proposed 31 space parking lot on the adjacent parcel of 1183 Parkway Drive, southeast corner of Parkway Drive and Grand River Avenue for The Learning Tree. The request is petitioned by The Learning Tree.

- A. Recommendation of Environmental Impact Assessment (6-1-21)
- B. Disposition of Site Plan (6-23-21)

Mr. David LeClair of Livingston Engineers was present to represent the applicant. The Learning Tree would like to add a parking lot to the site adjacent to their property. They currently have 24 parking spaces. They have purchased the two-acre parcel next to them and would like to build a 31-space parking lot and provide a sidewalk to connect the two properties. This parcel would be combined with their current property. They will be performing drainage, lighting, and landscaping improvements and moving a fire hydrant. He referenced the letter from Learning Tree, which speaks to their need for the additional parking.

Mr. Borden reviewed his letter dated June 30, 2021.

1. The applicant must execute a land division/parcel combination as part of the project.
2. The excess parking proposed requires Planning Commission approval in accordance with Section 14.02.06 of the zoning ordinance.
3. The applicant must address any comments provided by the Township's engineering consultant and/or the Brighton Area Fire Authority.

Mr. Markstrom reviewed his letter dated July 7, 2021.

1. He has worked with the petitioner and their drainage improvements meet his approval.
2. The petitioner is proposing to relocate an existing hydrant assembly. The hydrant should be relocated by extending the existing lead to the new location, using bends as necessary. The existing 6-inch valve can be abandoned in place by removing the d-box and burying the valve in the open position, and a new 6-inch isolation valve can be installed out of the driveway closer to the hydrant. This will eliminate the need to shut down the single feed water main on Parkway Drive.
3. A note should be added to the plan to coordinate hydrant relocation with MHOG Sewer and Water Authority. The plans should also note that the hydrant must be a minimum of 3 feet off the back of the curb.

The Brighton Area Fire Authority Fire Marshal's letter stated: The two-way emergency vehicle access roads shall be a minimum of 26-feet wide. With a width of 26-feet, one side (building side) of the drive shall be marked as a fire lane. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds. (The fire authority has agreed to allow the width to remain at 24-feet with a dead-end exceeding 150-feet with the understanding that should the site be further developed in the future for building access, this requirement will need to be met.)

The applicant advised he will comply with the Fire Marshal's requirement.

Commissioner McCreary questioned if a wetland survey was done. Mr. LeClair stated that area is a retention pond and not a wetland. Mr. Markstrom stated that due to its size, which is less than one acre, it is unregulated.

Commissioner Rauch questioned the parking calculation for these additional spaces. Mr. Borden stated it is 250 percent over the maximum allowable number of parking spaces.

Commissioner McBain questioned how the walkway will be placed between the two parcels. Mr. LeClair stated they will be installing a culvert over the retention pond.

The call to the public was made at 6:48 pm with no response.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated June 1, 2021 for The Learning Tree. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner McCreary, to approve the Site Plan dated June 23, 2021 for The Learning Tree, with the following conditions:

- The applicant shall execute a parcel combination prior to issuance of the permit.
- The conditions noted in the Township Engineer and BAFA letters shall be met.
- This Planning Commission finds the excess parking to be necessary for the continuance of the applicant's operations and are in agreement with the construction of the additional 33 parking spaces as it is in accordance with Section 14.02.06 of the zoning ordinance.

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 revisions that were discussed at the May Planning Commission meeting as well as others suggested by the Township Attorney. The Commissioners discussed the revisions further and made some additional changes.

Additionally, since that meeting, there were discussions with Township Staff regarding medical and recreational marihuana. The Township Board held a special meeting on July 6 where they voted to place a moratorium on marihuana caregiver facilities.

Ms. VanMarter drafted ordinance language to regulate both medical and recreational marihuana. Ms. VanMarter presented the proposed ordinance language. Commissioners discussed the language and suggested changes.

The call to the public was made at 8:32 pm.

Mr. Ralph Slider of 3470 Pine Ridge Lane stated that a lot of the changes discussed could pertain to him as he is building a new home in Genoa Township. He questioned the difference between a ground level, unenclosed projection (G.L.U.P) and an inground pool that is at ground level.

Mr. Brandon Bertrang has been working with Mr. Slider to install a pool for him. They were hoping these ordinance changes would make it easier for them to do this. He questioned why above-ground and in-ground pools are not separated in the ordinance. They believe an in-ground pool should be considered a G.L.U.P. He would like the Planning Commission to reconsider.

Commissioner Rauch stated that in-ground pools have many underground structural components that are different from traditional items considered G.L.U.P. Ms. VanMarter stated the definition of a G.L.U.P is no more than six inches underground.

Mr. Slider noted that there are many homes on the lake that have pools.

Chairman Grajek stated the Planning Commission’s task this evening is to review the planning professionals’ recommendations for changes to the Township Ordinance. He appreciates their input.

The call to the public was closed at 8:54 pm.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to have Staff move forward with the changes as discussed this evening, subject to review and approval by the Township Attorney. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS

Staff Report

Ms. Van Marter stated there will be a joint meeting with the Township Board, Planning Commission, and Zoning Board of Appeals regarding the Master Plan update on July 27.

Approval of the June 14, 2021 Planning Commission meeting minutes

Needed changes were noted.

Genoa Township Planning Commission

July 12, 2021

Approved Minutes

Moved by Commissioner McCreary, seconded by Commissioner McBain, to approve the minutes of the June 14, 2021 Planning Commission Meeting as amended. **The motion carried unanimously.**

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Commissioner Dhaenens, seconded by Commissioner McCreary, to adjourn the meeting at 9:20 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary