

Township Board Joint Meeting  
July 27, 2021  
Approved

**GENOA CHARTER TOWNSHIP BOARD**  
**Special Joint Meeting with Planning Commission & Board of Appeals**  
**July 27, 2021**  
**MINUTES**

Supervisor Rogers called the Special Joint Meeting of the Genoa Charter Township Board with the Planning Commission & Board of Appeals to order at 6:30 p.m. at the Township Hall. The following members of the Board were present: Bill Rogers, Paulette Skolarus, Robin Hunt, Jean Ledford, Terry Croft, Jim Mortensen and Diana Lowe. The following members of the Planning Commission were present: Chris Grajek, Marianne McCreary, Jeff Dhaenens, and Eric Rauch. The following members of the Zoning Board of Appeals were present: Greg Rassel, Bill Rockwell, Michelle Kreutzberg, and Craig Fons. Also present were Township Manager Michael Archinal, Kelly VanMarter, Community Development Director/Assistant Township Manager, and Jill Bahm and Matt Wojciechowski of Giffels Webster.

The Pledge of Allegiance was recited.

The attendees introduced themselves.

The call to the public was made at 6:31 pm with no response.

**Approval of the Agenda:**

**Moved** by Board Member Mortensen, seconded by Board Member Lowe, to approve the agenda as presented. **The motion carried unanimously.**

1. Special Topics Work Session (Discussion Only) – 2021 Township Master Plan Update

Ms. Jill Bahm and Matt Wojciechowski of Giffels Webster provided a brief summary of their background and experience. Ms. Bahm presented a PowerPoint describing a Master Plan, its purpose, how it relates to zoning, the process of updating the Master Plan, and issues to be considered when updating the Master Plan. She then reviewed the results of the Council and Commission Survey.

Ms. McCreary questioned if communities have changed their visions since the COVID Pandemic. Mr. Wojciechowski stated that parks and recreation issues have increased as well as comfortable and safe places for people to meet.

Ms. Rickard questioned if Grand River can be redeveloped differently than retail. Ms. Bahm stated there is some flexibility for different uses as well as opportunities for housing.

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All attendees participated in an exercise answering the questions What do you like? What's working? What don't you like? What needs work? and What's missing? for both residential and non-residential areas. The answers were compiled and presented.

Mr. Wojciechowski presented the results of the Market Study. There were 180 responses. The results included the demographics; shopping, dining, and entertainment habits; housing demands and strategies; and office and commercial use demands of the Township.

Each attendee chose two properties on a Township map that they believe should be developed or redeveloped.

Ms. Bahm will email a link that will have tonight's presentation, the marketing study, and the project website. The next step will be for Giffels Webster to work with the Planning Commission on the Master Plan update.

Ms. Skolarus questioned if Ms. Bahm will have recommendations for the Township for problem areas in the Township. Ms. Bahm stated they will discuss these suggestions when they meet with the Planning Commission.

Mr. Rockwell suggested doing a competitive assessment of similar communities to see what they have done that has worked and what has not. Ms. Baum stated that after they learn what the Township is looking for, they research similar communities to see how they accomplished those goals successfully.

Supervisor Rogers reminded everyone that Genoa Township is in the middle of Ann Arbor and Flint, and Lansing and Detroit. We are very accessible.

### **Member Discussion**

There were no items to discuss this evening.

### **Adjournment**

**Moved** by Board Member Hunt, seconded by Board Member Croft, to adjourn the meeting at 8:11 pm. **The motion carried unanimously.**

**Respectfully Submitted:**

**Patty Thomas**  
**Recording Secretary**