

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
SPECIAL MEETING / PUBLIC HEARING  
OCTOBER 25, 2021  
6:30 P.M.  
MINUTES**

CALL TO ORDER: Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:31 p.m. Present were Chris Grajek, Jeff Dhaenens, Marianne McCreary, Eric Rauch and Glynis McBain. Absent was Jim Mortensen. Also present were Kelly VanMarter, Community Development Director/Assistant Township Manager; and Jill Bahm and Sri Komaragiri of Giffels Webster.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

CALL TO THE PUBLIC: The call to the public was made at 6:32 pm.

Chairman Grajek provided rules for speaking to the Planning Commission.

Ms. Andrea Shorkey of 5135 Glenway Drive, Brighton stated she lives in close proximity to the DNR tree farm and the peaceful nature of the forest is what drove her to her home. She is concerned about the proposed gravel pit and the dust that will come from the mining. The Township Master Plan states that this site poses environmental problems.

Ms. Theresa Coloske of 5195 Glenway Drive, Brighton stated that the proposed Brighton orchard will be right across from the street from her. There are 13 gravel pits in Livingston County. She is not opposed to gravel pits, but she does not want it in a residential neighborhood. She has walked door-to-door in the neighboring neighborhoods and obtained signatures and 99 percent of the residents she contacted signed a petition against this proposed gravel pit. There are also traffic issues in this area already. She is opposed to this project. She provided the Planning Commission with a letter and the signatures she has gathered.

Ms. Coloske spoke for Michael Marko of 5195 Glenway Drive who was unable to attend tonight's meeting. He stated this area was previously mined so he is wondering what is left to be mined.

She also spoke for Mr. Tom Liberati who lives in Country Club Manor. He believes that the Township has the authority to stop this proposal.

Mr. Dave Snow of 4546 Golf View Drive, Brighton is opposed to the gravel pit project. He agrees with what Ms. Coloske stated. The traffic is already an issue and the gravel trucks will cause damage to the road.

Mr. Craig Hagen of 5180 Glenway Drive stated that if this gravel project is a reality, he will be 250 feet from the border where all of the gravel, silica sand and other unwanted materials will be put into the air and ground. The Township has an opportunity to stop this.

Mr. Brian Blaker 4764 Oak Tree Court stated there were 700 or 800 citizens at the DNR meeting last month who were against the gravel pit going into a subdivision. Senate Bill 429 that was passed by the Senate will take away the zoning rights of local governments for aggregate. There is approximately \$400 million in real estate that is in danger if this project is approved. Gravel pit operations do not belong in a densely populated area.

Ms. Deborah Snow of 4546 Golf View Drive questioned what the community would gain for having the gravel pit. She asked why no representatives from the Township were at the meeting to listen to the DNR's presentation last month.

Ms. Elaine Thayer of 5345 Urbana Drive stated that in 1959 when this area was a dump, a lot of hazardous materials were placed there. She is concerned that when the area is mined, those items will be brought up. She is concerned about the traffic and how the gravel trucks will affect the roadways.

McKenzie Adams of 5154 Walnut Hills Drive stated she just moved to the area from Plymouth. She values the nature and peace and would be sad to see that gone. She is strongly opposed to the gravel pit.

Some members of the call to the public had questions regarding the process of reviewing and approving the proposed gravel pit. Ms. VanMarter stated that she is available and encouraged residents to contact her and she can provide the details of the process.

The call to the public was closed at 6:57 pm.

**OPEN PUBLIC HEARING # 1...**Discussion of 2021 Master Plan update as presented by Giffels Webster.

Ms. Jill Bahm and Sri Komaragiri of Giffels Webster were present.

Ms. Bahm described the purpose of the Master Plan and the process that occurs with its update. State law requires a community's Master Plan to be reviewed every five years; however, it does not need to be changed.

Ms. Komaragiri reviewed the draft Master Plan that has been prepared and presented to the Township. They reviewed the plans of surrounding regions, such as Livingston County, and some aspects from their plans can be used in determining proposed changes for the Township's Master Plan. She reviewed the demographics of the Township, noting that 46 percent of the

households are median-aged married couples with no children. Other data presented was education levels of residents, population decrease, local economy, workforce and employment sectors, median household income, medium housing value, and age of housing.

Ms. Komaragiri reviewed the natural features of the Township, such as geology, topography, soils, the tree canopy, wetlands, lakes, rivers, and streams.

There was a discussion regarding the data that was presented. It was noted that some of it may change due to the COVID-19 Pandemic. Much of this information was put together prior to March of 2020.

There was a discussion regarding planning for higher density residential development in the Township. Ms. Komaragiri noted that there may be a need in the Township that could be due to the higher density neighboring communities, such as the City of Brighton and the City of Howell.

Ms. Bahm reviewed the information that was gathered at the joint Planning Commission and Township Board meeting, which included what each of the participants thought were the current strengths and weaknesses for both residential and non-residential.

The Vision, Goals, and Objectives prepared by Giffels Webster were reviewed for housing and neighborhoods, economic development, natural features, transportation, and public facilities and services. Commissioners provided their feedback on what was presented as well as their ideas for each of the areas. Ms. VanMarter noted that at the joint meeting, there was a discussion regarding bringing residential zoning along Grand River so she would like this to be noted in the Goals section. This would allow for high density housing, which could equate to affordable housing. She would also like to see information regarding county roadways inside subdivisions in the Township. Many times after the development is complete, the roadway needs maintenance, but neither the Livingston County Road Commission nor the residents are able to make the repairs.

All Commissioners agree that the Township can obtain good feedback from the Master Plan Open House meeting next month. The residents will let the Township know what they would like to see with regard to housing, services, shopping, restaurants, etc.

Some of these areas may need to be amended also due to the COVID-19 Pandemic.

Ms. Komaragiri reviewed their proposed format for the upcoming open house.

## ADMINISTRATIVE BUSINESS

### **Staff Report**

Genoa Township Planning Commission  
October 25, 2021  
Approved Minutes

Ms. VanMarter stated there are no items for the November 8, 2021 Planning Commission meeting so it will be canceled.

**Approval of the October 12, 2021 Planning Commission meeting minutes**

Needed changes were noted.

**Moved** by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the October 12, 2021 Planning Commission Meeting with the corrections noted. **The motion carried unanimously.**

**Member Discussion**

There were no items to discuss this evening.

**Adjournment**

**Moved** by Commissioner McBain, seconded by Commissioner Dhaenens, to adjourn the meeting at 9:07 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary