

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
SPECIAL MEETING / PUBLIC HEARING  
MARCH 28, 2022  
6:30 P.M.  
MINUTES**

CALL TO ORDER: Chairman Grajek called the special meeting of the Genoa Charter Township Planning Commission to order at 6:30 p.m. Present were Chris Grajek, Jim Mortensen, Eric Rauch, Jeff Dhaenens, and Tim Chouinard. Absent were Marianne McCreary and Glynis McBain. Also present was Kelly VanMarter, Community Development Director/Asst. Township Manager.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

**Moved** by Commissioner Rauch, 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 6:31 pm.

Ms. Melanie Johnson of 3990 Chilson would like this meeting to be on Zoom or recorded and given to the public.

Ms. Suzanne Kowalski of 5341 East Grand River asked about a special assessment tax in the Glen Echoes subdivision on Lake Chemung for lake upkeep. She asked if any other residents pay that tax since it is a public lake. She also noted that property owners on this lake are now required to remove their boat docks and will need to use the public launch, which is already very crowded. Chairman Grajek advised Ms. Kowalski to contact the Township during business hours to have these questions answered.

The call to the public was closed at 6:37 pm.

**OPEN PUBLIC HEARING #1:** Discussion of 2022 Master Plan update as presented by Giffels Webster.

Ms. Jill Bahm and Mr. Matt Wojciechowski of Giffels Webster we present.

Ms. Bahm provided an update of what steps have been done and what are the next steps regarding the Master Plan update, noting that the requested changes from the last meeting

have been incorporated into the current document draft. She would like to discuss the updated future land use descriptions, map, and redevelopment site chapters this evening.

The Commission, Ms. Bahm, and Mr. Wojciechowski discussed:

- Affordable housing
- Long-term natural features preservation, specifically with regard to residential redevelopment and how the lack of public utilities affects the waterways in residential lake communities
- Short-term residential rentals
- Walkability, including pedestrian crossings
- Less need for office space as more people are working from home and the infrastructure needs to support this
- The development of the Latson Road corridor
- Level of service relating to traffic and working with the Livingston County Road Commission and neighboring communities
- Car charging stations and their related infrastructure
- Solar panels
- Public transportation
- Focus on increasing the use of the township hall site to include additional activities, events, amenities, etc.
- Developing accessory uses for the health and wellness center that has developed on Grand River with the 2|42 Church, St. Joseph Woodland Center, the mental health center, and other medical offices
- Changes to the growth area boundary map to help with transitional areas
- Missing middle housing types and locations where they would be appropriate
- Properties along the Grand River corridor that would be appropriate for commercial redevelopment.
- Maintaining the groundwater and air quality in the township.

Ms. Bahm showed the proposed future land use map and reviewed the changes. Ms. VanMarter noted a specific parcel on Chilson Road at I-96 that could possibly be rezoned to high-density residential and fill the missing middle- or lower-income housing needs.

Changes to the Master Plan will be made based on the discussion this evening. Giffels Webster will return to the Planning Commission to discuss further.

The call to the public was made at 9:04 pm.

Ms. Christine Watson of 390 Natanna has attended some Genoa Township Planning Commission meetings and sees that the Commission is very concerned with keeping the greenspace and the character of the township and questions how an asphalt plant was approved.

Chairman Grajek noted that the approval was part of due process for the applicant. There was a lot of misunderstanding regarding what transpired at that meeting.

Ms. Melanie Johnson of 3990 Chilson had comments and concerns regarding the Master Plan discussion this evening.

Ms. Ms. Suzanne Kowalski of 5341 East Grand River asked if the zoning ordinance in the industrial zoning will be changed. In listening to the discussion this evening, she is excited for the proposed plan.

The call to the public was closed at 9:13 pm.

ADMINISTRATIVE BUSINESS:

**Staff Report**

Ms. VanMarter reiterated that due to the large number of applications she has received, there may need to be two meetings in April and/or May.

**Approval of the March 14, 2022 Planning Commission meeting minutes**

**Moved** by Commissioner Rauch, seconded by Commissioner Dhaenens, to approve the minutes of the March 14, 2022 Planning Commission Meeting as presented. **The motion carried unanimously.**

**Member Discussion**

There were no items to discuss this evening.

**Adjournment**

**Moved** by Commissioner Mortensen, seconded by Commissioner Rauch, to adjourn the meeting at 9:23 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary