

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
SPECIAL MEETING / PUBLIC HEARING
APRIL 25, 2022
6:30 P.M.
MINUTES**

CALL TO ORDER: Chairman Grajek called the special meeting of the Genoa Charter Township Planning Commission meeting to order at 6:30 p.m. Present were Chris Grajek, Eric Rauch, Jeff Dhaenens, Marianne McCreary, Glynis McBain and Tim Chouinard. Absent was Jim Mortensen. 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 Dhaenens, seconded by Commissioner McCreary, 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 with no response.

OPEN PUBLIC HEARING #1... Consideration of Zoning Ordinance Text amendments to Article 7 "Commercial and Service Districts" of the Zoning Ordinance.

A. Recommendation of Text Amendment.

Ms. VanMarter stated she is proposing a minor zoning ordinance amendment to Article 7, Table 7.02 related to educational land uses in Commercial Districts. This amendment is to allow schools and school-related uses within all commercial districts. Specifically, to allow elementary schools, junior and senior high schools, and colleges as a special land use in the Neighborhood Service District (NSD) and as a permitted use in both the General Commercial District and Regional Commercial District. It is currently a special use in only the Office Service District (OSD). It would also add dormitories or student apartments as an accessory to a college as a special land use within all commercial districts, instead of just the OSD. Lastly, vocational and technical training facilities would be added as a special land use in the NSD.

There was a discussion regarding how to address schools having outdoor activities. Ms. VanMarter stated these activities or uses can be considered incidental or accessory to the principal use, which would be the school. Commissioner McCreary requested to add this text to the ordinance under Section Sec. 7.04.01 "Additional Site Development Standards".

The call to the public was made at 6:43 pm with no response.

Moved by Commissioner Dhaenens, seconded by Commissioner Rauch, to recommend to the Township Board approval of the text amendments to Article 7 “Commercial and Service Districts” of the Zoning Ordinance per the Planning Director/Asst. Township Manager’s letter dated April 21, 2022, adding a footnote to the schedule regulations to reference principal vs accessory uses. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 2...Discussion of 2022 Master Plan update as presented by Giffels Webster.

Mr. Matt Wojciechowski and Ms. Sri Komaragiri of Giffels Webster were present.

They provided an update of the changes made after last month’s Planning Commission meeting. The changes were made to the transportation, goals, future land use, and housing sections.

The Planning Commission discussed and suggested minor additional changes to the plan presented this evening.

Mr. Wojciechowski stated they will make the changes this evening. The next step will be to meet with the Planning Commission in the coming months to discuss these changes and the action strategies and then recommend to the Township Board to release the updated plan to Livingston County and the surrounding communities.

Commissioner McBain stated that she would like the Planning Commission to look to the Master Plan when reviewing and approving developments presented to the Township, specifically when Special Land Use requests are made. Ms. Komaragiri stated the zoning ordinance is the document that is enforceable and not the Master Plan. Ms. VanMarter agreed, adding that updates being made to the Plan will prompt updates to the zoning ordinance.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. VanMarter stated the shopping plaza where Dunhams is located has a new owner. They are planning to reconstruct the parking lot. Ms. VanMarter will be meeting with them.

Ms. VanMarter stated Staff has been discussing having board and commission meetings start earlier in the evening. Commissioners agreed to keep the meeting starting at 6:30 pm.

Approval of the April 11, 2022 Planning Commission meeting minutes

Needed changes were noted.

Moved by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the April 11, 2022 Planning Commission Meeting as amended. **The motion carried unanimously.**

Member Discussion

There were no items to discuss this evening.

Adjournment

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

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT