

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
August 8, 2022  
6:30 P.M.  
MINUTES**

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

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

**Moved** by Commissioner Lowe, seconded by Commissioner Dhaenens, 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 6:31 pm with no response.

OLD BUSINESS:

**OPEN PUBLIC HEARING # 1.....**Consideration of an amendment to the Saint Joseph Mercy Health Planned Unit Development Agreement, final PUD site plan and environmental impact assessment to construct a proposed 186,157 sq. ft. 4-story hospital addition to an existing medical building. The project is located at 7575 Grand River Avenue, north side of Grand River Avenue and west of Bendix Road. The request is petitioned by Trinity Health-Michigan.

- A. Recommendation of Amended and Restated PUD Agreement
- B. Recommendation of Environmental Impact Assessment (dated 3-30-22)
- C. Recommendation of Final PUD site plan (dated 7-20-22)

Ms. Cindy Pozolo, the project manager; Mr. Steven Russo, the transportation engineer; Darin Daguanno, the architect; and Michael Campos, the civil engineer, from The Smith Group, and Mr. Dave Raymond, the Director of Planning for Trinity Health, were present.

Ms. Pozolo stated that the applicant has submitted a revised traffic analysis. Mr. Russo stated this included the proposed multi-unit development near their property, noting that it did not have

a significant impact on traffic. There are no changes that are needed. Secondly, the delays exiting the property on to Grand River between existing and built conditions do increase, but remain within acceptable level of service limits. He noted that the Livingston County Road Commission will be making improvements to Grand River in this area, which will be one cause of the increase in delays.

Ms. Pozolo stated that additional calculations have been submitted regarding the detention basin and storm sewer management plan. She noted that the Livingston County Drain Commissioner has stated the detention pond will not drain into Woodland Lake. They contacted Brighton Township and they advised that they defer all of their reviews to the Livingston County Drain Commissioner. Mr. Campos provided a review of the stormwater management plan. He stated that the LCDC is currently reviewing their submission and they have submitted a permit to EGLE for their wetland permit. No stormwater from their site drains onto any township or county drains. There are also no flood concerns.

Mr. Borden reviewed his letter dated August 2, 2022.

1. The applicant must address the comments put forth by Township staff.
2. The applicant should be prepared to present a building elevation rendering from Grand River, as requested by the Commission. The applicant presented two separate renderings this evening.
3. The findings of the updated traffic impact study are subject to review and comment by the Township Engineer.
4. The applicant must clarify and/or correct the parking calculations on the site plan in relation to those noted in the PUD Agreement.
5. The Commission should consider comments provided by the Township Engineer and Brighton Area Fire Authority.

Ms. Pozolo stated they have submitted revised documents to address these concerns.

Mr. Richard Sundquist, legal counsel for Trinity Health, stated all four of the items raised by the planner this evening have been addressed in the revised PUD Amendment submitted this afternoon. They have indicated the specific building heights, the parking calculations, wetland buffer disturbances and restoration, and the details of the two new monument signs and two building signs.

Ms. Byrne reviewed her letter dated August 3, 2022.

Her items have been addressed. Her letter consisted mostly of information and approvals that are needed.

1. The impact assessment states that the proposed hospital expansion will include 72 beds. This will account for 78.5 residential equivalency units (REU), which comes from the Township's REU table that assigns 1.09 REUs per hospital bed. This number will be used to determine the proposed facility's tap-in fee. The impact assessment also notes

that the hospital will include shell space for an additional 16 beds, which would account for an additional 17.4 REUs.

2. The Petitioner completed a traffic impact study that recommended multiple offsite improvements to keep the existing intersection operating at a similar or better level of service at the current conditions, and recommended the improvements be made regardless of the proposed hospital. Recommended improvements include signal changes at the intersections of Latson Road and eastbound and westbound I- 96 and at the intersection of Latson Road and Grand River Avenue. The study also recommends the widening of the Grand River Avenue and I-96 crossover (near Hilton Road in Brighton) to three lanes. These improvements are something the Township, MDOT, and the City of Brighton should keep in mind
3. At the July 11, 2022, Planning Commission meeting there were concerns about traffic backing up around the on-site 3-way stop intersection, just north of the entrance drive to the site off Grand River Avenue. If outbound site traffic backs up to the intersection it may prohibit inbound traffic from making a left turn, which may cause a backup into Grand River Avenue. The Petitioner should determine if stacking into Grand River Avenue will be an issue, and if so, should come up with a plan to handle this stacking such as signage to prohibit a left turn at said on-site intersection or signage for southbound and eastbound traffic to not block the intersection.
4. A wetland inventory has been completed and added to the plans, and the petitioner is proposing to waive the 25-foot wetland buffer as part of their PUD Agreement. The Petitioner has submitted a Joint Permit Application to EGLE for their proposed wetland impacts and once the EGLE permit has been obtained it should be provided to the township for their records.
5. The Livingston County Drain Commission (LCDC) was asked to review the plans for the proposed hospital. Final Approval from the LCDC should be obtained and provided to the Township prior to final approval. If future reviews from either the LCDC or EGLE cause any major changes to the site plan, the Petitioner may be required to submit for additional review and approval.
6. Detention and storm sewer calculations should be included in the plans rather than being submitted as a separate package.
7. After final site plan approval, the petitioner will need to submit to MHOG Sewer and Water Authority for their approval and permitting of the public water and sanitary sewer improvements.

The Brighton Area Fire Authority's letter dated August 1, 2022 states that all of their previous concerns have been met.

Commissioner McCreary noted the traffic study did not include the potential 240 apartment complex on Latson Road. Mr. Russo stated the revised traffic study includes that proposed complex. Ms. VanMarter stated she has not received the revised traffic study referenced by the petitioner this evening. Mr. Russo reiterated that the apartment complex will not impact the traffic on Grand River. It will slightly increase the delays exiting their property on to Grand River.

Commissioner McBain does not believe it will be this hospital that will cause traffic issues; it will be the recently-approved residential development. Her main concern is how quickly an ambulance can enter the hospital.

Commissioner Dhaenens questioned how many more people will be employed at the new hospital. That will add traffic during shift change. Mr. Raymond stated the hospital is a 24/7 operation and their shifts are staggered so that alleviates issues that occur with a typical shift change.

Commissioner McCreary wants to ensure that there will be no negative impact to the adjacent subdivision with regard to stormwater. Mr. Campos explained what will be done to accommodate the additional impervious surface with the development on the site.

The call to the public was made at 7:30 pm.

Ms. Anita Grapentien of Highway Beach Drive is the president of the Organization of Woodland Lake. The existing lake in Pebble Creek drains into Woodland Lake and she wanted to ensure that no additional runoff will be draining into their lake. Mr. Campos explained the stormwater management plan to Ms. Grapentien.

Mr. Douglas Taylor of 3319 Oak Knoll Drive asked for confirmation that the drainage from this site will enter into the Pebble Creek pond and that there would be no direct drainage into Woodland Lake. Mr. Campos confirmed their development will drain only into the Pebble Creek pond. Mr. Taylor noted that the church across the street uses the hospital parking lot on special occasions and people walk across Grand River. He asked how this will be accommodated during construction. Mr. Raymond stated there is no formal agreement for them to use the parking lot so there will be no accommodations made; however, when they begin construction, the church will be notified. He noted most of the construction will be occurring at the back of the site.

Ms. Mary Durst of 2308 Rolling Rock Road noted that some residents in their subdivision did not receive the notice because they are just outside the 300-foot mailing radius. She asked for clarification on how the applicant will ensure that the additional runoff doesn't end up on their properties. Ms. Campos stated they have submitted their plans to the Livingston County Drain Commission for review and approval. They will be improving the existing stormwater management conditions.

She asked about the additional wastewater that will be generated and if it will increase the odor in their neighborhood. There is a lot of wildlife in that area and this development will push them into their neighborhood. Will there be increased light pollution and will the people in the hospital be able to see into their homes? There will be helicopters coming out of this facility. This will decrease their property values. Her and her neighbors have these concerns.

The call to the public was closed at 7:52 pm.

Commissioner Dhaenens thanked the applicant for revisiting the traffic study and the stormwater management system. He is disappointed that Township staff did not receive the revised information from the applicant.

**Moved** by Commissioner Dhaenens, seconded by Commissioner Lowe, to recommend to the Township Board approval of the amended and restated PUD Agreement to construct a proposed 186,157 sq. ft. 4-story hospital addition to an existing medical building located at 7575 Grand River Avenue, north side of Grand River Avenue and west of Bendix Road, with the following conditions:

- Building heights shall be provided
- The parking calculations shall be provided
- The wetland buffer information shall be provided
- Stormwater calculations shall be provided
- All signage details shall be provided
- All additional information shall be reviewed and approved by township staff, planner, engineer, and the Brighton Area Fire Authority.

**The motion carried unanimously.**

Moved by Commissioner Lowe, seconded Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated March 30, 2022 to construct a proposed 186,157 sq. ft. 4-story hospital addition to an existing medical building located at 7575 Grand River Avenue, north side of Grand River Avenue and west of Bendix Road. **The motion carried unanimously.**

**Moved** by Commissioner Dhaenens, seconded by Commission Chouinard, to recommend to the Township Board approval of the Final PUD site plan dated 7/20/22 to construct a proposed 186,157 sq. ft. 4-story hospital addition to an existing medical building located at 7575 Grand River Avenue, north side of Grand River Avenue and west of Bendix Road, with the following conditions:

- Building heights shall be provided
- The parking calculations shall be provided
- The wetland buffer information shall be provided
- Stormwater calculations shall be provided
- All signage details shall be provided
- All additional information shall be reviewed and approved by township staff, planner, engineer, and the Brighton Area Fire Authority.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING # 2...**Discussion and review of a conceptual site plan for 12 attached condominiums and 102 single family homes for the Summerfield Pointe PUD. The property in

question is located on Lawson Drive, north of Grand River Avenue. The request is petitioned by Healy Homes, LLC.

Mr. Jack Healy was present. He reviewed the history of this development. Since he was last before the Planning Commission, he has revised the plans to develop the multi-family homes on the three remaining parcels and then build single-family homes throughout the rest of the development. They will also have separate associations. This addresses the largest concern of the existing residents.

He provided each of the Commissioners with information explaining that it is difficult for people to obtain mortgages for attached condominiums. Fannie Mae will not guarantee the loans on condo projects that are under construction.

Commissioner Dhaenens thanked Mr. Healy for addressing the concerns of the existing residents, and the new proposal is more contiguous with what is currently there.

Chairman Grajek noted that the proposed homes are large on small lots. He asked what demographics are being targeted. Mr. Healy stated they will be building one-story homes for older people and then the two stories that will be for younger people with families. The price point is approximately \$400,000. They will have an association that will maintain the lawn and the landscape beds. He has built developments with these sizes homes and lots and they sell. They are very desirable.

Commissioner McBain stated having a management company responsible for maintaining the grounds will be very difficult for this many properties. She recommended Mr. Healy not do this. Mr. Healy stated that other larger associations have this and the residents like it. She reiterated her concerns regarding the traffic from this development traveling on the roads in the other three attached developments, and those residents will have to pay for the maintenance. She would like to see a shared road maintenance agreement for these different developments. Mr. Healy will do exactly what the Township would like him to do with regard to the connection. Ms. VanMarter stated that connector roads are good planning; however, she understands the concerns raised by Commissioner McBain.

Mr. Borden reviewed his letter dated June 7, 2022. He has not conducted a thorough review of the plans at this time as this is very preliminary.

1. The conceptual plan submitted is intended for discussion at this time. No action is required of the Commission.
2. The approved PUD calls for 140 attached condominium units, beyond what is already constructed.
3. The conceptual plan identifies 12 attached condominium units and 102 detached site condominium units in lieu of the approved PUD.
4. The detached units range in area from 5,934 to 10,717 square feet, with a minimum lot width of 54.5 feet. The smallest lots allowed by conventional zoning are in the MDR

District – 10,000 square feet and 75' lot width. He suggested the applicant prepare a parallel plan based on MDR lot sizes to determine the base density if this was not a PUD.

5. The Commission should consider any comments provided by the Township Engineer and/or Brighton Area Fire Authority.

Ms. Byrne reviewed her letter dated June 8, 2022. She does not have any engineering concerns. Her comments are informational for the applicant.

1. The general road layout for the proposed Summerfield Pointe development is essentially the same as the previously approved version with multi-family units. We have no engineering related concerns with single family units as opposed to multi-family units.
2. After final site plan approval, the petitioner will be required to submit private road construction plans to the Township for review and approval.
3. After final site plan approval, the petitioner will be required to submit construction plans to MHOG Sewer and Water Authority for review and approval.
4. The petitioner should provide storm sewer and detention calculations for the detention basin on the final site plan for review.

The call to the public was made at 8:29 pm.

Mr. Gary Laundroche of 3649 Summer Ridge is the president of their homeowner's association; however, he is not speaking on behalf of the Board. They had their annual meeting in May, Mr. Healy attended, and the residents spoke with him. Their main concern was having single-family homes in their condominium development. The revised plans were agreed upon by almost all of the residents. He suggests a roundabout be developed and he would like to see the connection road being installed. He would like to see the development completed.

Ms. Jamie Schingeck of 4441 Aster Blvd is concerned with the large trees being removed and how it will remove the sound barrier between their neighborhood and this development.

The call to the public was closed at 8:37 pm.

#### ADMINISTRATIVE BUSINESS:

##### **Staff Report**

Ms. VanMarter stated there will be two items on September's meeting agenda.

##### **Approval of the July 11, 2022 Planning Commission meeting minutes**

Needed changes were noted.

**Moved** by Commissioner McCreary, seconded by Commissioner Lowe, to approve the minutes of the July 11, 2022 Planning Commission Meeting as corrected. **The motion carried unanimously.**

Genoa Township Planning Commission  
August 8, 2022  
Approved Minutes

**Member Discussion**

There were no items to discuss this evening.

**Adjournment**

**Moved** by Commissioner Lowe, seconded by Commissioner Dhaenens, to adjourn the meeting at 8:45 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary