

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
December 11, 2023**

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, Eric Rauch, Tim Chouinard, Glynis McBain, Marianne McCreary, and Greg Rassel. Absent was Jeff Dhaenens. Also present were Planning Director Amy Ruthig, 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 Rauch, seconded by Commissioner Chouinard, 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 a site plan amendment for revisions to the previously approved site grading on a 4.32-acre parcel (4711-06-200-101) on the north side of Grand River Avenue, just west of Char-Ann Drive. The request is petitioned by Chestnut Development.

- A. Recommendation of Environmental Impact Assessment (9-20-23)
- B. Disposition of Amended Site Plan (10-17-23)

Mr. Steve Gronow, the applicant, and Mr. Allan Pruss with Monument Engineering Group were present. Mr. Pruss requested to have their item tabled this evening as they will have a complete site plan forthcoming.

Commissioner McCreary questioned what is to prohibit the applicant from removing additional trees at this time. Ms. Ruthig stated that the applicant is not in site plan compliance so they are not allowed to do any work. She asked the applicant when they anticipate having the site plan ready for review. Mr. Gronow stated he has someone who is interested in the property. He anticipates being before the Planning Commission in June or July.

The call to the public was made at 6:33 pm.

Mr. Dan Hassett of 2955 Turning Leaf stated 40-50 trees were removed. He showed and submitted pictures of the tree density before and after the trees were removed. He is hoping that a berm and pine trees can be planted.

The call to the public was closed at 6:35 pm

Moved by Commissioner Rauch, supported by Commissioner Rassel, to postpone Agenda Item #1 for Parcel #4711-06-200-101 until the March 11, 2024 Planning Commission Meeting per the applicant's request. **The motion carried unanimously.**

NEW BUSINESS:

OPEN PUBLIC HEARING # 2... Consideration of a special use application, environmental Impact assessment and site plan for a commercial stable located at 7318 Herbst Road, south Side of Herbst Road, east of Hubert Road. The request is petitioned by the Nancy Merlo, Brighton Equestrian Club.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (4-22-22)
- C. Recommendation of Site Plan (4-21-22)

Ms. Kathy Riesterer, who represents the applicant, and Mr. Ray Merlo were present. Ms. ~~Riesterer Rister~~ stated this was approved in 2022 with certain conditions but those conditions were not met, so the prior approval lapsed. They are requesting the same approval, and they have now completed the conditions of the previous approval.

She noted allowing the gravel was approved previously, instead of asphalt, as gravel is more advantageous for horses. The applicant agrees to limit the equipment to equestrian use. Mr. Merlo runs a construction company and he stores his equipment and trucks at a property near this site, but it is not stored there. Neighbors have noted that these trucks are on the site. She stated this is true; however, they are there to make deliveries or for construction purposes for the equestrian center or if Mr. Merlo visits the site in one of his work vehicles. They would like to reinstitute the fundraisers.

Mr. Borden reviewed his letter dated November 13, 2023:

- 1. Special Land Uses (Section 19.03):
 - a. The special land use standards of Section 19.03 are generally met.
 - b. Though the Zoning Map (AG) and Future Land Use Map (Low Density Residential) do not align, the proposal is compatible with the goals of the Master Plan.
 - c. In order to make favorable findings related to compatibility and impacts, the use conditions of Section 3.03.02(h) must be met to the Commission's satisfaction.
- 2. Commercial Stable Use Conditions (Section 3.03.02(h)):
 - a. The submittal demonstrates compliance with the applicable use conditions.

3. Site Plan Review:

- a. He confirmed that the Commission allowed gravel surfacing to remain for the drives and parking areas, provided dust control measures are applied.
- b. He recommends the Commission include conditions regarding storage of vehicles and equipment, similar to the 2022 conditional approval.

Also, the applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

Ms. Byrne reviewed her letter dated November 13, 2023:

1. The provided site plan has been updated to include manure spreading locations, which was a condition of the previous approval.
2. Genoa Township Standards require that parking lots be paved with curb and gutter. Storm drainage facilities will also need to be incorporated into the parking lot improvements. The Petitioner does note proposed curb and gutter behind some of the proposed parking, but it does not appear that paving is proposed. The Planning Commission may choose to consider an aggregate parking lot as a Low Impact Development Alternative to the zoning requirements.

The Brighton Area Fire Marshal has no comments.

The call to the public was made at 6:49 pm.

Mr. Joe Cavanaugh of 2919 Hubert Road stated that he is the one who had cars parked on the vacant property to the north on July 22. The field is owned by Mike and Judy Daniels who let him use it for his son's graduation party.

Mr. Paul Cavanaugh is building a home at 6970 Herbst Road. He has had gravel trains running up and down Herbst so much of that truck traffic is from him. His property has been restored to a working farm and Mr. Merlo lent him his equipment. Mr. and Mrs. Merlo are very kind and helpful neighbors.

The call to the public was closed at 6:52 pm.

Commissioner McCreary noted there were several letters from neighbors regarding event parking. Ms. Reister and Mr. Merlo have seen the letters. He stated that what is said in those letters is egregious. They have never parked vehicles across from the property.

Commissioner McCreary noted that the heading on Page 2 is incorrect. She asked Mr. Merlo to confirm that they have not used the property for any uses other than what was approved. Mr. Merlo said they have not held the two foundation fundraiser events that they usually do because they were requested not to by the Township until the Special Use was approved. He stated that his company trucks and equipment are on the site to do work for the property and to make deliveries.

Moved by Commissioner Rauch, supported by Commissioner Chouinard, to approve the Special Use Application for 7318 Herbst Road as this Commission finds that the land use standards of Section 19.03 of the zoning ordinance are generally met, the use is compatible with the goals of the Master Plan, and it is compatible with the use conditions of Section 3.03.02(h). **The motion carried unanimously.**

Moved by Commissioner Rauch, supported by Commissioner McCreary, to approve the Environmental Impact Assessment dated April 22, 2022 for 7318 Herbst Road with the condition that the title be corrected. **The motion carried unanimously.**

Moved by Commissioner Rauch, supported by Commissioner Chouinard, to approve the Site Plan dated April 21, 2022 for 7318 Herbst Road with the following notes:

- The gravel driveway is acceptable to the Planning Commission as it is safer for the horses, zoned for agriculture and because appropriate dust control measures have been included in the impact assessment.
- The petitioner agrees that the operations of the spreading of manure be offset from the boundaries of the property 100 feet to diminish the potential negative impacts on adjacent property owners. The site plan shall be revised to show the 100' setback for manure management locations.
- Any comments within Tetra Tech' and the Brighton Area Fire Authority's letters shall be addressed.

The motion carried unanimously.

OPEN PUBLIC HEARING #3... Consideration of a sketch plan amendment to the previously approved design for Innovation Highway sign as part of the Versa Development (Latson Road) PUD. The proposed sign is located on vacant land (4711-09-300-043) on the east side of Latson Road and on the south side of I-96 at mile marker 140.2. The request is petitioned by Todd Wyett.

A. Disposition of Sketch Plan Amendment (1-27-22)

Mr. Todd Wyett was present and showed a colored rendering of the proposed sign, noting the changes that have been made.

Mr. Borden reviewed his letter dated December 7, 2023:

1. Per Paragraph 7 of the PUD Agreement, a project gateway sign is allowed north of Beck Road in the North Area of the development.
2. The Agreement further states that "the final Project gateway sign shall be subject to Planning Commission review and shall be approved if it contains the same quality and nature of materials and contains the Genoa Township gateway messaging in the same general character and design shown in Exhibit 7." Accordingly, Exhibit 7 of the Agreement includes a graphic depiction of the intended sign design and materials.

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3. At their March 14, 2022 meeting, the Planning Commission granted conditional approval of the project gateway sign; however, the approved sign was never constructed and that approval has lapsed. Also, the previous approval had the conditions of the submittal also depicts a landscaped berm, though no details are provided

Commissioner McCreary questioned why it had been changed. Mr. Wyett stated the new sign is half of the cost of the original sign proposed.

The call to the public was made at 7:06 pm with no response.

Ms. McCreary asked if the sign will have lighting. Mr. Wyett stated it is back lit.

Commissioner Rauch likes the change. It has clean, simple lines.

Moved by Commissioner Rauch, supported by Commissioner McCreary, to approve the Sketch Plan Amendment dated January 27, 2022 for Innovation Highway sign as part of the Versa Development (Latson Road) PUD. with the following conditions:

- The updated sign design shall be as the one depicted in the drawing emailed to staff on Friday, December 8, 2023 as it better details the berm.
- The landscape plan and details will be provided and approved prior to sign permit issuance.
- An exact location map will be provided prior to sign permit issuance.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated there will be six items on the January Planning Commission meeting agenda and potentially five cases on the February agenda.

After a discussion, it was decided to hold a second Planning Commission meeting on Tuesday, January 9, 2024.

Approval of the November 13, 2023 Planning Commission meeting minutes

Needed changes were noted.

Moved by Commissioner McCreary, seconded by Commissioner Rassel, to approve the minutes of the November 13, 2023 Planning Commission Meeting as amended. **The motion carried unanimously.**

Member Discussion

There were no items to discuss this evening.

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Adjournment

Moved by Commissioner Rauch, seconded by Commissioner Rassel, to adjourn the meeting at 7:31 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary