

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
May 13, 2024**

**MINUTES**

CALL TO ORDER: Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:33 p.m. Present were Chris Grajek, Marianne McCreary, Greg Rassel, and Tim Chouinard. Absent were Jeff Dhaenens, Eric Rauch, and Glynis McBain. Also present were Planning Director Amy Ruthig, Brian Borden of Safebuilt, and John Barber of Tetra Tech.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

**Moved** by Commissioner McCreary, seconded by Commissioner Rassel, 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.

Ms. Melanie Johnson of 3990 Chilson Road has read the zoning ordinance and the master plan regarding the Latson Road interchange and is trying to learn how this was put in place. There was no community engagement for that project. She is confused by the descriptions.

Mr. Andrew Kimbel lives on three acres on Crooked Lake Road. He is opposed to the Latson Road PUD. He moved here in 2021 to escape development. They like the back roads and nature. He requested the Planning Commission not approve the proposed amendment and keep the rural area rural.

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

OLD BUSINESS:

**OPEN PUBLIC HEARING #1... (STAFF REQUESTS ITEM TO BE POSTPONED)**

Consideration of a special use application, environmental impact assessment and site plan to allow for commercial outdoor recreational events at the existing Mt. Brighton facility. The property is located at 4141 Bauer Road on the south-east corner of Bauer and Challis Roads. The request is petitioned by VR US Holdings, Inc.

A. Recommendation of Special Use Application

B. Recommendation of Environmental Impact Assessment (6-28-23)

C. Recommendation of Sketch Plan (7-27-23)

The call to the public was made at 6:36 pm with no response.

**Moved** by Commissioner Chouinard, supported by Commissioner Rassel, to postpone the request for a special use application, environmental impact assessment and site plan to allow for commercial outdoor recreational events at the existing Mt. Brighton facility until the June 10, 2024 Planning Commission meeting. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #2...**Consideration of a special land use application, environmental impact assessment and site plan to allow for temporary boat sales and service at an existing commercial site located at 5776 Grand River Avenue, south side of Grand River Avenue, west of Dorr Road. The request is petitioned by Wonderland Marine West.

A. Recommendation of Special Use Application

B. Recommendation of Environmental Impact Assessment (1-16-24)

C. Recommendation of Site Plan (3-25-24)

Mr. Wayne Perry with Desine, Inc. and Mr. Gary Mitter, Sr., the applicant, were present. Mr. Perry stated the applicant would like to use 5776 Grand River Avenue as Wonderland Marine's showroom while they are working on the remodeling of their existing store. They have addressed the consultants' concerns.

Mr. Borden reviewed his letter dated April 5, 2024

1. Special Land Uses (Section 19.03):

- a. The special land use standards of Section 19.03 are generally met.
- b. In order to make favorable findings related to compatibility and impacts, the use requirements of Section 7.02.02(c) must be met to the Commission's satisfaction.
- c. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

2. Use Requirements (Section 7.02.02(c)):

- a. The majority of the use conditions are met; however, the buffer zone/screen fence requirement for outdoor storage is not fully met at the rear of the site. They are proposing a six-foot decorative aluminum fence and 30-inch tall shrubs. The Planning Commission can approve this modification.

Mr. Perry stated that this area abuts the Dumpster, trailer storage, and loading zone for Crystal Gardens. There was a discussion regarding the location, style, material and color of the proposed fence and the proposed shrubs.

3. Site Plan Review:

- a. Details must be provided for the proposed wall mounted light fixtures.
- b. The Commission may wish to require new/modified light fixtures that meet current standards.
- c. He encourages removal of the nonconforming pole sign.

Mr. Mitter stated they have replaced the light fixers on the building. Mr. Borden recommends that Staff review and approve the new fixtures.

Mr. Perry stated the existing Wonderland Marine site, as well as this site, has a lot of underground utilities. A monument sign is not able to be put in because it will conflict with the water and sewer utilities.

Mr. Barber stated the applicant has addressed all of his comments from his letter dated May 6, 2024.

Commissioner McCreary asked for confirmation as to when the access drive will be removed. Mr. Perry stated that if either of the parcels are sold, it will be removed.

The call to the public was made at 6:53 pm with no response.

**Moved** by Commissioner McCreary, supported by Commissioner Rassel, to recommend to the Township Board approval of the Special Use Application to allow for temporary boat sales and service at an existing commercial site located at 5776 Grand River Avenue, south side of Grand River Avenue, west of Dorr Road as this Commission finds it meets the requirements of Sections 19.03 and Section 7.02.02(c) of the zoning ordinance to the commissions' satisfaction. It is also consistent with the uses on Grand River, inclusive of boat sales.

**The motion carried unanimously.**

**Moved** by Commissioner McCreary, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Environmental Impact Assessment dated January 16, 2024 to allow for temporary boat sales and service at an existing commercial site located at 5776 Grand River Avenue, south side of Grand River Avenue, west of Dorr Road. **The motion carried unanimously.**

**Moved** by Commissioner McCreary, supported by Commissioner Rassel, to recommend to the Township Board approval of the Sketch Plan dated July 27, 2023 to allow for temporary boat sales and service at an existing commercial site located at 5776 Grand River Avenue, south side of Grand River Avenue, west of Dorr Road, with the following conditions:

- Details for the six wall mounted light fixtures that have been changed shall be approved by Staff and meet the current standards.
- The southern boundary of the fence line will be constructed with 30-inch-tall evergreen shrubs from the total east to west, along with a six-foot tall aluminum fence with a green decor color.
- The notations regarding if either property be sold, the temporary access drive to the east shall be removed shall be added to the site plan.

**The motion carried unanimously.**

**NEW BUSINESS:**

**OPEN PUBLIC HEARING #3**...Consideration of an environmental impact assessment and final site plan for a 2-unit nonresidential site condominium with contractor's offices and yards with outdoor storage and accessory fuel storage. The property is located at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue. The request is petitioned by Desine, Inc.

- A. Recommendation of Environmental Impact Assessment (2-20-24)
- B. Recommendation of Final Site Plan (4-22-24)

Mr. Wayne Perry of Desine, Inc. and Mr. John Moretti, the applicant, were present.

Mr. Perry provided a review of the project and site plan. They have made modifications to the plans to address all of the consultants' comments.

Chairman Grajek asked if either of the buildings have the ability to be expanded. Mr. Perry stated, "yes".

Mr. Borden reviewed his letter dated April 30, 2024. He noted that the Planning Commission made a recommendation to approve the preliminary plans, and that was approved by the Township Board.

- 1. The applicant must provide copies of necessary permits from outside agencies.
- 2. The applicant must address comments from the Township Attorney and/or staff on the condominium documents.
- 3. The final condominium plan is generally consistent with the approved preliminary plan, including conditions; however:
  - a. The applicant should be prepared to present building material and color samples. Mr. Perry stated they have provided colored renderings of the buildings, but do not have building samples this evening.
  - b. The building elevations are subject to review and approval by the Planning Commission.
  - c. The applicant must address any comments provided by the Township engineering consultant and Brighton Area Fire Authority.

Mr. Barber stated the applicant has addressed all of his comments from his letter dated May 7, 2024.

Ms. Ruthig stated she received the master deed and by-laws today and they are being reviewed by the township attorney.

Commissioner McCreary stated the business hours are not listed in the document. After a discussion, it was decided that the business hours shall be stated to comply with the township ordinance.

Commissioner McCreary stated that the by-laws still state that one of the uses is a medical building. Ms. Reister, the applicant's attorney, stated that a red-lined copy of the by-laws were provided to the township attorney and that was removed. Ms. Ruthig stated the one in the packet, which is from April, still says "medical". The copy received today also has it. Ms. Reister will provide a revised copy.

Commissioner Chouinard questioned the fuel storage location. Mr. Perry stated that has been removed from the plans. It was put on the agenda in error.

It was noted that the building material samples have not been provided. Commissioner McCreary would like to see the samples. Ms. Ruthig stated they can be submitted prior to the submission to the Township Board.

The call to the public was made at 7:22 pm with no response.

**Moved** by Commissioner McCreary, supported by Commissioner Rassel, to recommend to the Township Board approval of the Environmental Impact Assessment dated February 20, 2024 for a two-unit nonresidential site condominium with contractor's offices and yards with outdoor storage at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue. **The motion carried unanimously.**

**Moved** by Commissioner McCreary, supported by Commissioner Rassel, to recommend to the Township Board approval of the Final Site Plan dated April 22, 2024 for a two-unit nonresidential site condominium with contractor's offices and yards with outdoor storage at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue, with the following conditions:

- The applicant shall be prepared to present building materials and samples subject to approval of township staff.
- The applicant must address any comments from the township engineer, planner and Brighton Area Fire Authority Fire Marshal.
- The following changes shall be made to the condominium by-laws:
  - Page 83, removing the word "Medical" from "medical and business".
  - Page 53 of the Impact Assessment shall state that business hours will comply with township ordinances for the specified zoning use.
- No fuel storage has been requested and has been removed from the request.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING #4...** Consideration of a site plan application and environmental impact assessment for a proposed building and parking lot expansion for the existing Maxey Ford automobile dealership. The property is located at 2798 E. Grand River Avenue, south side of Grand River Avenue and east of Chilson Road. The request is petitioned by Michael Maxey.

A. Recommendation of Environmental Impact Assessment (3-19-24)

B. Recommendation of Site Plan (3-19-24)

Mr. Karl Vollmar, the architect; Hugo Ceron from Livingston Engineering; Mike Maxey, the property owner; and Neil with Rand Construction were present.

Mr. Volmer provided a review of the project, which is an addition on the south side of the existing building to add four service bays and the expansion of the parking lot.

Mr. Borden reviewed his letter dated May 7, 2024.

1. The proposed expansion areas are mostly compliant with the use requirements for auto sales; however, the following requirements are not met and are existing conditions. /warrant additional discussion:
  - Existing vehicle storage/display along Grand River occupies the area required for a 20-foot landscaped greenbelt.
  - Improvements may be required if there are current issues with off-site vehicle un/loading.
  - The proposed vehicle storage area does not fully provide a buffer zone B.
2. The amount of metal siding on the building exceeds that allowed by Section 12.01; however, it matches the existing building.
3. Building design, including materials and color, are subject to review and approval by the Planning Commission.
4. In his opinion, the Commission may allow single striping for the spaces in the proposed expansion area, which is against the looped striping requirement in the ordinance since it is intended for vehicle storage and not customer or employee parking.
5. He suggests the new pole mounted light fixtures be reduced in height to 20 feet, since the property abuts residential uses to the south. Ms. Ruthig stated that Mr. Maxey has worked with the residents regarding the lighting in the past. Mr. Maxey stated they would like the new poles to match the existing poles. The lights further back, closer to the residents, have shields, but if there were any concerns from the residents, he would install shields on the new ones as well.
6. The Commission may modify landscaping/screening requirements, per Section 12.02.13.
7. The applicant must replace any plantings on the approved landscape plan that have been removed or are in poor condition. Mr. Maxey stated he has not removed any landscaping from the previous approval.
8. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.

Mr. Barber reviewed his letter dated May 6, 2024.

1. The comments regarding the parking layout from his April 16, 2024 have been addressed.
2. The petitioner has indicated that the detention basin in the southwest corner of the site is under Livingston County Drain Commissioner jurisdiction and the construction plans will be submitted for their review and approval.
3. The petitioner has indicated that the existing valves to isolate the water main during construction will be shown on the construction drawings.

4. Connection of the new trench drains in the building expansion to the sanitary sewer will be shown on the construction drawings.
5. Storm sewer calculations will be provided in the construction drawings indicating the existing 30-inch storm sewer has adequate capacity for receiving runoff from the new parking lot.

The Fire Marshal's letter dated May 7 states that his concerns have been met or will be addressed during construction. He has a concern with the flow and circulation through the site. Mr. Maxey stated he has spoken to Mr. Boisvert regarding this. There will be some additional signage and pavement markings installed to alleviate his concerns. He should be sending over an updated letter.

Commissioner Chouinard would like to be consistent with parking lot striping. He noted that Brighton Motors was recently required to put in looped spaces.

The call to the public was made at 7:48 pm with no response.

**Moved** by Commissioner Rassel, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Environmental Impact Assessment dated March ~~19~~26, 2024 for a proposed building and parking lot expansion for the existing Maxey Ford automobile dealership at 2798 E. Grand River Avenue, south side of Grand River Avenue and east of Chilson Road. **The motion carried unanimously.**

**Moved** by Commissioner Rassel, supported by Commissioner McCreary, to approve the Site Plan dated March ~~26~~19, 2024 for a proposed building and parking lot expansion for the existing Maxey Ford automobile dealership at 2798 E. Grand River Avenue, south side of Grand River Avenue and east of Chilson Road, with the following conditions:

- Review of the current landscape to ensure it is consistent with the previously approved site plan.
- There shall be looped striping for the new parking spaces.
- The application shall comply with all of the Brighton Area Fire Authority Fire Marshal's requirements.

**The motion carried unanimously.**

#### ADMINISTRATIVE BUSINESS:

##### **Staff Report**

Ms. Ruthig stated staff decided to remove Mt. Brighton's item this evening because there were inconsistencies. They will be on the June meeting agenda.

There is a rezoning request for 8020 Grand River to allow for a laundry mat. The zoning is for office and service, and a laundry mat is a service, so they are proposing to amend the ordinance text adding this as a special use in this district instead of having the petitioner request a rezoning.

Genoa Township Planning Commission  
May 13, 2024  
Approved Minutes

There has not been a submittal provided for the Latson Road PUD.

Commissioner Rassel will not be at the June meeting.

**Approval of the April 8, 2024 Planning Commission meeting minutes**

One change was noted.

**Moved** by Commissioner McCreary, seconded by Commissioner Chouinard, to approve the minutes of the April 8, 2024 Planning Commission Meeting as amended. **The motion carried unanimously.**

**Member Discussion**

Chairman Grajek encouraged the Commissioners to attend the upcoming training being held in Grand Rapids.

**Adjournment**

**Moved** by Commissioner McCreary, seconded by Commissioner Rassel, to adjourn the meeting at 8:06 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary