

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
February 10, 2025**

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, Tim Chouinard, Marianne McCreary, Eric Rauch, and Bill Reiber. Absent were Glynis McBain and Greg Rassel. 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 McCreary, supported by Commissioner Rauch, 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.

Mr. Jeff Dhaenens of 5494 Sharp Drive stated the item on tonight's agenda is about drive-through restaurants and changing the zoning. There is also a plan to open the Master Plan. He asked for the Township to review the food truck section of the ordinance.

The call to the public was closed at 6:32 pm.

OPEN PUBLIC HEARING #1...Discussion of an ordinance amendment to Article 7 "Commercial and Service Districts" in regards to drive-through restaurants.

Mr. Borden stated tonight's item is to review the proposed changes to this section of the ordinance. This is only for discussion and no action will be taken tonight.

Currently drive-through's are permitted as an allowable use via a Special Land Use Permit in the General Commercial District (GCD) only. They are proposing to also allow them as a special use in the Regional Commercial District (RCD), which would be expanding where they can be.

The Planning Commission previously discussed eliminating some categories in the ordinance for drive-through businesses, such as the coffee shop; however, the ordinance has a definition

for a drive-through coffee shop with certain restrictions regarding parking, etc. so he chose to leave that in.

It was also previously discussed to eliminate the 500-foot restriction between drive-through businesses. They have kept that requirement; however, they have put in conditions where this could be waived.

He reviewed the additional proposed changes, specifically the use conditions, stacking space standards, the traffic impact study, landscaping, lighting, noise, etc. These changes will apply to both drive-through restaurants and drive-through coffee shops.

The Planning Commission, staff, and consultants discussed the proposed changes in detail. It was determined that some additional changes were needed. Additionally, Ms. Byrne and her colleagues will review the changes proposed for the stacking space section to ensure they are appropriate. It is anticipated this will be returned to the Planning Commission and a public hearing will be held at the March meeting.

The call to the public was made at 7:18 pm with no response.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated there will be two items and the zoning item discussed this evening on the March meeting agenda.

Approval of the January 13, 2025 Planning Commission meeting minutes

Needed changes were noted.

Moved by Commissioner McCreary, seconded by Commissioner Reiber, to approve the minutes of the January 13, 2025 Planning Commission Meeting as amended. **The motion carried unanimously.**

Member Discussion

Chairman Grajek questioned when the Planning Commission will learn of the legal opinion that has been rendered regarding the Latson Road PUD. Ms. Ruthig stated she will be scheduling a special Planning Commission meeting regarding this.

Commissioner McCreary stated Brandon Township adopted an ordinance regarding attached and detached accessory buildings. Ms. Ruthig stated she has an ordinance drafted regarding this; however, it only addresses detached. Commissioner McCreary will provide a copy of the ordinance to staff.

Commissioner Reiber stated that since the Master Plan is being reviewed, if someone has the idea of building an accessory structure on their property, how would it be addressed. Mr. Borden stated whatever plan is in effect at the time of the request would be followed. Until the Master Plan is updated, the current one is in effect.

Commissioner Rauch watched the Board Meeting last week and saw they voted to approve the contract to update the Master Plan. Commissioner Reiber confirmed that they have approved the core tasks at this time.

Adjournment

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to adjourn the meeting at 7:34 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT