

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
SPECIAL MEETING/PUBLIC HEARING
OCTOBER 25, 2021
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

CALL TO THE PUBLIC: *(Note: The Board reserves the right to not begin new business after 10:00 p.m.)*

OPEN PUBLIC HEARING # 1...Discussion of 2021 Master Plan update as presented by Giffels Webster.

ADMINISTRATIVE BUSINESS:

- *Staff Report*
- *Approval of the October 12th, 2021 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*

memorandum

DATE: October 20, 2021
TO: Genoa Township Board & Planning Commission
FROM: Jill Bahm, Partner, Giffels Webster
Sri Komaragiri, Senior Planner, Giffels Webster
Matt Wojciechowski, Associate Planner, Giffels Webster

SUBJECT: 2021 Master Plan Update

At our upcoming October 25 meeting, we would like the Planning Commission to discuss potential updates to the 2013 Master Plan goals and objectives as well as discuss potential changes to the 2013 future land use map. The outcome of this meeting will help us prepare for a community open house, scheduled for **November 10, 2021 (4:30 – 6:30 pm)**.

As noted previously, it is our goal to help the Township prepare a strong, illustrative, and forward-thinking Master Plan that provides a clear vision for community growth and includes implementation strategies to achieve that vision. The Master Plan will consider not only the needs of today's residents and businesses but anticipate the way in which the community will evolve over the next 10-20 years.

Work to Date

To date, we have prepared a working draft plan document that includes the following:

- Regional Planning Context
- Summary of existing conditions (demographics, economy, natural features and land use)
- Summary of visioning session (July 2021)
- Summary of Market Assessment Survey

Goals – Overview

Goals are general guidelines that explain what the community wants to achieve. Goals are usually long-term and represent global visions such as “protect the township’s natural resources.” Goals define the “what,” “why,” and “where,” but not the “how.” Identifying obstacles to overcome is also useful in defining goals.

Objectives identify the milestones that mark progress in achieving goals and provide more of the “how” goals will be implemented. For example, with a goal of “protect the township’s natural resources,” an objective to “maintain the township’s tree cover” is something that may be measured and tracked over time.

Action items are more specific and define the steps to accomplish objectives and attain the identified goals. The most effective action strategies will include who will tackle that task and when it should be accomplished. For the above example objective of maintaining tree cover, one action strategy might be: “Using the township’s GIS data, map the current tree cover in the township.” This may be assigned as a staff item to be completed within one to three years.

The 2013 Master Plan included a variety of statements that are either objectives or action strategies geared at future improvements. Re-framing these statements as over-arching goals may help the community better visualize the future described in the plan, as well as help the Township stay focused when new ideas or alternative strategies are raised.

In the working draft document, Plan goals are updated for discussion at the upcoming meeting. Please see pages 2.10-11. It is anticipated that these updated goals will be presented at the open house for community comment. As the commissioners review the draft goals in the plan, consider “Do these statements support our vision? What’s missing?”. A worksheet that lists 2013 Plan “goals” is attached to this memo to assist the Planning Commission in their review.

#	Goal Category/Objectives	Keep/ Modify	Priority high/low	NA
Land Use				
1	Accommodate a variety of land uses that are located in a logical pattern and complement community goals, the surrounding land uses, environment, capacity of roads and the sanitary sewer, and public water system capabilities.			
2	Provide land owners with reasonable use of their land in a manner that is compatible with adjacent land uses and the overall land use plan for the Township and the capacity of infrastructure.			
3	Promote harmonious and organized development consistent with adjacent land uses.			
4	Provide a variety of housing styles, types, and densities to support needs of residents.			
5	Support “aging in place” by providing housing, recreation, and transportation options for seniors.			
6	Achieve well-planned, safe, balanced, and pleasant residential neighborhoods.			
7	Provide employment, shopping and recreational opportunities for current and future residents of the Township.			
8	Achieve high quality site and building design that contributes to strong neighborhoods, vital shopping districts, and desirable employment centers.			
9	Encourage quality industrial and technology-based development in appropriate areas of the township to diversify the tax base with room for future expansion, where not in conflict with surrounding land uses.			
10	Manage development by maintaining a growth boundary to encourage efficient use of land, protect farmland and natural features, and allow the efficient provision of public services, utilities, and infrastructure.			
11	Promote the development of a mixed-use town center along Grand River Avenue that creates a strong sense of community identity for Genoa.			
12	Create outlots in underutilized parking lots to provide locations for infill commercial development.			
13	Work with economic development agencies, such as Ann Arbor Spark, to attract new businesses and jobs, and encourage entrepreneurship.			
14	Preserve and encourage growth and sustainability of existing Grand River commercial after the construction of the Latson interchange.			
15	Promote neighborhood commercial nodes, where appropriate.			
16	Develop and maintain flexible codes and ordinances to meet the needs of current and future residents.			
17	Provide an integrated and phased design with careful consideration for new development at the Latson interchange.			

#	Goal Category/Objectives	Keep/ Modify	Priority high/low	NA
Preservation of Natural Features				
1	Preserve the "quality of life" in Genoa Township by retaining significant, sensitive natural amenities such as water bodies, wetlands, slopes, mature trees and natural ecosystems.			
2	Encourage integration of natural features such as woodlands and wetlands into site development as aesthetic and functional features.			
3	Protect the quality of the community's lakes and water resources from overcrowding and overuse.			
4	Preserve the existing landscaping and natural features viewed along Township roads.			
5	Encourage and utilize best management practices for preservation of sensitive natural features.			
Transportation				
1	Assure a multi-modal transportation network is available to support the current population and support managed growth through future improvements.			
2	Preserve the capacity and safety of arterial streets through access management.			
3	Evaluate impacts of traffic generated by development and work toward improvements concurrent with new development.			
4	Coordinate transportation improvements with county and state agencies.			
5	Promote "complete streets" through a non-motorized network to provide the opportunity for walking, jogging, and bicycling in a safe and comfortable environment.			
6	Consider transit-oriented development on former Zeeb/Preserves of Genoa property for future passenger rail train to Ann Arbor.			
7	Coordinate with MDOT to pursue the possibility of a narrow median along Grand River Avenue from the exit 141 Lake Chemung interchange west to the Howell city limits to improve pedestrian safety, reduce vehicular conflicts, and to beautify the corridor.			
Public Facilities and Services				
1	Coordinate with the adjacent townships and the cities of Brighton and Howell to provide area residents with high quality community services and facilities.			
2	Provide utility improvements only in locations best suited for development to support managed growth and provide a growth boundary to ensure development is consistent with infrastructure planning.			
3	Provide high-quality centralized parks, recreation facilities and open space to meet the needs of Township residents.			
4	Provide public spaces that meet the needs of Township residents and can expand or adapt to meet the needs of the future population.			
5	Establish a unique identity for Genoa Township through entry signage and streetscape design that provides a unique sense of place.			



Acknowledgments

To Be Completed



Table of Contents

Purpose of the Master Plan.....	i
Summary of 2021 Master Plan.....	ii
1 THE PLACE.....	1
A. Introduction.....	1.1
B. Demographics.....	1.4
C. Economy and Workforce.....	1.11
E. Community Facilities	1.19
D. Natural Features.....	1.29
F. Existing Land Use.....	1.41
2 THE PEOPLE.....	2
A. Public Input Summary.....	2.1
B. Market Assessment Summary	2.4
C. Vision, Goals and Objectives.....	2.9
3 THE PLAN.....	
A. Future Land Use Plan.....	
B. Housing Plan.....	
C. Commercial Corridor Redevelopment	
D. Complete Streets.....	
E. Sustainability & Resiliency.....	
4 THE PROGRAM.....	
A. Zoning Plan.....	
B. Action Strategies.....	
A APPENDIX.....	

List of Maps & Figures

MAPS		
No.	Title	Page
1.1	Genoa Township Location	
1.2	Population Density per Acre	
1.3	Age of Housing	
1.4	Housing Density	
1.5	Water System	
1.6	Sanitary System	
1.7	National functional classification	
1.8	Community Facilities	
1.9	Soils	
1.10	Woodlands	
1.11	Wetlands	
1.12	Watershed Basins	
1.13	Existing Land Use	

FIGURES (Continued)		
No.	Title	Page
1.11	Year Householder Moved: Genoa	
1.12	Year Housing Built: Genoa	
1.13	Housing Types: Genoa	
1.14	Mode of Travel: Genoa	
1.15	Car Ownership: Genoa	
1.16	Travel Times: Genoa	
1.17	Inflow-Outflow Commute Patterns: Genoa	
2.1.	Composite Conservatively Estimated Opportunities	

Appendix

FIGURES		
No.	Title	Page
1.1	Population Growth Year 2045	
1.2	Population Distribution by Age	
1.3	Surrounding Communities: Population, Density, Older/Young Adults	
1.4	Population Distribution by Age Ans Sex	
1.5	Race Distribution: Surrounding Communities	
1.6	Educational Attainment: Genoa	
1.7	Household Composition: Genoa	
1.8	Percent Bachelor's Degree or Higher: Surrounding Communities	
1.9	Year Housing Built: Genoa	
1.10	Income Trends: Surrounding Communities	

Appendix

List of Tables

TABLES		
No.	Title	Page
1.1	Population by Age	
1.2	Surrounding Communities: Population Growth (2000-2018)	
1.3	Surrounding Communities	
1.4	Household Composition: Surrounding Communities	
1.5	Employment Sectors (Past, Present and Future)	
1.6	Employment Workforce: Surrounding Communities	
1.7	Income Data: Surrounding Communities	
1.8	Housing Data: Surrounding Communities	
2.1	Genoa Township Strengths and Weaknesses	
2.2	Residential Strengths & Weaknesses	
2.3	Non-Residential Strengths & Weaknesses	

TABLES		
No.	Title	Page

Appendix

Purpose of a Master Plan

This Master Plan Update represents an opportunity to affirm and update the course for new development and redevelopment in Genoa Township as identified and described in the 2013 Master Plan. This Plan contains the community's vision, goals, objectives, and strategies and it is intended to guide future decision-making processes related to land use and development, as well as overall community quality of life.

The Master Plan addresses future land uses and community development, and other community features in a coordinated fashion. It portrays a clear statement of community goals and objectives, establishes a vision of the future, and includes plans to achieve the vision. If followed carefully, the Master Plan will have a lasting impact on the built and natural environment. Decisions made when the Plan is developed will likely be implemented over short-term, medium-term, and long-term timelines as specified in the Implementation Plan.

The Master Plan is long-range in its view and is intended to guide development in the township over a period of 10 to 20 years, with reviews and any necessary updates occurring every five years to maintain consistency with the Michigan Planning Enabling Act of 2008. The information and concepts presented in the Master Plan are used to guide local decisions on public and private uses of land and the provision of public facilities and services. A sound Master Plan promotes a land use pattern that reflects a community's goals. It establishes long-range general policies in a coordinated and unified manner, which can be continually referred to in decision-making.

Lastly, the Master Plan aims to provide a complete picture of the historic and ongoing land use and development-related issues facing Genoa Township so that the reader has a full understanding of what is occurring within the township

Frequent review and analysis of the Master Plan will strengthen the relevance and validity of local planning and zoning policies.

This Master Plan represents a continual effort by the Planning Commission and Township Board. A series of joint public meetings were held by the Board and Planning Commission to discuss the recommendations of the plan. Citizens, landowners and interested members of the general public also attended meetings and were involved with the discussion on the plan. A public hearing to present the draft plan was conducted prior to its adoption by the Township Board.

Genoa Township's last comprehensive master plan was completed in 1998, with amendments made in 2000, 2003, 2006, 2013 and 2015.

The Township regularly refines its zoning ordinance and subdivision regulations in response to changing conditions, goals, and the law. Thus, this Master Plan represents the latest in a series of documents and ordinances which will help to ensure that the Township maintains its desired community character.

Summary of 2021 Master Plan

THE PLACE

This section describes the Genoa Township and its context locally. It also includes a summary of how land is used as well as information about the population. It is helpful to review this section to understand where the township is today.



- Introduction
- Demographics
- Economy and Workforce
- Natural Features
- Community Facilities
- Existing Land Use

THE PEOPLE

This section summarizes public input collected during the planning process. It also outlines the vision, goals and objectives for the long-term future of the township.



- Public Input Summary
- Market Assessment Summary
- Vision, Goals and Objectives

THE PLAN

This section includes long range plans for land use and housing development within the township and provides contextual background for complete street policy and sustainable principles. It also includes the future land use map - an illustrated guide to how land will be used in the next 10-15 years.



- Future Land Use Plan
- Housing Plan
- Commercial Corridor Redevelopment
- Complete Streets
- Sustainability & Resiliency

THE PROGRAM

This section includes a zoning plan - the road map for changes needed to the Zoning Ordinance that regulates development. Action strategies that support the goals of the Plan are included with priorities and leads to move implementation forward.



- Zoning Plan
- Action Strategies

THE PLACE

History & Regional Setting

Community Planning History

Historically Genoa Township was characterized by rural agricultural land uses, with resort-type development around Lake Chemung and the other 15 lakes in the region. In the early 1970's the rural character began to change. Suburbanites from the Detroit and Ann Arbor areas began looking at Livingston County as a convenient commute between this quiet lifestyle and metro area employment.

Following the residential growth have been supportive commercial and public facilities. The small town atmosphere associated with the cities of Brighton and Howell attracted residents, businesses and small industries to this area. Gradually the area began to establish its own healthy employment base. Providing sanitary sewer service in parts of Genoa Township has contributed to the rapid pace and intensity of its growth. According to Livingston County and Genoa Township figures, most of the recent development in Genoa Township has been residential.



The Township hall sits on property that originally belonged to the Carl Christian Conrad family. It was first purchased from the United States Government in 1830. After the Civil War, there was no one left to farm the land, and it was purchased by John Schoenhals.

John had three daughters and one son. The son was named Oscar. Oscar married Lyle's father's sister Anna. In 1950, Anna bought the brick two-story home on ½ acre just east of the farm on Brighton Road for \$10,000, and Lyle bought the 149-acre farm on Dorr and Crooked Lake for \$15,000. The 2-story brick home on Brighton Road still stands today.

The land was farmed from 1950 until 1962 when the Michigan State Highway came through and condemned eight different parcels in the Township to construct Interstate 96. The State Highway Department gave the homesteaders 30 days to get out of their way. The Herbst family received \$17,500 for their condemned 43.9 acres, which was then cut in half on a 45° angle.

The dairy business was no longer viable because there wasn't enough land close to the barn to take care of the cows; the barn was now on the north side of the expressway and the house was on the south side. That was when Mr. Herbst went into the beef business, purchasing cattle from Mr. Fisher of the General Motors Fisher Body family.

Regional Setting

Genoa Charter Township is located in southeastern part of Livingston County, Michigan. It is located between the cities of Brighton and Howell. The Grand River Avenue corridor and I-96 Interchange provide connect the Township business district to cities of Brighton and Howell. The Township is centrally and strategically located within 45 miles of Detroit, Lansing, Ann Arbor, Flint and Toledo. The Township has a total area of 36.3 square miles, of which, 34.2 square miles of it is land and 2.1 square miles of it (5.78%) is water.

MAP 1.1. GENOA TOWNSHIP: LOCATION



Regional Planning

Livingston County Master Plan 2018

Livingston County Planning Department Staff in collaboration with the Livingston County Planning Commission have drafted this Livingston County Master Plan. All twenty municipalities in Livingston County have a master plan and a zoning ordinance. This county-wide plan is intended to guide the content of these local municipal plans. The plan focuses on identifying an issue such as housing, infrastructure, etc. and provides a general path with general goals and highlighting best practices implemented or considered in surrounding communities and beyond.

The plan does not make any recommendations specific to Genoa Township. However, this plan provides extensive references to best management practices and encourages the local communities to duplicate some recommendations in their respective Master Plans. In general, the plan recommends Southeast County to focus on promoting regional public transit options, regional trail connections, and to expand/improve recreational options/facilities. The plan refers to worksheet tools for evaluating stormwater ordinances, evaluating aging in place readiness, and using placemaking as a tool for economic development.

Livingston County Transit Plan March 2019

The Livingston County Transit plan is prepared for Livingston County and Livingston Essential Transportation Service (LETS). This plan provides a set of short, mid, and long-term action plans and related funding and governance options for implementation over the next 5-10 years. The plan aims to improve the existing LETS transit system and services. LETS is currently headquartered west of Howell, but the bulk of its pick-ups and drop-offs occur further east in the Grand River Avenue / I-96 corridor from Howell to Brighton through Genoa Township.

The plan refers to two action items that could directly impact Genoa Township and necessary improvements should be planned accordingly.

1. The plan foresees a new bus route along Grand River Avenue through Genoa Township with three potential bus stop locations. It is crucial to complete the sidewalk network along Grand River Avenue and to the future stops to create more equitable access to these services.
2. LETS is also considering a second facility near the City of Brighton. This would require the local municipality's cooperation in locating/developing a site and monetary contribution. The new facility would include a fueling station, bathroom, secured parking for LETS vehicles, 10 to 15 parking spots for visitors, and space for dispatch staff. It is estimated to cost 6-7 million with an approximate local share of 56,000 dollars. The location is yet to be determined.

Livingston County Parks and Open Space Plan 2019-2023

The plan is not intended to plan for the recreation needs of the local units of government in Livingston County. It is projected that the City of Brighton and Handy and Genoa Townships will experience the largest percent growth in population, with over 60% growth. This would result in increased demand for recreational facilities to serve the users.

Genoa Township hosts Fillmore County Park which consists of 198 acres of land in the southeast quadrant of Livingston County, where agriculture is more prominent. It is easily accessed off Grand River Avenue about midway between the cities of Howell and Brighton. The entire park parcel was recently rezoned to Public and Recreational Facilities. There is a master plan for a phased development of the park.

One of the goals of this plan is to 'build mutually beneficial relationships with public and private park and recreation providers to help establish Fillmore County Park.' The recommended implementation strategy to achieve this goal is to maintain good communication with Genoa Township to avoid duplication of recreation facilities within the township.

Southeast Livingston Greenways

November 2000

SEL Greenways plan is prepared by Southeast Michigan Greenways and the Livingston County Planning Department's Greenway and Open Space initiative. The SEL Greenways plan primarily focuses on the development of non-motorized corridors and conservation areas within southeastern County. This plan believes that thoughtful conservation projects will enhance the quality of life without destroying the rural character of communities like Genoa Township. This plan identifies primary and secondary conservation areas, which are primarily existing natural areas that need to be protected and maintained. Non-motorized infrastructure is currently non-existent, and this plan provides a big picture to guide the non-motorized development.

Within Genoa Township, the plan identified a potential major greenway corridor along the railroad that runs north to south to the west of Chilson Road. An on-road non-motorized network is also recommended along Chilson Road that connects the City to the Brighton state recreation area. A network of on-road pathways is recommended that connect to the Chilson Road path. This plan recommends a list of approximately 22 non-motorized segments throughout the township with a total estimated cost of 3,595,000 dollars. This plan was used as a reference in the Bike paths and Greenway's chapter of Townships 2013 Master Plan. However, the Township Master plan proposed major pathways along Nixon Road and Grand River Avenue to benefit from existing built non-motorized infrastructure.

Grand River Avenue Access Management Study

June 30, 2014

The Grand River Access Management Plan is developed by the corridor communities in Livingston County along with the Michigan Department of Transportation (MDOT), the Livingston County Road Commission (LCRC), and the Southeast Michigan Council of Governments (SEMCOG). This plan provides a cooperative and coordinated approach to access for planned and existing development along the corridor.

The longest segment of the Grand River Avenue corridor extends through Genoa Township. The western half of the corridor in Genoa Township is under the jurisdiction of MDOT and the remainder under the LCRC. The land use along the corridor is mainly commercial with some industrial and single-family residential. Genoa Township's 2013 Master plan recommends reconstructing Grand River Avenue with a narrow median in the existing right-of-way. The access management plan recommends implementing best management practices such as limiting driveways and minimum driveway spacing requirements at certain locations along Grand River Avenue. The plan also recommends incorporating the Grand River Avenue Access Management Plan into communities' local master plan either in total or by reference to provide a legal basis for requiring access design in the site plan review process. One of the plan goals is to promote continued coordination and communication among SEMCOG, MDOT, Livingston County, local governments, and the public during the development review process.

Long Range Planning: Adjacent Communities

Information on long range planning in adjacent communities, as it impacts Genoa Township, will be added here.

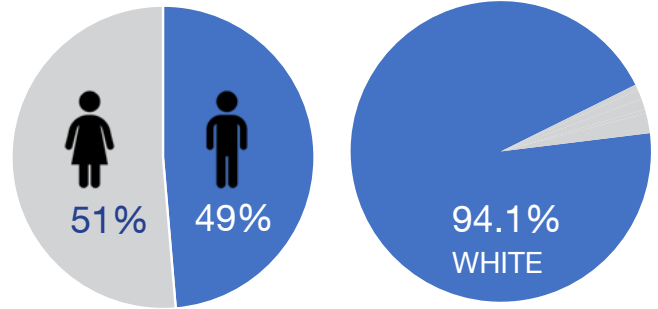
THE PLACE

Demographics

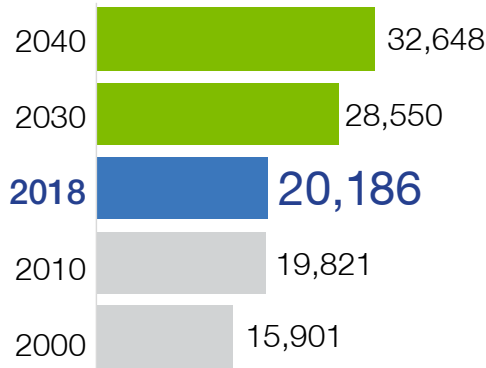
Demographics

Understanding the demographics of a community is vital to sound policy making and planning. Demographics inform the trends in population, aging, migration, local economies, and much more. Master Plans rely on demographic analysis to better prepare for the issues and demands facing a community in the present and the future. The demographic makeup of a community contains valuable information that effects the types of resources, programming, and physical infrastructure required to meet the needs of residents and businesses.

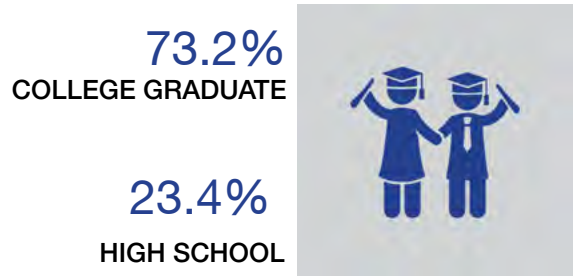
POPULATION GENDER & RACE



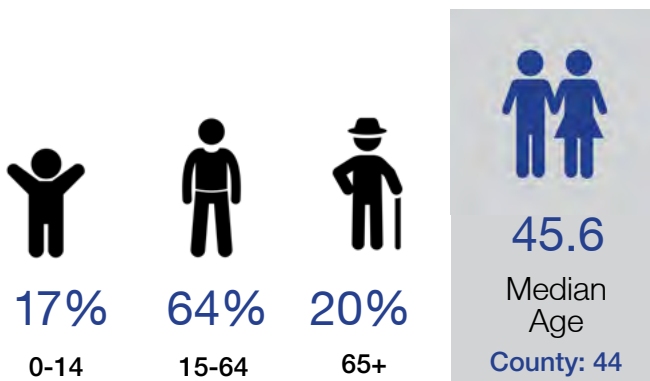
POPULATION GROWTH



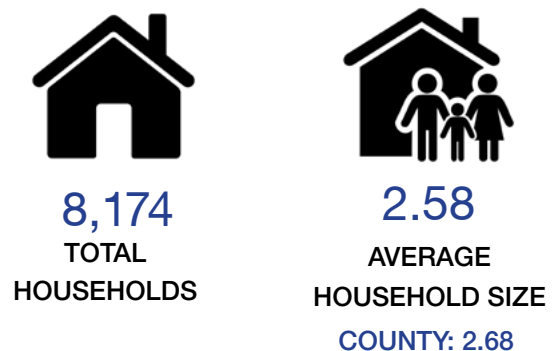
EDUCATIONAL ATTAINMENT



POPULATION AGE



HOUSEHOLDS



Source: Bottom left corner

Population

Proper planning for the future must consider the composition of the population and consider its likely future composition. Understanding where the township has been and where it is likely to go is essential to projecting future needs.

Population

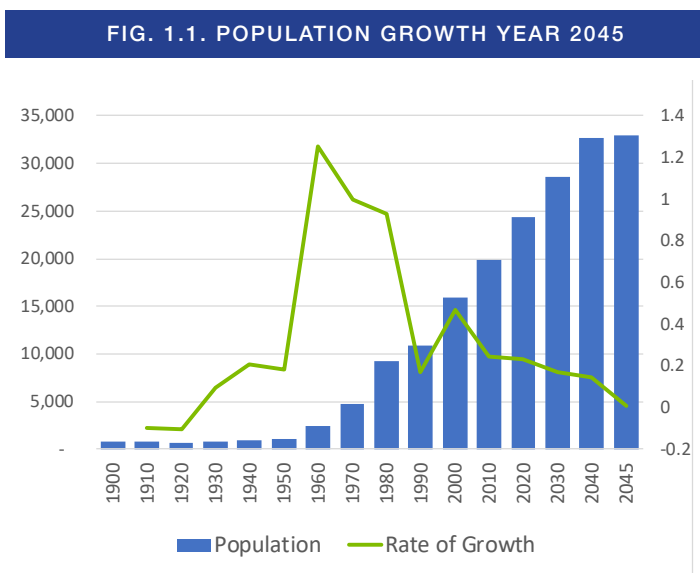
In 2018, the township has a total population of 20,186. The table below provides a summary of general population characteristics for the township.

POPULATION FORECAST BY AGE	
Total Population	20,186
Median Age	45.6
Male	9,822 (49%)
Female	10,364 (51%)

Source Text: ACS 2018

Population Growth Rate

According to SEMCOG forecasts, the total population of the township is naturally expected to increase by 61 percent by the year 2045. However, as shown in the graph below, the rate of population growth is projected to steadily decline from 2020. This decline usually happens with a higher death rate, lower birth rates, or higher migration rates.

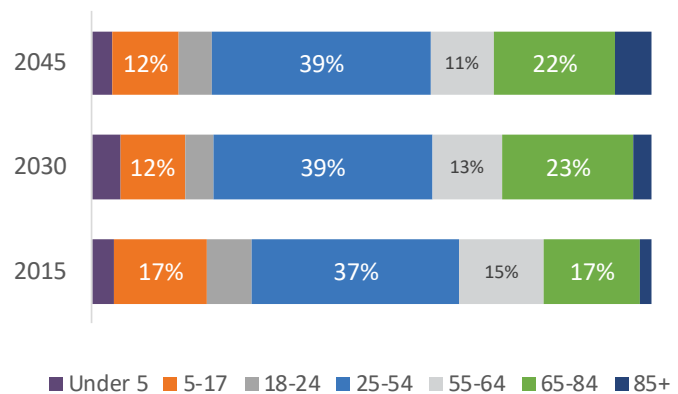


Source Text: SEMCOG Community Profiles

Population Forecast

The chart and the table provide information about the percent distribution of age groups in 2015 and projected data for the years 2030 and 2040. The percent distribution of different age groups in Genoa is fairly consistent between 2030 and 2040, even though the numbers indicate an alarming rise in the older adult population by 2045 (a 400% increase). The township's largest population cohort are adults aged 35-59—people who are typically in the workforce and in their family-forming years (see Chart below). The percent share of older adults to the total population is projected for a 6 percent increase from 2015 to 2045. The township should consider policies to accommodate the needs of aging adults within the community.

FIG. 1.2. POPULATION DISTRIBUTION BY AGE (2015, 2030, 2045)



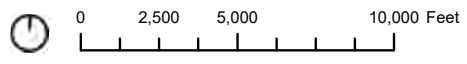
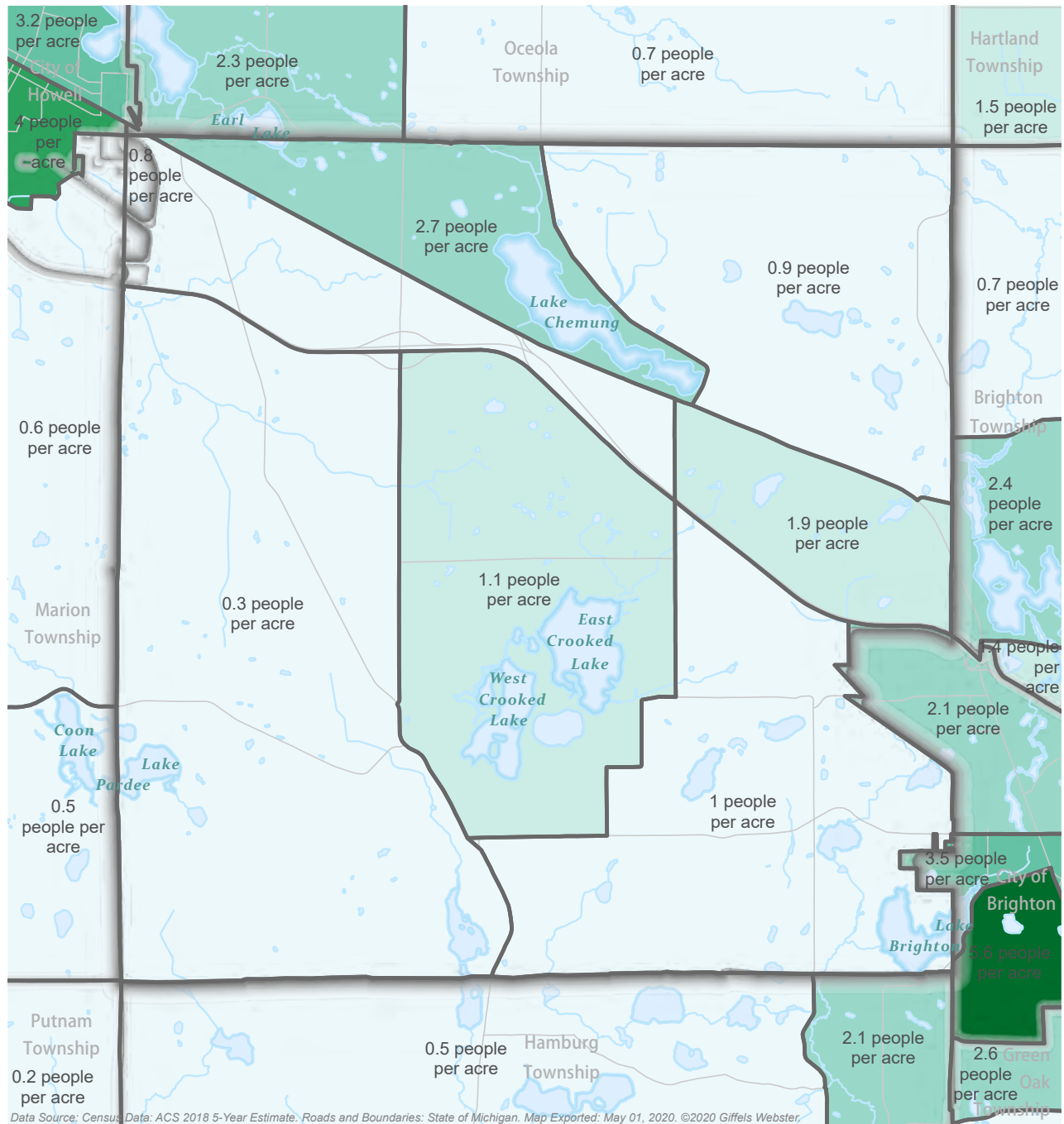
Source: SEMCOG Community Profiles

TABLE 1.1. POPULATION BY AGE

Age Group	2015	2030	2045	Percent Change 2015 - 45
Under 5	796	1,404	1,188	49.2%
5-17	3,391	3,312	3,867	14.0%
18-24	1,646	1,470	1,993	21.1%
25-54	7,571	11,149	12,859	69.8%
55-64	3,091	3,609	3,735	20.8%
65-84	3,499	6,692	7,146	104.2%
85+	422	914	2,119	402.1%
Total	20,416	28,550	32,907	61.2%

Source Text: SEMCOG Community Profiles

MAP 1.2. POPULATION DENSITY PER ACRE



Population Density Per Acre
GENOA TOWNSHIP

Surrounding Communities

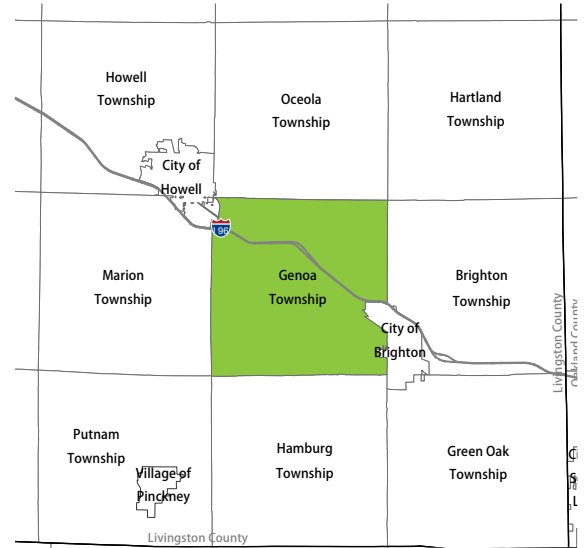
The demographic composition of the Genoa Township incorporates data about race, age, housing, population trends, income, education, and employment. This section compares the township’s demographic characteristics to neighboring communities that share a border with Genoa.

TABLE 1.2. SURROUNDING COMMUNITIES: POPULATION GROWTH (2000-2018)				
	Population 2018	Population 2010	Population 2000	Population Change (2000-2018)
Oceola Twp	13,991	11,936	8,362	67%
Howell	9,597	6,702	6,702	43%
Genoa Twp	20,186	19,821	15,866	27%
Livingston County	188,482	180,957	156,951	20%
Brighton	7,626	7,444	6,730	13%
Marion Twp	10,851	9,996	9,996	9%
Brighton Twp	18,570	17,791	17,673	5%
Hamburg Twp	21,602	21,165	21,165	2%

Source: SEMCOG Community Profiles

Persons per Acre

City of Howell and Brighton have higher population density (persons/acre) in the County which is expected for an urban community. Genoa maintains a similar density compared to surrounding townships. See the graph below for more details.



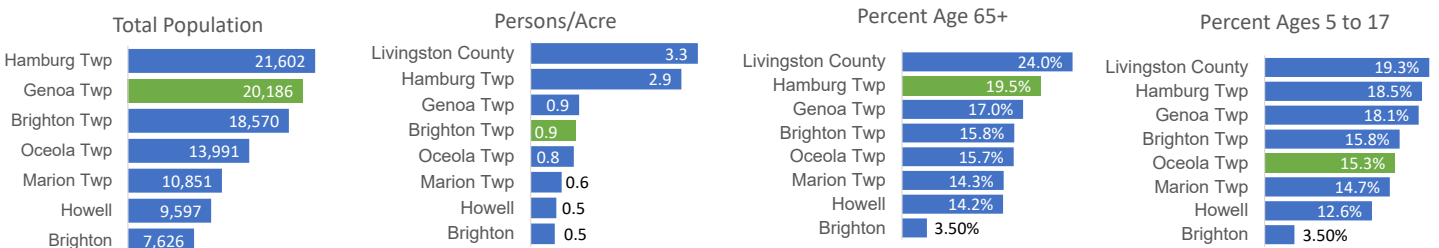
Population Growth

Many communities surrounding Genoa have been experiencing an increase in population since 2000. Oceola Township and the City of Howell have experienced the highest population growth between 2000 and 2018 followed by Genoa Township. However, Genoa township has the largest population in the County after Hamburg Township.

Older and young adult population

Compared to surrounding communities, Genoa township has a higher percentage of the aging population over 65 years and a comparable percentage of the population of people between ages 5 to 16. This distribution essentially focuses on dependent people who are unlikely the primary breadwinners. This indicates that there is a larger share of people dependent on the working-age group on the township.

FIG. 1.3. SURROUNDING COMMUNITIES: POPULATION, DENSITY, OLDER/YOUNG ADULTS

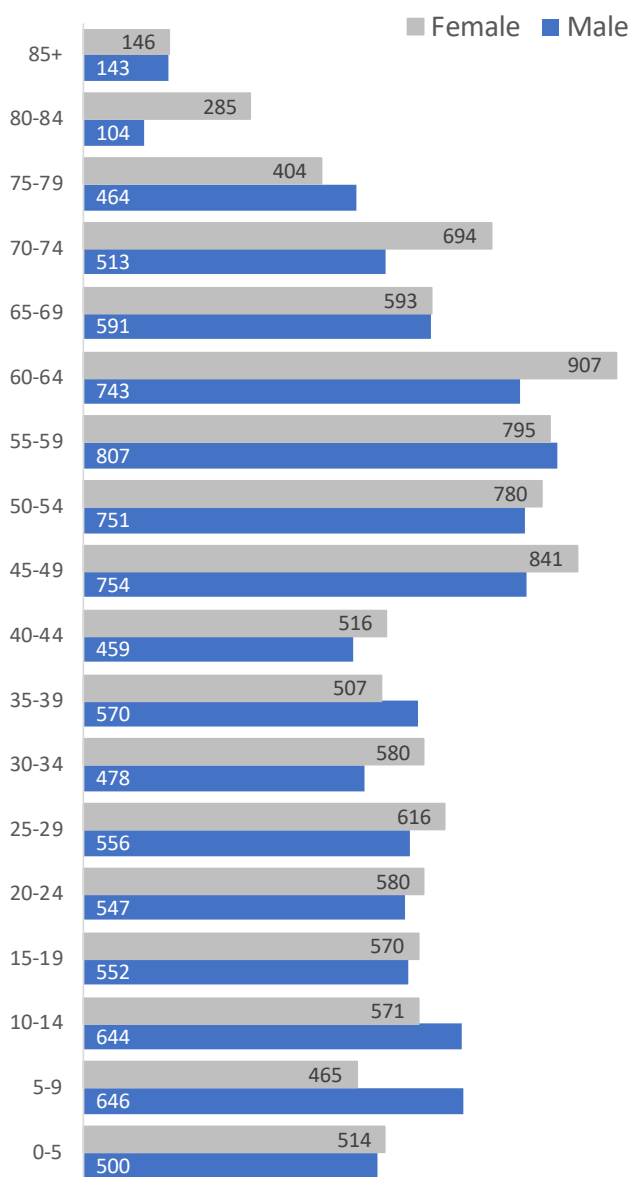


Source: SEMCOG Community Profiles

Population Cohort Analysis

It is essential to understand the population’s composition by age and sex to have a proper insight into demographic conditions and socio-economic trends. Genoa has an almost equal distribution of male and female population on average. However, the ratio varies with age (see chart to the left). As they age, the ratio of females to males is increasing.

FIG. 1.4. POPULATION DISTRIBUTION BY AGE AND SEX



Source: ACS 2018

Race

The racial composition in Genoa is predominantly white at 94.7%, Genoa’s racial distribution is consistent with most of the surrounding communities except for the more diverse city of Howell.



94.4%
White

FIG. 1.5. RACE DISTRIBUTION: SURROUNDING COMMUNITIES

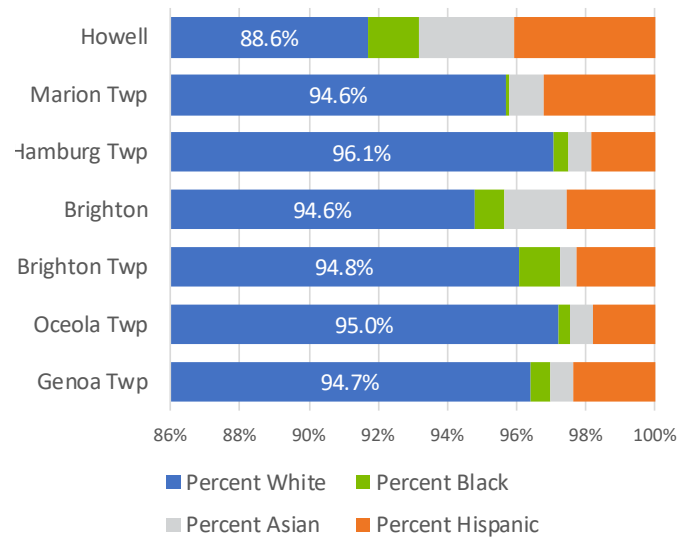


TABLE. 1.3. SURROUNDING COMMUNITIES

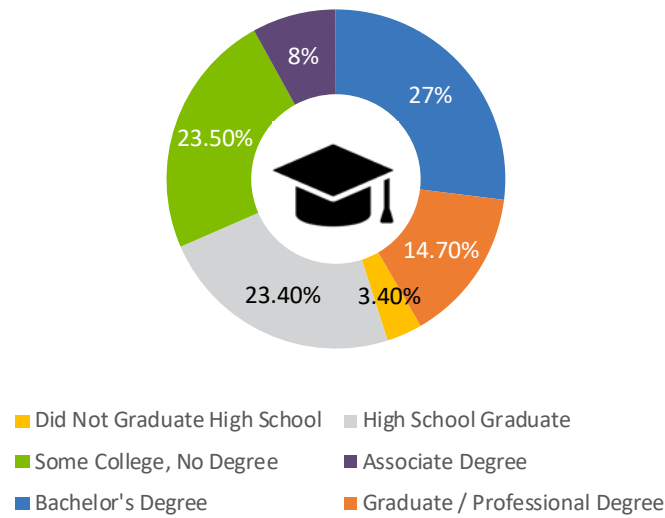
Race and Hispanic Origin	Census 2010	Percent of Pop-ulation 2010	ACS 2018	Percent of Pop-ulation 2018	Percent-age Point Change 2010-2018
Non-Hispanic	19,398	97.9%	19,716	97.7%	-0.2%
White	18,758	94.6%	19,120	94.7%	0.1%
Black	121	0.6%	114	0.6%	0.0%
Asian	203	1.0%	132	0.7%	-0.4%
Multi-Racial	231	1.2%	255	1.3%	0.1%
Other	85	0.4%	95	0.5%	0.0%
Hispanic	423	2.1%	470	2.3%	0.2%
Total	19,821	100.0%	20,186	100%	0.0%

Source: SEMCOG Community Explorer

Educational Attainment

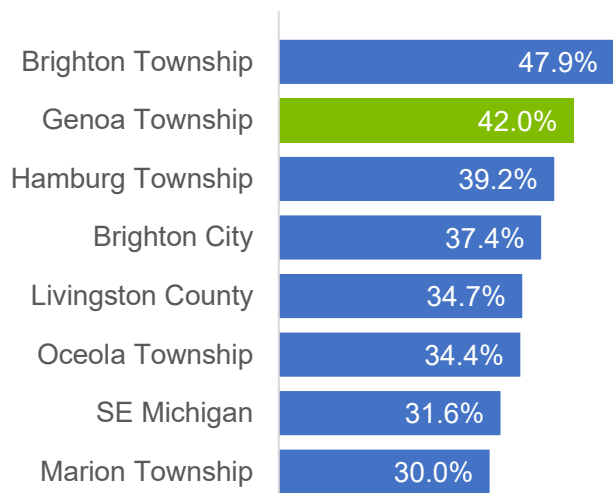
The highest levels of educational attainment result in a higher skill set and ultimately contribute to the local job growth. In general, about 73% of residents older than 25 years have some kind of associate or a higher degree past high school. Genoa has a higher percentage of bachelor degrees or higher graduates among the surrounding communities after Brighton Township.

FIG 1.6. EDUCATIONAL ATTAINMENT: GENOA



Source: SEMCOG Community Profiles

FIG. 1.8. PERCENT BACHELORS DEGREE OR HIGHER: SURROUNDING COMMUNITIES

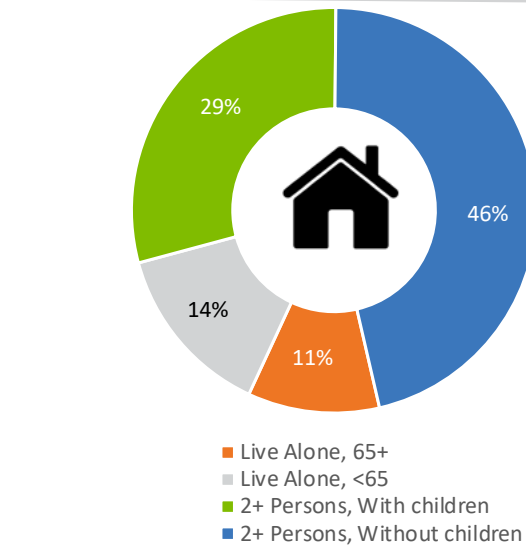


Source: SEMCOG Community Explorer

Households

In 2018, there are a total of 8,174 households in Genoa. A majority of the households are younger couples with no children (46%). A quarter of the households are families with children. The remaining quarter is split between younger and older adults who live alone. The average household size is consistent with surrounding suburban communities, between two and three persons per household.

FIG. 1.7. HOUSEHOLD COMPOSITION: GENOA
TOTAL HOUSEHOLDS: 8,174



Source: SEMCOG Community Profiles

TABLE 1.4. HOUSEHOLD COMPOSITION: SURROUNDING COMMUNITIES

	Average Household Size	Percent Households with Seniors	Percent Households with Children	Percent Households with Internet Access
Livingston	2.63	28.9%	31.0%	85.7%
Genoa Twp	2.47	33.1%	29.3%	90.8%
Oceola Twp	2.87	26.5%	37.8%	95.6%
Brighton	2.79	27.9%	34.6%	94.8%
Brighton City	2.03	37.0%	19.3%	87.2%
Hamburg	2.58	30.9%	30.3%	93.7%
Marion Twp	2.89	27.9%	31.8%	90.8%
Howell City	2.12	24.9%	27.6%	81.1%

Source: SEMCOG Community Explorer

THE PLACE

Economy & Workforce

Economy & Workforce

Identifying trends in employment can help a community project future need for land for certain use categories and assess potential opportunities for economic development. This section provides a brief overview of the township's existing economic base. This plan also includes a market study that looks deeply at commercial demand and employment

WORKFORCE

TOP 5 INDUSTRIES (2020)

- 17% RETAIL
- 13% LEISURE&HOSPITALITY
- 13% INFORMATION & FINANCIAL ACTIVITIES
- 10% HEALTHCARE
- 9% CONSTRUCTION

INCOME



\$81,364
MEDIAN HOUSEHOLD INCOME
 COUNTY: \$80,897



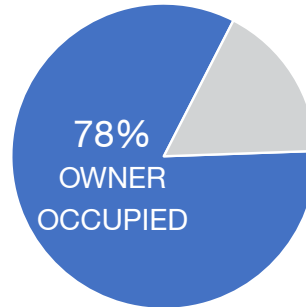
\$45,356
PER CAPITA INCOME
 COUNTY: \$38,399



5.5%
POVERTY RATE
 COUNTY: 5.6%

Source Text: Bottom left corner

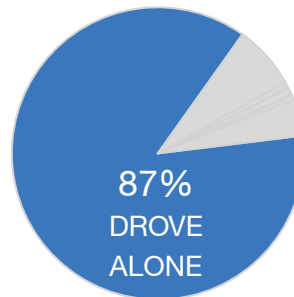
HOUSING



\$259,800
MEDIAN HOUSEHOLD VALUE
 COUNTY: \$233,400

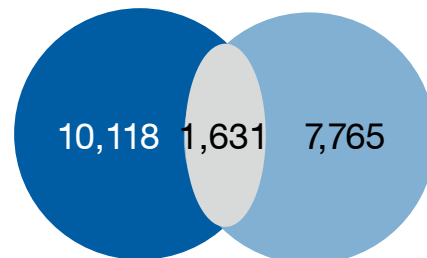
\$1,101
MEDIAN GROSS RENT
 COUNTY: \$1,011

TRANSPORTATION



29.3
AVERAGE COMMUTE TIME IN MINUTES
 COUNTY: 32.5

INFLOW-OUTFLOW



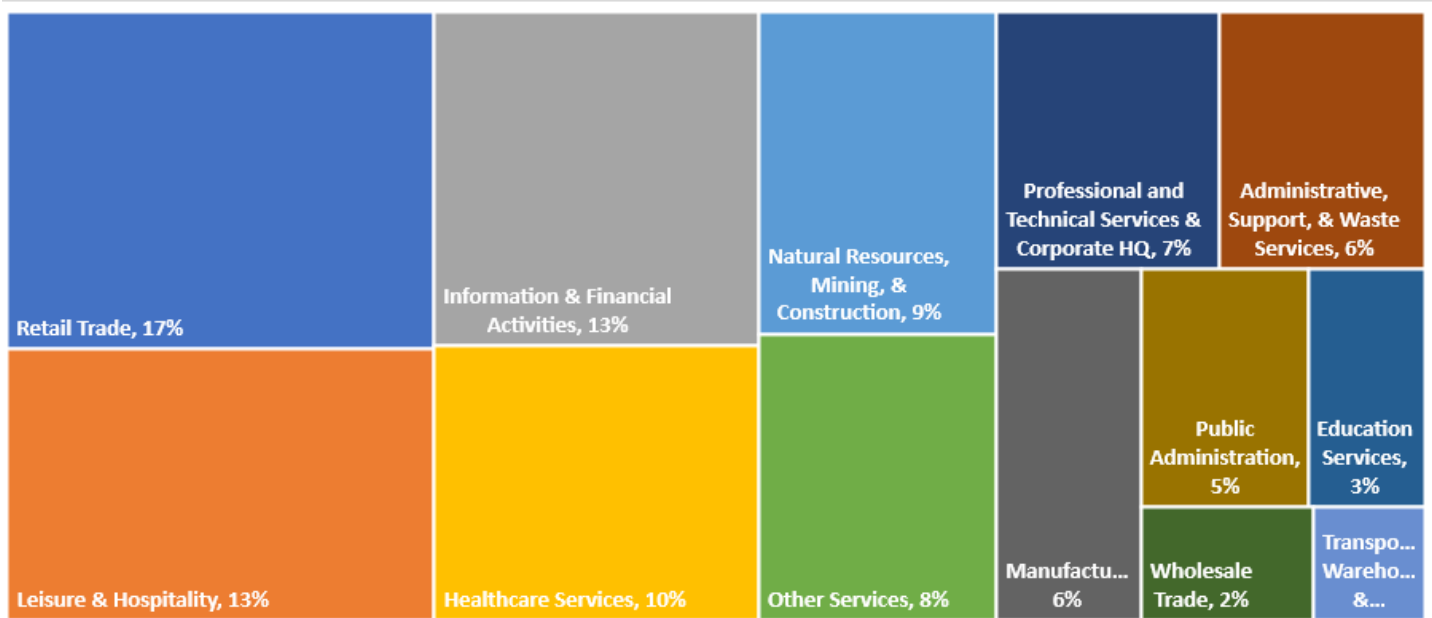
**LIVING IN GENOA
 EMPLOYED OUTSIDE**

**EMPLOYED IN GENOA
 LIVING OUTSIDE**

Workforce

In 2020, Genoa Township produced a total of 12,202 jobs. The chart below shows the distribution of employment sectors for the township. There is no dominant sector that contributes majorly to the local economy, however, the retail and hospitality sectors make up 35% of the total workforce.

FIG. 1.9. WORKFORCE DISTRIBUTION IN GENOA, 2020



Source: SEMCOG Community Profiles

2040 SEMCOG Job Forecast by Sector

The percent contribution of each of these industries to the total employment within the township is relatively identical since 2015 and is projected to remain the same with minimal variation in 2045. Refer to the table below for more details.

Overall, there is a slight growth in total number of jobs are projected from 2015 to 2045 by 12 percent. Manufacturing jobs are projected to decrease by 28% by 2045. Except for retail and manufacturing, the remaining three of the top five industries are projected to increase over 20% by 2045. Refer to the table and the chart in the next page for more details.

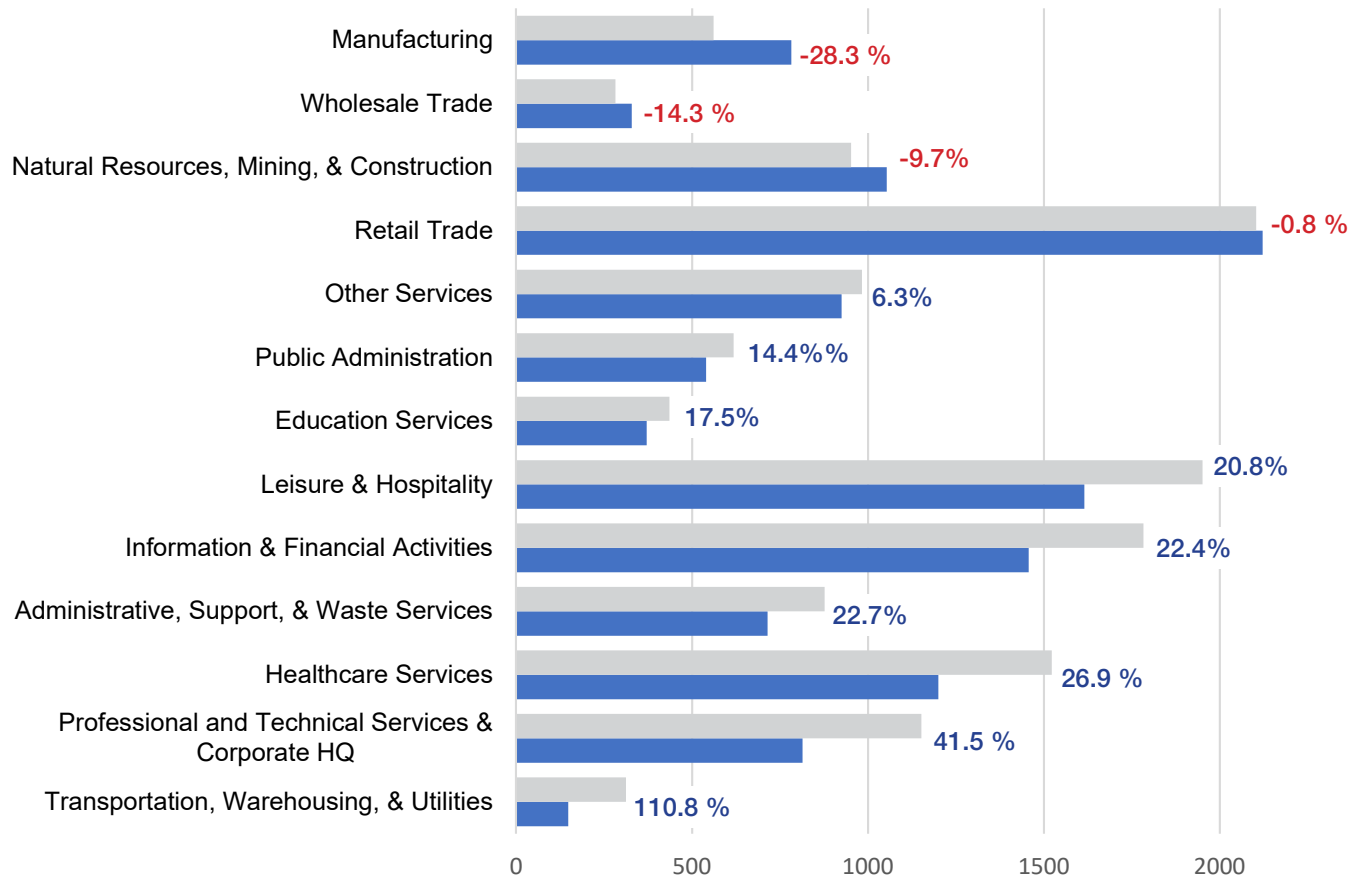
TABLE 1.5. TOP FIVE INDUSTRIES

Industry Sectors	% Contribution to township workforce (2020)	Pct Change 2015-2045
Retail	17%	-0.8%
Leisure and Hospitality	13%	20.8%
Information & Financial Activities	13%	22.4%
Healthcare	10%	26.9%
Construction	9%	-9.7%

TABLE 1.6. DISTRIBUTION OF WORKFORCE BY INDUSTRY SECTOR (PAST, CURRENT AND FUTURE)

Industry Sector	2015	2020	2030	2040	2045	Change 2015-2045	Pct Change 2015-2045
Transportation, Warehousing, & Utilities	148	179	207	283	312	164	110.8%
Professional and Technical Services & Corporate HQ	814	808	932	1096	1152	338	41.5%
Healthcare Services	1,200	1261	1282	1455	1523	323	26.9%
Administrative, Support, & Waste Services	715	746	809	869	877	162	22.7%
Information & Financial Activities	1,457	1531	1608	1754	1783	326	22.4%
Leisure & Hospitality	1,615	1642	1772	1888	1951	336	20.8%
Education Services	371	393	406	424	436	65	17.5%
Public Administration	540	562	589	614	618	78	14.4%
Other Services	925	967	996	1000	983	58	6.3%
Retail Trade	2122	2032	1928	2177	2104	-18	-0.8%
Natural Resources, Mining, & Construction	1054	1086	993	963	952	-102	-9.7%
Wholesale Trade	329	276	264	280	282	-47	-14.3%
Manufacturing	782	719	621	584	561	-221	-28.3%
Total Employment Numbers	12072	12202	12407	13387	13534	1,462	12.10%

FIG.1.10. FORECAST: INDUSTRY SECTOR DISTRIBUTION IN 2045



Source: SEMCOG 2045 Regional Development Forecast

■ 2045 ■ 2015 % Change 2015-45

Workforce

The total number of jobs in the township makes up 14% of the total jobs in the County. The township's unemployment rate is higher than the County and the surrounding communities. However, the labor force participation rate at 66% is consistent with others and higher than the national average of 62.8%. A higher labor force participation rate and a lower unemployment rate indicate a successful local job market. These rates are impacted by demographic and economic trends. For example, adults aged 25-64, people who are typically in the workforce make up to 53% of the total township population which explains the 66% labor participation rate. The percent share of this age group is projected to reduce to 50% in 2045.

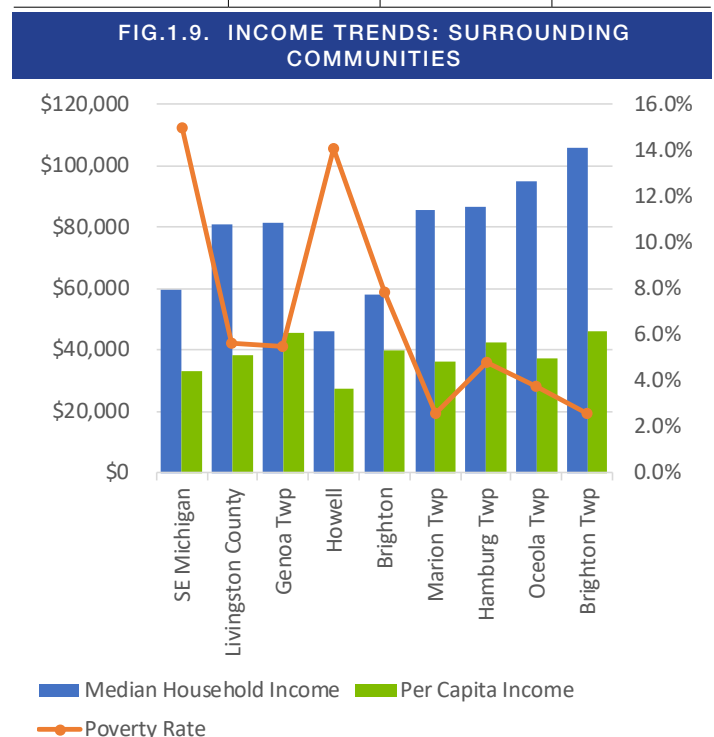
	Total Jobs	Percent Unemployed	Labor Force Participation Rate
SE Michigan	2,774,223	6.9%	63%
Livingston County	85,073	4.2%	66%
Genoa Twp.	12,072	5.2%	66%
Brighton Twp.	10,791	3.3%	66%
Brighton	10,772	2.2%	60%
Howell	10,365	4.4%	60%
Hamburg Twp.	5,527	3.8%	67%
Oceola Twp.	2,202	3.1%	68%
Marion Twp.	2,017	3.3%	68%

Source: SEMCOG Community Profiles

Income

Median household income and per capita income are typical metrics to determine the standard of living in a community. Genoa has a median household income of \$81,364, which is almost equal to the county median. The township has an average household size of 2.58 which explains the per capita income at 45,356, 44 percent lower than the household income. The township has a lower poverty rate than the surrounding cities, but comparable to surrounding suburban townships.

	Median Household Income	Poverty Rate	Per Capita Income
SE Michigan	\$59,494	\$33,125	15.0%
Livingston County	\$80,897	\$38,399	5.6%
Genoa Twp	\$81,364	\$45,356	5.5%
Howell	\$45,760	\$21,139	14.1%
Brighton	\$58,041	\$39,694	7.8%
Marion Twp	\$85,746	\$35,943	2.5%
Hamburg Twp	\$86,712	\$42,606	4.8%
Oceola Twp	\$95,071	\$37,329	3.7%
Brighton Twp	\$105,741	\$46,136	2.6%



Source: SEMCOG Community Profiles

Housing

Housing represents the strength of the local economy and overall community appeal. Older housing reflects the physical, historic and social context of a community. The age of housing influences local housing policies for rehabilitation and redevelopment. Older houses require additional maintenance and upkeep, and may also require upgrades to ensure energy efficiency, barrier free access and increased livability for aging adults. In 2018, of the township’s 8,732 housing units, 78% were owner-occupied, 16% were occupied by renters and 6% remained vacant. This is consistent with the county rates (see table)

Housing Age

Most householders moved into their homes between 2010 and 2014 (28.9%), followed by 2000 to 2009 (22.5%) (See Chart below). The inflow of new householders drastically dropped from 2016 to a low of 4.4% in 2017. This corresponds with the age of housing in Genoa. Most of the houses in the township are older than 30-40 years old, a majority being built during the years 1980 to 1999. Housing construction almost stopped since 2010.

FIG.1.11. YEAR HOUSEHOLDER MOVED: GENOA

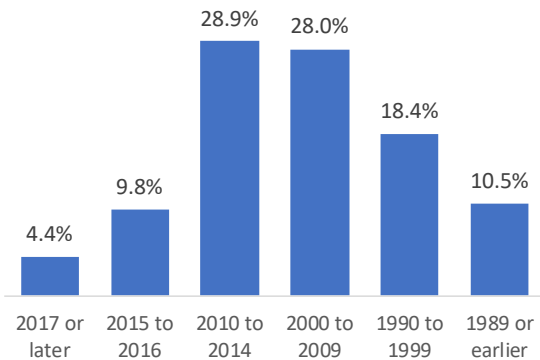
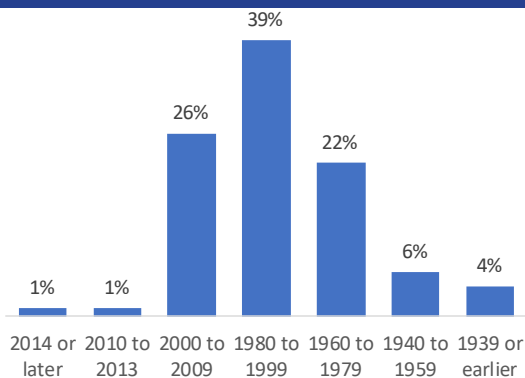


FIG.1.12. YEAR HOUSING BUILT: GENOA

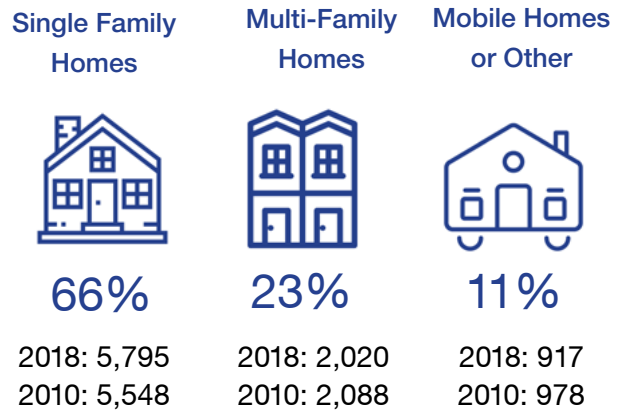


Source: SEMCOG Community Profiles

Housing Types

Single-family detached housing is the predominant housing type in the township, making up 66 % of all units. See the image below for more details. Since 2010, the number of single family homes increased while the other type of housing reduced. However, the change in both cases is insignificant.

FIG.1.13. HOUSING TYPES: GENOA



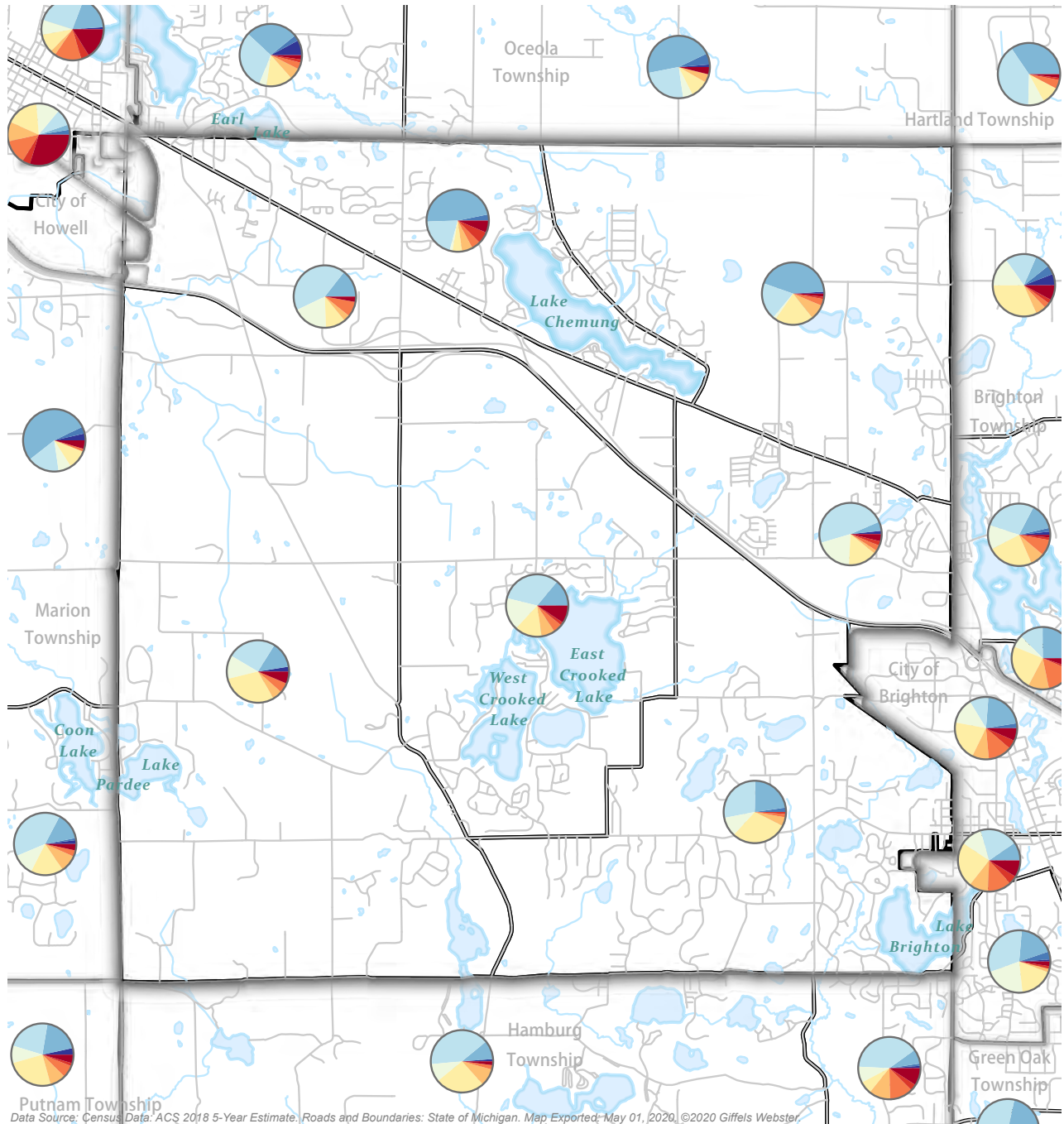
Housing Value

The median housing value in 2018 in Clay Township was \$259,800 (see Table). The township has seen a reduction of 3.6% in housing values since 2010. The township housing and rental rates are comparable to surrounding communities. The median housing value is 78% higher than the state.

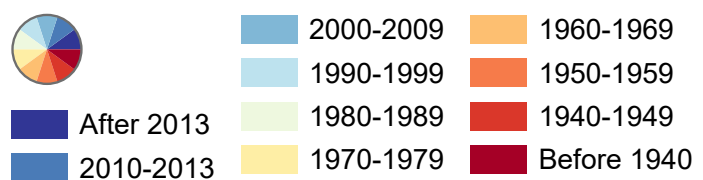
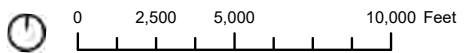
TABLE 1.10. HOUSING DATA: SURROUNDING COMMUNITIES

	Owner-Occupied housing unit rate, 2014-18	Median value of owner-Occupied Housing units, 2014-18	Median gross rent, 2014-18
United States	64%	\$204,900	\$1,023
Michigan	71%	\$146,200	\$850
Livingston County	85%	\$233,400	\$1,011
Genoa Township	83%	\$259,800	\$1,101
Oceola Township	90%	\$239,700	\$1,209
Brighton Township	96%	\$278,300	\$1,130
Brighton City	60%	\$194,600	\$1,005
Hamburg Township	93%	\$244,300	\$1,017
Marion Township	94%	\$244,300	\$1,017

MAP 1.3. AGE OF HOUSING



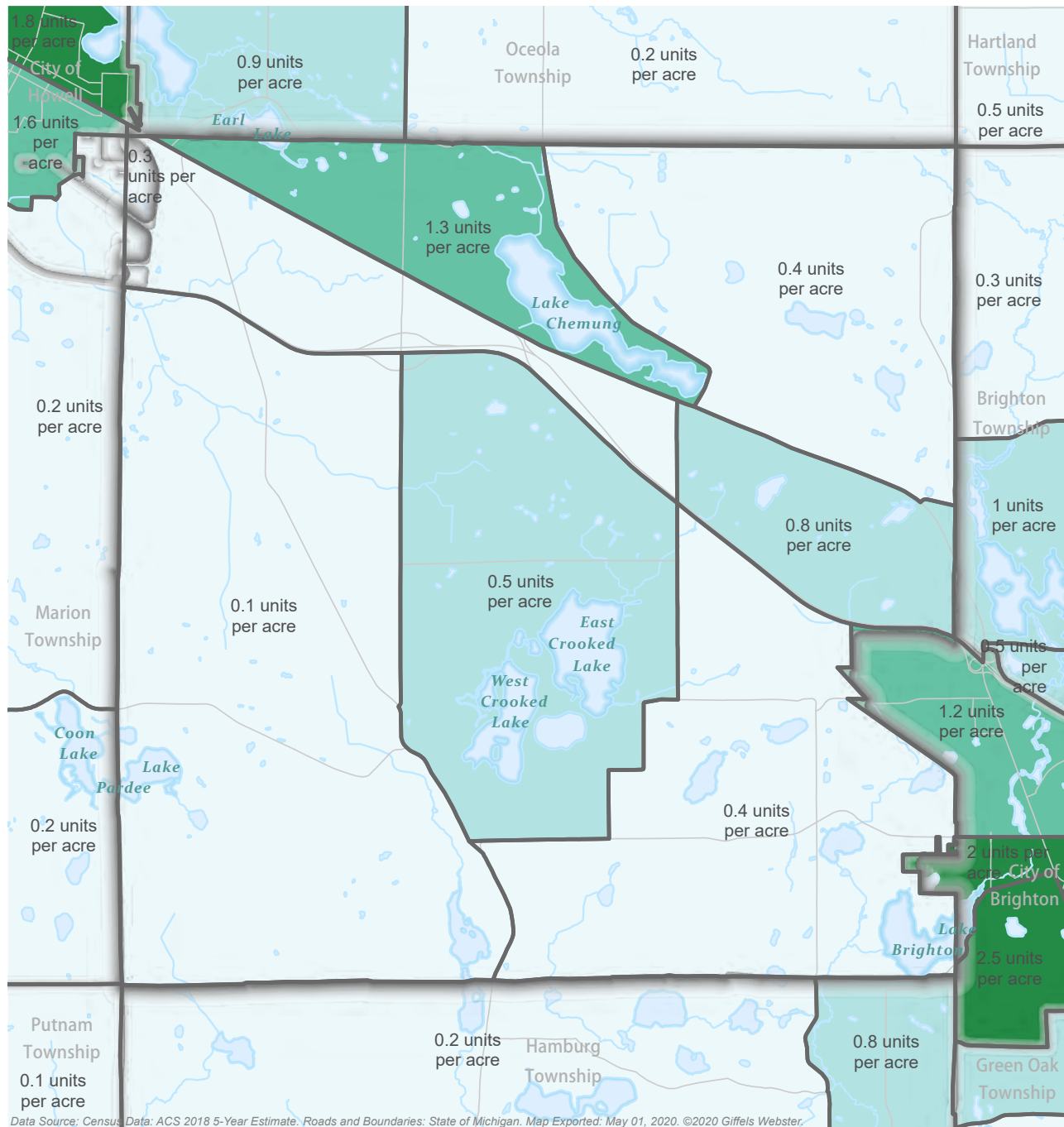
Putnam Township
 Data Source: Census Data: ACS 2018 5-Year Estimate, Roads and Boundaries: State of Michigan. Map Exported: May 01, 2020. ©2020 Giffels Webster



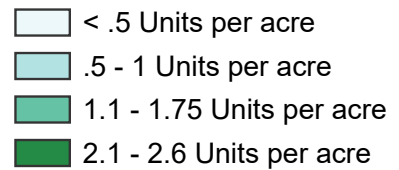
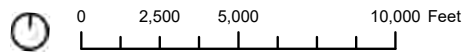
Age of Housing

GENOA TOWNSHIP

MAP 1.4. HOUSING DENSITY



Data Source: Census Data: ACS 2018 5-Year Estimate. Roads and Boundaries: State of Michigan. Map Exported: May 01, 2020. ©2020 Giffels Webster.



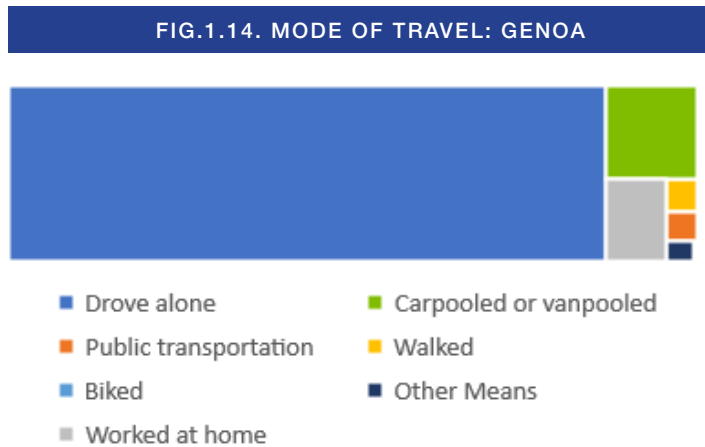
Housing Density

GENOA TOWNSHIP

Transportation

Mode of Travel

In Genoa, the majority mode of travel to work is by car (approximately 87%) which is similar to national trends. This is followed by carpooling at 7%. The remaining modes of transportation are insignificant close to 1 percent each.



Source: SEMCOG Commuting Patterns

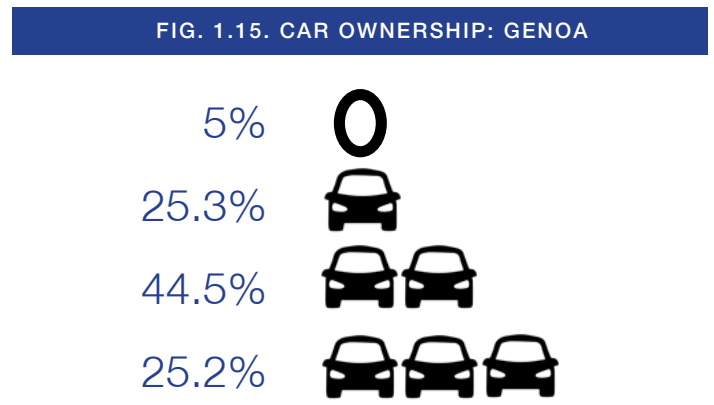
Travel Times

In 2018, the mean travel time for Genoa residents is about 28.1 minutes, which is 165% less than the county mean (27) and United states (26.1). Research has indicated that the amount of time spent commuting impacts quality of life. Genoa residents generally have short commute times with 47% of the residents having commutes shorter than 24 minutes. About 25% of the residents travel longer than 45 minutes.

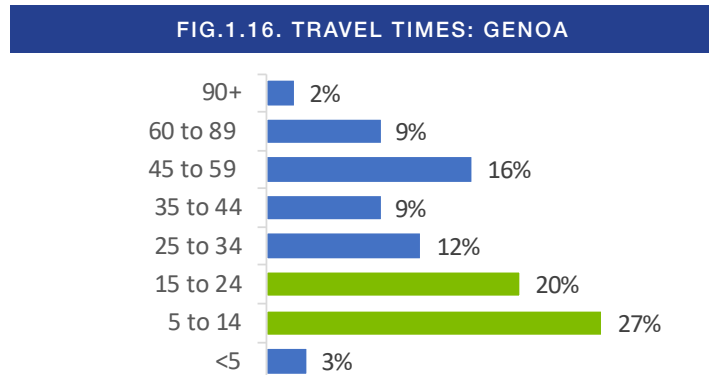
Source: SEMCOG Commuting Patterns

Car Ownership

In Genoa, there are a total of 8,174 households. A majority of households (70%) have two cars available. A small percent(3%) do not own any motor vehicle.



Percent distribution of number of vehicles owned in Genoa



Source: SEMCOG Commuting Patterns

FIG.1.17. INFLOW-OUTFLOW COMMUTE PATTERNS: GENOA

Adrian experiences an decrease in its population during the daytime, as the number of workers that leave the city for work is more than the number that come to the city for work. Overall, the city’s daytime population is about 12% greater than its permanent population. Brighton City and Ann Arbor are the most common places of employment for Genoa residents outside the city.

Category	Count
Jobs	7,765
Non-Working Residents	9,974
Age 15 and under	3,569
Not in labor force	5,749
Unemployed	656

Daytime Population . 17, 739

THE PLACE

Community Facilities

Community Facilities

Community Center (Township Hall)

The Township owns approximately 72 acres containing Township Hall, featuring large open space areas, trails, parks, athletic fields, pavilions, sled hill, playground equipment, and wetlands. The surrounding land also provides the opportunity for other uses such as public open space, conservation and recreation. In addition, two sites located near Latson Road and Grand River Avenue were dedicated as open space. The Township is also seeking locations for future community parks, as detailed in the Parks and Recreation Plan.

Fire + Police

Genoa Township is serviced by the Brighton Area Fire Authority, which services a district that includes a population of 46,000 residents within Genoa Township, Brighton township and the City of Brighton. There are five stations within the 74 square mile service district, two of which are located in Genoa Township. Station 34 is located on Dorr Road at I-96, directly adjacent to township hall and Station 35 is located on Chilson Road on the west side of the Township. Genoa Township does not have its own police force and is instead covered by the Livingston County Sheriff's Department and the Michigan State Police.



Source: Giffels Webster, 2020

Utility Service Area

The availability of utilities has made a significant impact on development patterns. Most older developments use individual septic systems. A high density of septic systems in areas with unsuitable soils, high groundwater or near bodies of water can have significant impact on the quality of the Township's water resources. The septic tank leakage from older systems has most likely affected the quality of the Township's wells, lakes, wetlands, and groundwater and limits development potential.

In response to these problems, Genoa Township developed several public sanitary sewer systems for certain areas. The provision of sanitary sewer has helped to overcome some of the problems associated with septic tank systems. See Maps 1.5 and 1.6 for water and sewer coverage areas.

Northwest portion of Township

Genoa and Oceola Townships jointly developed a sanitary sewer system, known as the Genoa-Oceola sanitary sewer system, that serves much of the Township along Grand River Avenue from the area around Lake Chemung to the City of Howell, north of I-96. The treatment plant is located on Chilson Road, just north of the railroad.

The plant was designed to accommodate future development of vacant land within the presently defined service district. The system is designed to accommodate the land uses indicated in the Master Plan. Only sanitary wastewater is accepted at the wastewater treatment plant. No industrial process flows are permitted.

The Township also has a public water supply system along the Grand River Avenue. The system serves areas north of I-96 between Lake Edgewood and the western Township border. The water system was developed as part of MHOG Water Authority, a four Township system that includes Marion, Howell, Oceola and Genoa Township. There is a 500,000-gallon water tower located by Cleary University in Genoa Township.

Oak Pointe/Tri-Lakes

Sanitary sewer service was provided in the central portion of the Township around the Tri-Lakes area as a part of the Oak Pointe PUD. The treatment plant was constructed by the developer and dedicated to the Township. This system was combined with the Genoa-Oceola system with the Oak Pointe treatment plant being taken off-line and wastewater routed to the treatment plant on Chilson Road. The system serves the ultimate build-out of Oak Pointe, Northshore and the existing residential areas surrounding the Tri-Lakes. This system provided a benefit by not only serving the future development within the Oak Pointe PUD, but by also providing sanitary sewer service to the older lakefront subdivisions in the area.

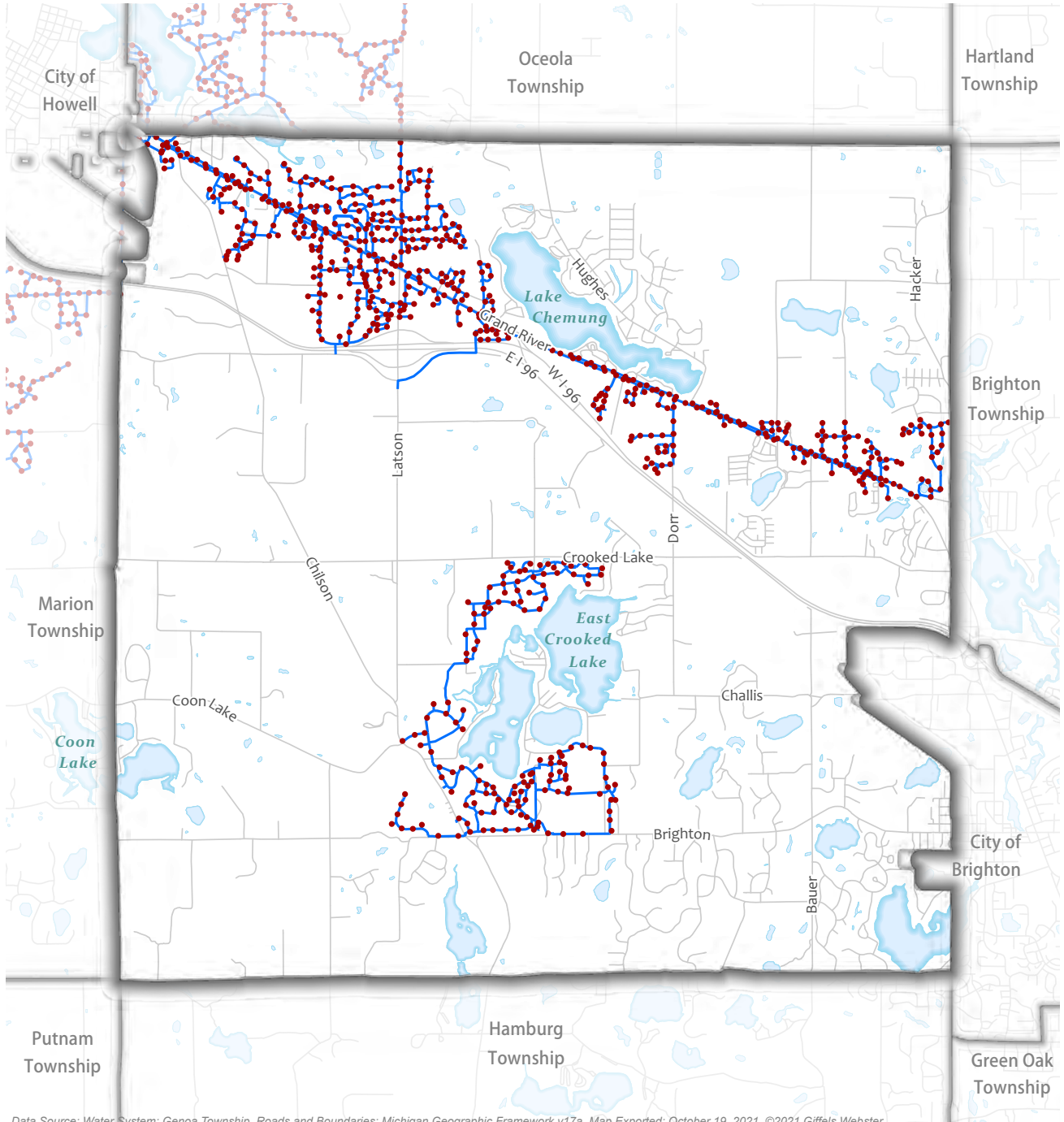
This has had a significant benefit for the water quality within the Tri-Lakes. As part of the Oak Pointe PUD, a public water system was also developed. The system serves the Oak Pointe development and has been extended around to the north end of Crooked Lake to serve the Northshore PUD. The system has an Iron removal facility and a 150,000 gallon elevated storage tank in the Oak Pointe Golf Course. The Oak Pointe/Tri-Lakes systems are at capacity and only infill/redevelopment are able to be accommodated

Brighton

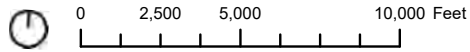
The Pine Creek PUD, adjacent to the City of Brighton, has public water and sanitary sewer service through a P.A. 425 agreement with the City. Water has also been extended to serve existing homes that had contamination problems with individual wells. There are currently no plans to extend Brighton water and sanitary sewer service to other areas of the Township. There is also a public water supply system at the eastern edge of the Township. This system was originally developed to serve the Lake Edgewood condominium development and the Brighton Village Mobile home park. This system has been extended southward along Grand River Avenue to the City of Brighton. This extension serves commercial development along Grand River Avenue near the Brighton I-96 interchange. There is a 500,000-gallon water tower on Conference Center Drive, adjacent to I-96. This water system is owned and operated by the City of Brighton.

Lake Edgewood

Sanitary sewers are provided in the eastern section of the Township, through a system known as the Lake Edgewood sanitary sewer system. The system serves the greater area along the eastern portion of the Grand River Avenue corridor, west to Sylvan Glen. The Sylvan Glen manufactured housing park is served by a private on-site package treatment plant, which ultimately will be connected to the Lake Edgewood system.



Data Source: Water System: Genoa Township. Roads and Boundaries: Michigan Geographic Framework v17a. Map Exported: October 19, 2021. ©2021 Giffels Webster.



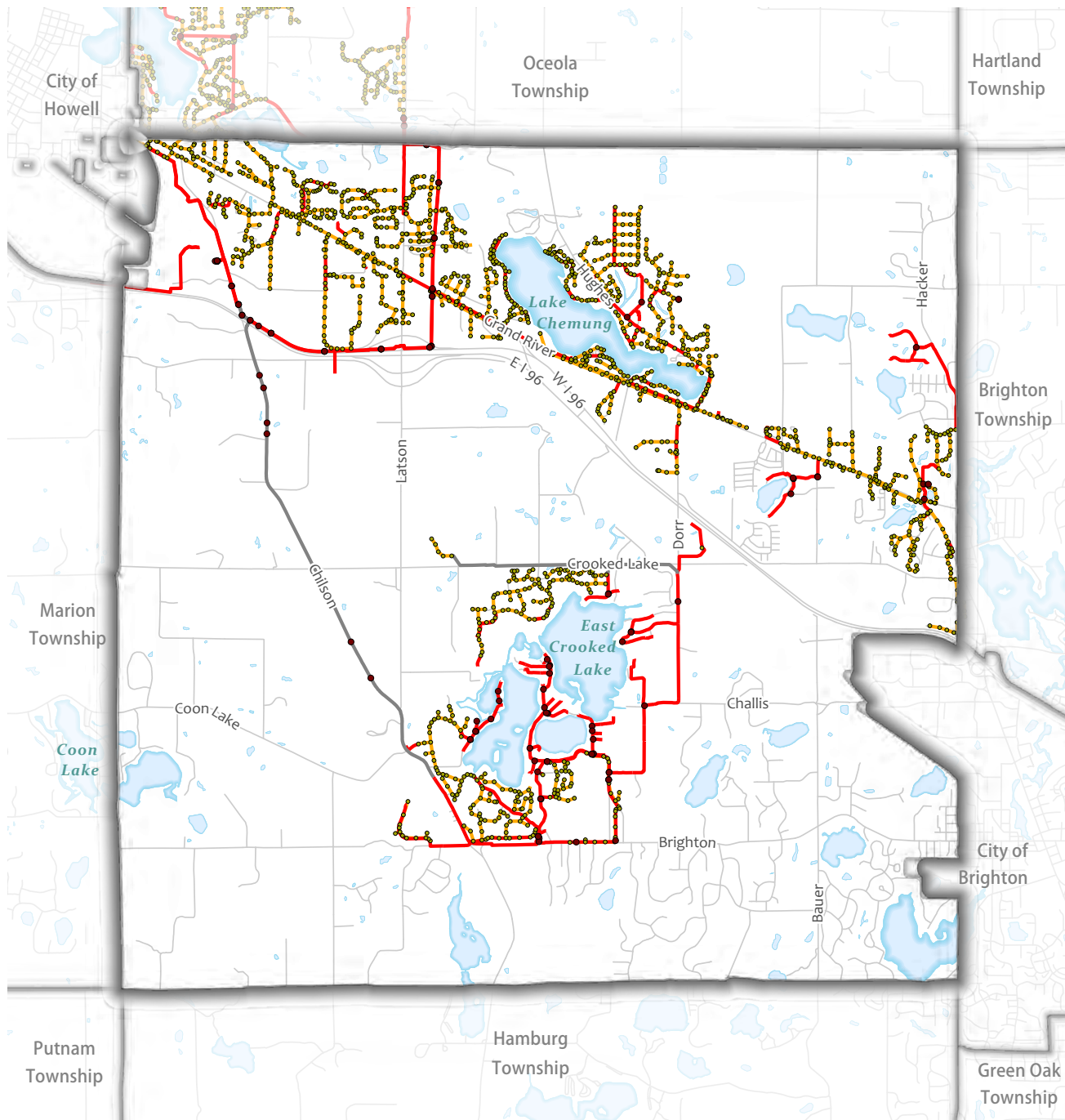
- Hydrant
- Water Main



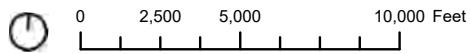
Water System

GENOA TOWNSHIP

MAP 1.6. SANITARY SYSTEM



Data Source: Sanitary and Water System: Genoa Township. Roads and Boundaries: Michigan Geographic Framework v17a. Map Exported: October 20, 2021. ©2021 Giffels Webster



- Sanitary Valves
- Manholes
- Gravity Main
- Force Main
- Transmission Main- Not Operational



Sanitary System
GENOA TOWNSHIP

Transportation

Roadway Functional Classification

Function, efficiency and safety of roadway movement in Genoa Township can be furthered through the establishment of a classification of roads and planning and designing these facilities for their specific purpose. A functional system or hierarchy of roads provides for movement of traffic as well as access to specific sites. This hierarchy will range from major arterials such as Grand River Avenue, which primarily serves for cross-town movement, to local subdivision streets which serve to access individual homes. See Map 1.8.

This system defines the roles of each street, in terms of operational requirements; which is in turn translated into planning, management and physical design features.

- **Expressway:** I-96 serves as the principal route between the residential population of Genoa Township and major activity centers throughout the region.
- **Major Arterial:** The Grand River Avenue Corridor is the major roadway through Genoa Township. This roadway serves a vital function towards connecting the Township with the adjacent cities of Brighton and Howell. Because of the amount of traffic on Grand River Avenue, commercial uses have developed along this corridor.
- **Minor Arterial:** There are a number of roadways which move traffic throughout the Township and provide connections with other adjacent communities including Brighton Rd., Chilson Rd., and Latson Rd. These roadways also provide access from other areas of Genoa Township to Grand River Avenue. These roadways serve for longer trips within the Genoa Township and adjacent communities. Like Grand River Avenue, the primary function of these roads is to move traffic. Access to these roads must be managed in order to maintain safe and effective movement.

- **Collector:** The collectors serve to assemble traffic from local subdivision streets of residential neighborhoods and deliver it to the arterial. Collectors will also serve to provide access to abutting properties. Many individual subdivisions will contain one or more collector streets which funnel traffic from the local streets and connects with adjacent neighborhoods.
- **Local Road:** Local streets serve primarily to provide access to property and homes. These roadways are generally short and discontinuous, and generally only provide connection to one or two collector streets.

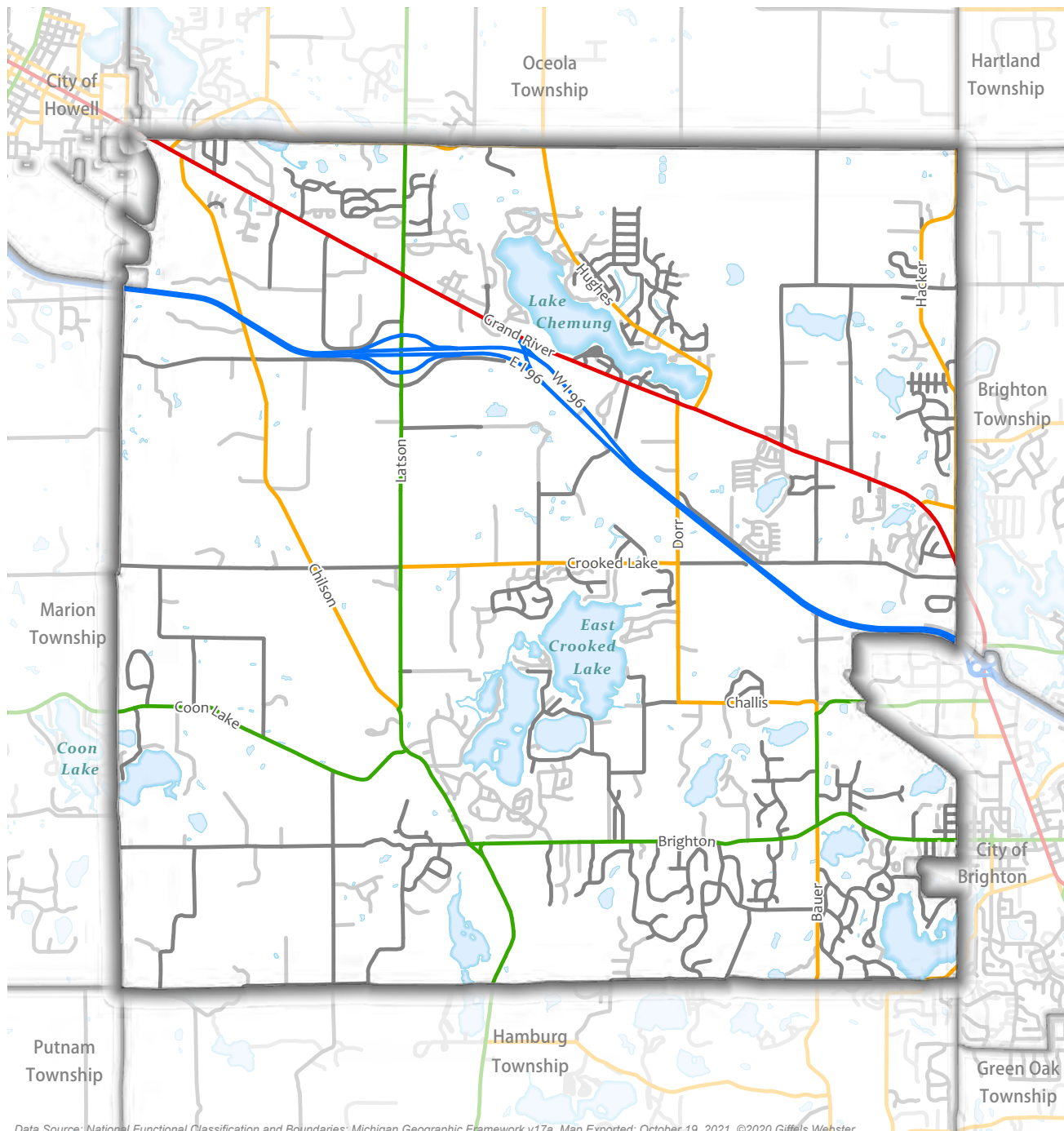
Constraints

Several natural and fiscal constraints impact the development and efficiency of Genoa Township’s public roadway network. In a featureless environment, where no financial hindrances to development are present, the roadway system will most likely resemble a grid system, much like that which has developed in many Midwestern communities. Genoa, however, is not a featureless environment, nor does it benefit from infinite resources.

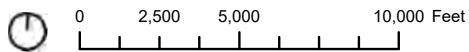
As such, the following considerations must be examined to plan, prioritize and program the Township’s transportation system:

- I-96 limited access freeway;
- Water bodies;
- Wetlands;
- Topography;
- Rights-of-way;
- Financing availability; and
- Cost effectiveness of proposed improvements

MAP 1.7. NATIONAL FUNCTIONAL CLASSIFICATION



Data Source: National Functional Classification and Boundaries: Michigan Geographic Framework v17a. Map Exported: October 19, 2021. ©2020 Giffels Webster.



- Expressway
- Major Arterial
- Minor Arterial
- Collector
- Local Road
- Uncertified/Private



National Functional Classification
GENOA TOWNSHIP

Bike Paths & Greenways

Southeast Livingston County Greenways

A greenways plan was prepared a number of years ago for southeast Livingston County. This plan illustrates a non-motorized system of paths and conservation corridors containing significant natural features. This plan is a cooperative effort between the City of Brighton, the four surrounding townships, including Genoa, the Livingston County Planning Department and the Southeastern Livingston County Recreation Authority

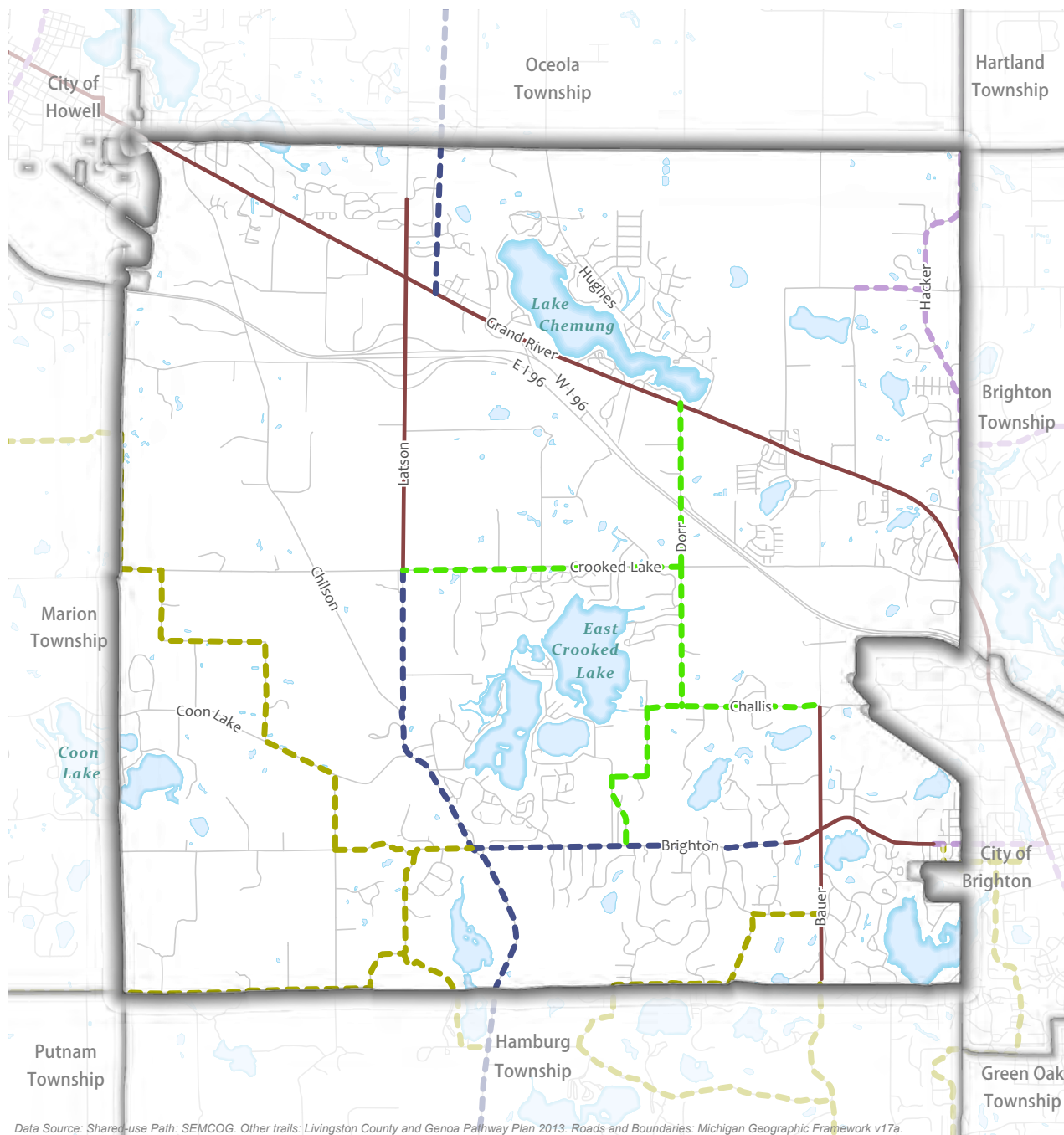
The Livingston County Planning Department has also prepared a greenway manual for the Livingston County Greenways Initiative. This document outlines goals, and objectives of greenways and standards for greenway development within the county.

Both of these documents are incorporated into this plan by reference as they provide a basis and a regional context. This plan examines Genoa Township in more detail and makes additional recommendations relative to the development of greenways concurrently with the growth and development of Genoa Township.

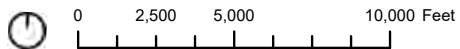
Local Pathways

Over the past several years, Genoa Township has been working on completing its sidewalk/shared use path network. The Township recently completed the network on Grand River Avenue, allowing for pedestrian and bicycle travel along this important corridor.

MAP 1.8. NON-MOTORIZED FACILITIES



Data Source: Shared-use Path: SEMCOG. Other trails: Livingston County and Genoa Pathway Plan 2013. Roads and Boundaries: Michigan Geographic Framework v17a.
 Map Exported: October 20, 2021. ©2020 Giffels Webster.



- Proposed Genoa Path
- - - Proposed County Priority Routes
- - - Proposed County Near Term Network
- - - Proposed County Long Term Network
- Existing Shared-Use Path



Non-Motorized Network
 GENOA TOWNSHIP

THE PLACE

Natural Features

Natural Features

Genoa Township is fortunate to have abundant natural resources, including lakes, open spaces, woodlands, and wetlands. These natural resources make up a local ecosystem that includes wildlife habitat and important components that contribute to clean water and air. The presence of these natural features add to the quality of life for Genoa Township residents, who benefit from not only their aesthetic beauty, but also from opportunities for active and passive recreation. With ongoing residential, commercial, and industrial development occurring in the township over the past 20-plus years, there is a need to be proactive in the preservation of these natural features.

Soils, topography, woodlands, rivers, lakes, creeks, wetlands, and floodplains have a direct relationship with the land use in Genoa Township. Each type of land use is influenced by the township's natural features. In the master planning process, the optimum arrangement of land uses should maintain the township's natural resources and physical features for future generations, while balancing the needs of the community for housing and businesses.

The following is an overview of some of the major natural features that are prevalent throughout the Township. As development occurs, the following features should be considered in addition to other site-specific conditions that may be pertinent to each individual location.

Geology

Since the last ice age (about 12,000 years ago), the soils in Genoa Township have formed as a result of a number of soil forming factors. These include water drainage, wind, slopes, climate, biological activity and human activity. The soils and geology in the township are characteristic of glacially formed landscapes consisting mainly of moraines (hills of glacially deposited sands and gravel) and till plains (mixed soil materials deposited by glacier advance and retreats). These soil types can include a range of rock sizes from gravel to fine sand and may also include fine clay and silts. The underlying bedrock is a grey shale known as the Coldwater Formation.

Topography

As noted in the previous Master Plan, there are areas of significant topography in the southern and eastern portions of the Township that may present constraints to development. Development in areas with steep slopes may result in a significant change in the natural functions of the hillside, whether by mechanical cuts and fills or the removal of natural vegetation. If drainage flows are altered, erosion can occur, causing further instability and sedimentation in waterways.

To protect against erosion, there should be proactive site planning prior to development that continues through construction. Care should be taken to ensure that grading is minimized and vegetation, and top soil are protected.

Soils

Genoa Township was historically a resort and farming community. Over the years, much of the farmland has been converted to residential, commercial and industrial uses. There is still active farmland in the northeast corner of the Township and in the western portion of the Township. The prime farmland is in the northern portion of the Township. Construction costs and risks to the environment can be minimized by developing areas with suitable soils. Poor soils present problems such as poor foundation stability and septic limitations.

Drainage

Development on poorly drained soils increases development costs, maintenance costs, and will lead to sanitary problems. Development costs are increased due to additional foundation, road and septic preparation. Maintenance costs and problems will be associated with septic field failures, flooded basements and impact to roads from frost action. Map 1.9 illustrates draining for soils, which range from “excessively drained,” where water is removed very rapidly, to “sub-aqueous,” which are soils under a body of water (there are only a few of these areas). Soils in the township are generally considered “moderately well drained,” where soils are only wet for a short time. Along water courses, some less well-drained soils exist.

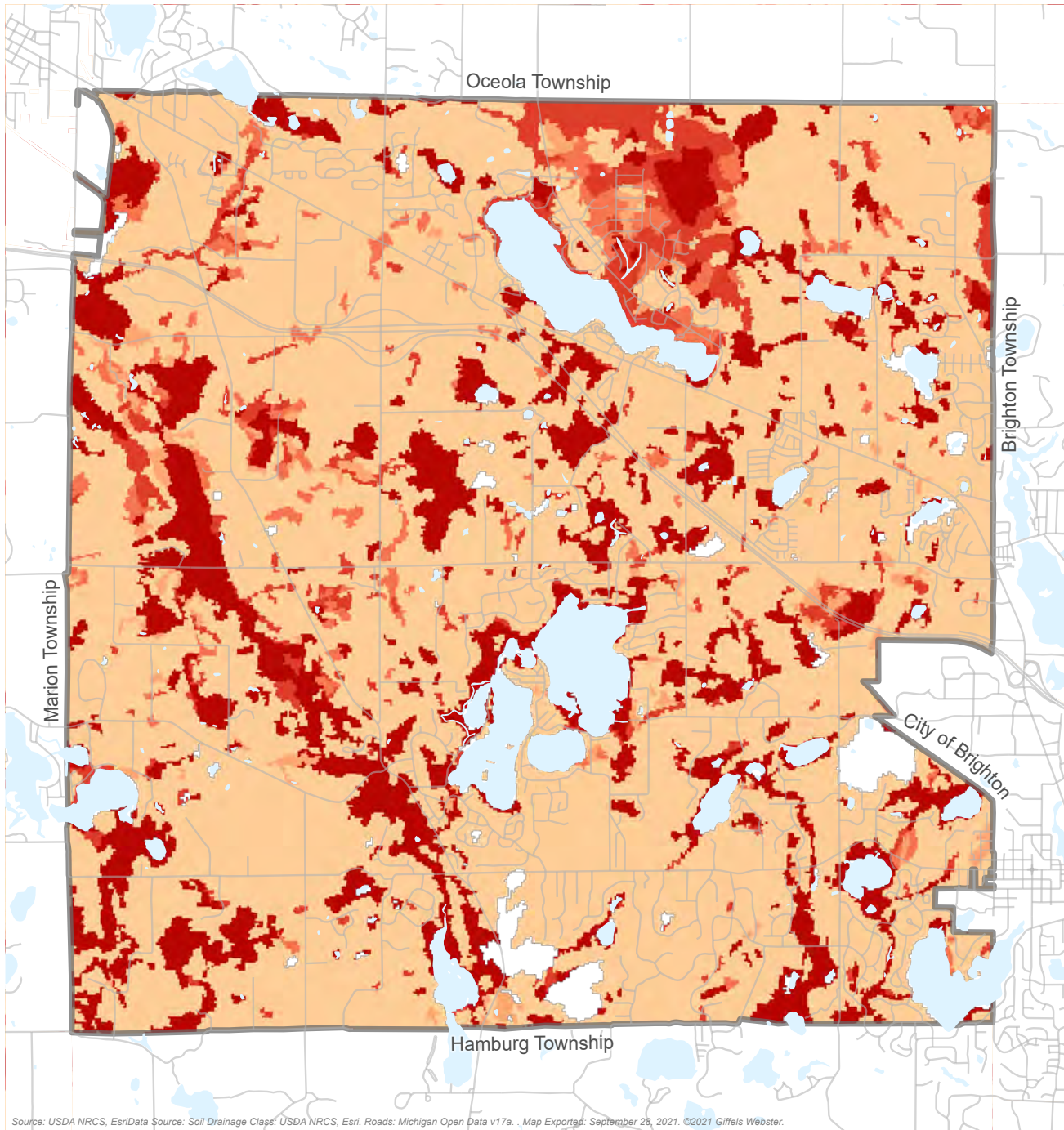
Foundation Stability

Soil areas that do not provide stable foundations may experience shifting building foundations, cracked walls and cracked pavement and roadways. These problems often result in increased development and maintenance costs or, in extreme cases, structural failure.

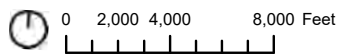
Septic Suitability









Because there are many areas of Genoa Township that rely on individual septic systems, the location of septic systems on proper soils is extremely important. Inspection and approval for use of a septic system is under Livingston County's jurisdiction and ultimately their responsibility to maintain high standards of review to prevent system complications or failures. Septic field failures are often the result of poor soil permeability, high water table or excessive slope. Soils such as compacted clays and silts will not allow wastewater to percolate, a high water table prohibits adequate filtering and excessive slope does not provide adequate percolation.

MAP 1.9. SOILS



Source: USDA NRCS, EsriData Source: Soil Drainage Class: USDA NRCS, Esri. Roads: Michigan Open Data v17a. Map Exported: September 28, 2021. ©2021 Giffels Webster.



	Excessively Drained		Somewhat Poorly Drained
	Somewhat Excessively Drained		Poorly Drained
	Well Drained		Very Poorly Drained
	Moderately Well Drained		Subaqueous

SOIL DRAINAGE CLASS

GENOA TOWNSHIP



Tree Canopy

Wooded areas can be found throughout the township. Wooded areas also serve significant environmental functions that need to be acknowledged. These functions include watershed protection, air quality protection, noise abatement, and weather protection.

Watershed Protection.

A wooded area can be of great value to a watershed area. The canopy of trees aid in breaking the force of precipitation, thereby decreasing erosion, which is further inhibited by the fibrous root system of the understory plants. Woodlands can also reduce the volume of stormwater runoff, which helps reduce flooding. In addition, precipitation is retained and recharged into groundwater reserves by the woodland.

Air Quality Protection.

Woodlands improve air quality and afford protection from wind and dust. Leaves and branches moderate the strength of winds and, when moistened with dew or rainwater, reduce suspended particles in the air, which are later washed off with rainwater. Plants also serve to moderate the effect of chemical pollutants in the air by absorbing some ozone, carbon dioxide, and sulfur dioxide.

Noise Abatement.

A dense stand of trees can significantly cut noise from adjacent factories or highways by six to eight decibels per 100 feet of forest. Moreover, the moderating effects of forests on temperature and wind can significantly cut the sound-carrying capacity of the atmosphere.

Weather Protection.

The resilience of woodlands creates a micro-climate around the tree stand itself. Woodland qualities, which moderate and buffer temperature, precipitation, runoff, wind, and noise, are features of this micro-climate effect. The benefits of this micro-climate effect to surrounding urban and suburban areas can be significant.

An urban area devoid of vegetation is the exact opposite of the forest micro-climate. It increases the range of temperature fluctuations much like the climatic extremes of a desert. The sun's energy striking streets and buildings is changed into

heat, further increasing the temperature on a hot day; at night, the buildings lose heat and offer no protective cover from night chill or winter winds. Thus, if woodlands are interspersed among built-up areas, the effects of their micro-climates can be felt in adjacent urban areas, moderating fluctuations in temperatures by keeping the surrounding air cooler in the summer and daytime and warmer in the winter and evening.

Wildlife habitat.

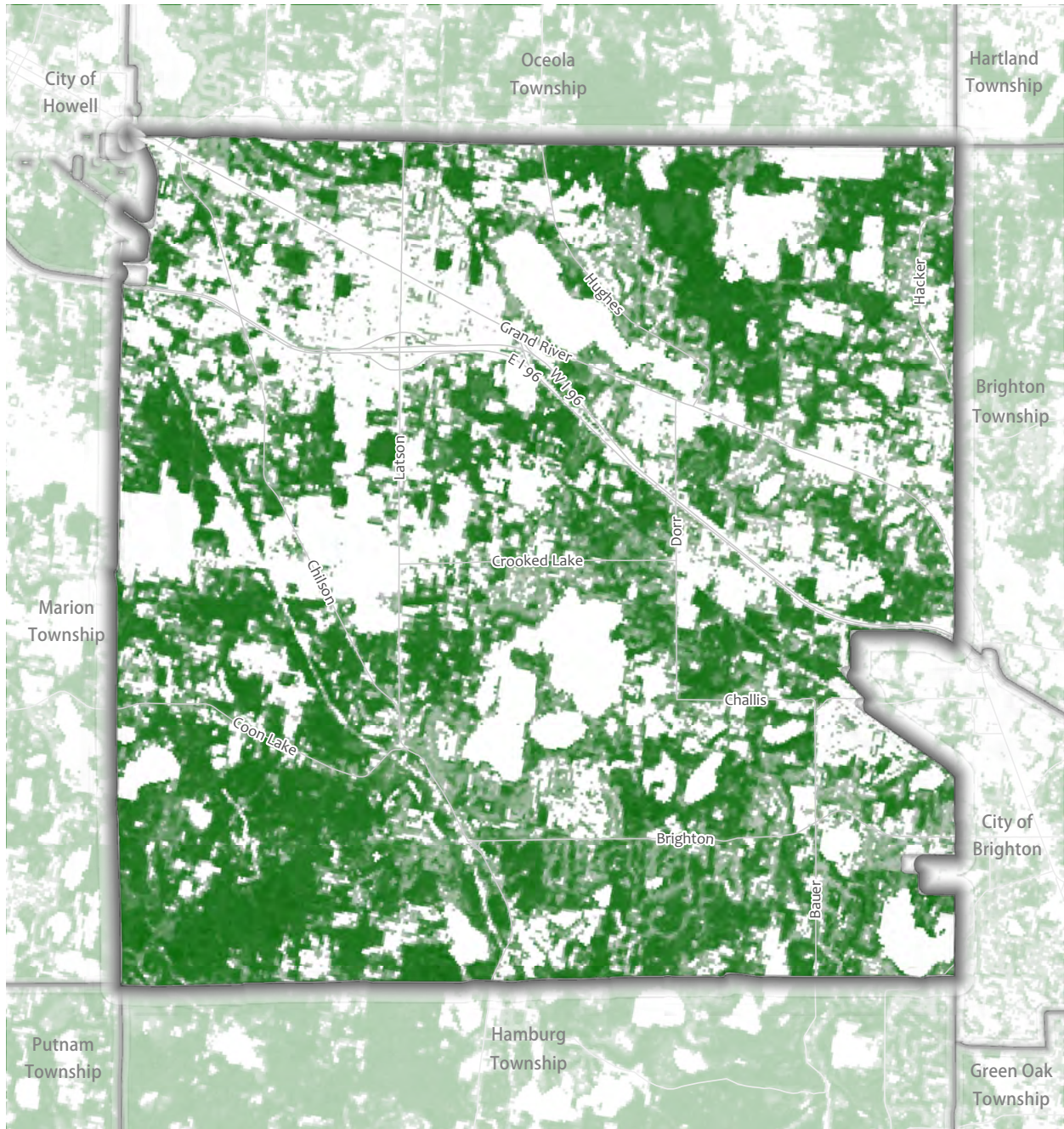
Woodlands provide essential shelter and food for deer, raccoon, rabbits, pheasants and other birds and animals. The opportunity to observe wildlife in a natural setting has educational benefits for Township residents.

Township's natural character.

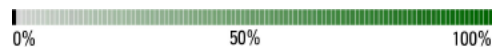
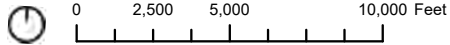
There is a significant amount of mature vegetation along many of the road corridors that pass through the Township. Woodlands located near the roadway contribute to a natural/rural atmosphere in a number of ways. The impact of vegetation on the motorist will be greater because of the close proximity to the roadway. A greater mass of vegetation will be within the forward view of the motorist. Other features such as buildings will have a less dominant impact on the streetscape because they fall behind the vegetative foreground. Taller trees will provide a sense of enclosure, providing a defined space bounded by vegetation. There is also a significant amount of vegetation along most lakes and streams throughout the area.

The Township currently protects woodlands through provisions in the Zoning Ordinance that restrict clearing of woodlands on a site prior to site plan approval. During site plan review, woodlands are required to be inventoried and the design is required to demonstrate preservation of natural features. As a condition of site plan approval, trees are required to be protected during construction with root-zone fencing. The Township also has landscaping regulations that require the planting of greenbelts and street trees for any new development. Landscape materials used should be native to Michigan and a variety of species should be used for street trees to minimize the impact of disease.

MAP 1.10. TREE CANOPY



Data Source: Tree Density National Land Cover Data. Roads: Michigan Open Data v17a. Map Exported: October 07, 2021. ©2021 Giffels Webster.



Total Tree Canopy Density of Sylvan Lake: 37.1%



TREE CANOPY
GENOA TOWNSHIP

Wetlands

Wetlands serve a variety of important functions which not only benefit the natural environment but also the community. Some of the primary values which wetlands contribute are as follows:

- Mitigate flooding by detaining surface runoff.
- Control soil erosion and sedimentation loading in rivers and lakes.
- Provide links with groundwater.
- Improve water quality which is degraded by such things as:
 - o Nutrients and chemicals from fertilizers and pesticides used in agriculture and landscaping/lawn care;
 - o Polluted urban run off from roads, parking lots, industrial and other commercial activities;
 - o Treated effluent from waste water treatment facilities;
 - o Erosion and sedimentation resulting from agricultural and construction activities.
- Function as highly productive ecosystems in terms of wildlife habitat and vegetation. Serve a variety of aesthetic and recreational functions.

The largest interconnected series of wetlands are located along the Chilson Creek corridor in the western portion of the Township. There are also numerous kettle depressions scattered throughout the Township. (See Map 4)

Types of Wetlands

There are four types of wetlands predominate within the boundaries of Genoa Township:

1. (Emergent wetlands with rooted cattails, bulrushes and sedge grasses;
2. Scrub/shrub wetlands,
3. Bogs; and
4. Forested wetlands with an over-story of trees and an under-story of shrubs.

As water levels rise and fall from year to year, some ecological succession may be occurring as the wetlands shift from emergent marsh to forested wetlands.

Development

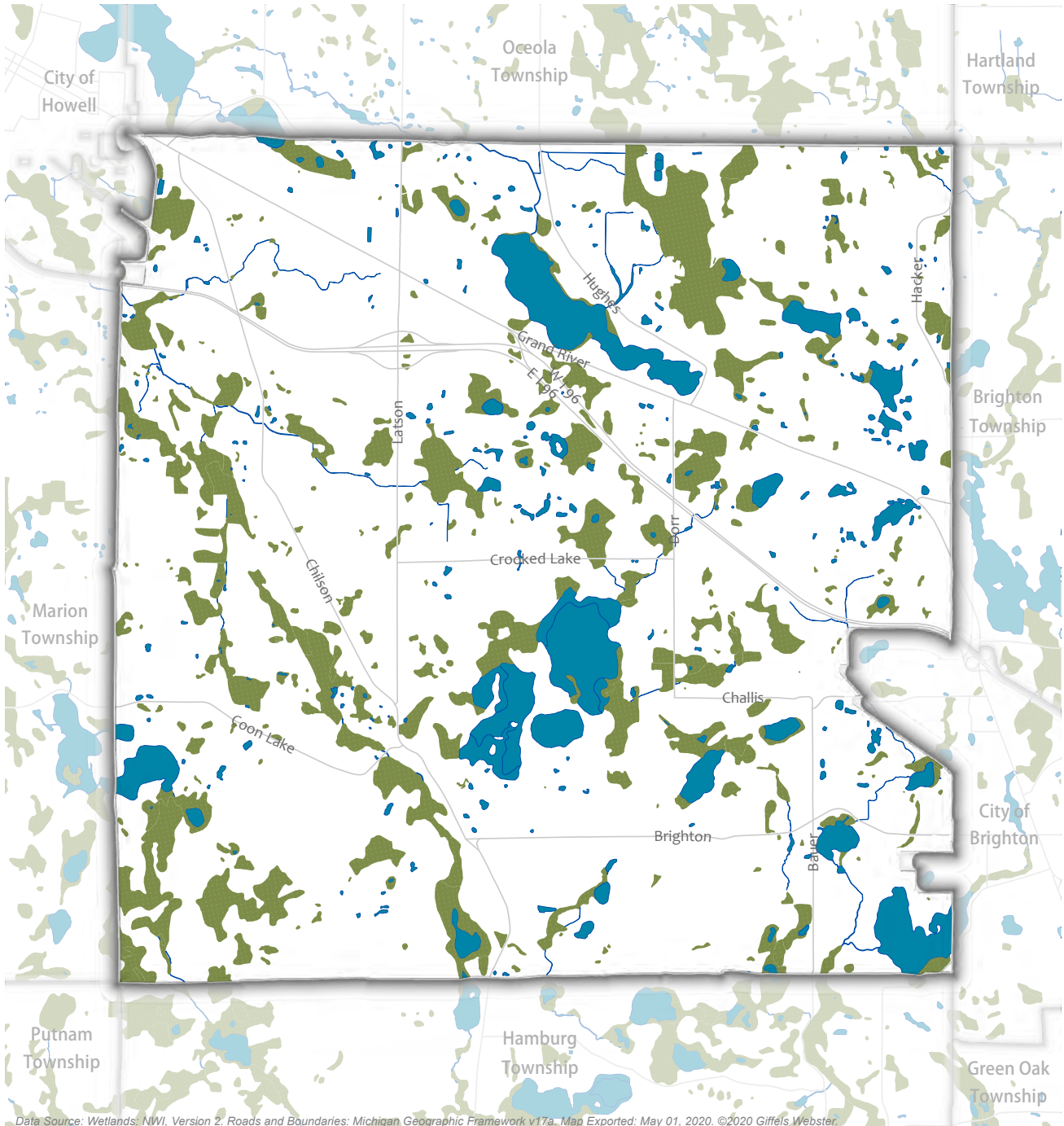
Future development in areas surrounding these wetlands could significantly impact wetland resources. Therefore, developers and Township officials should evaluate alternative designs to minimize any potential for impact. This is best done by initially considering wetland resources as constraints to development. The relative weight of these constraints must also account for other environmental and socio-economic constraints. Minimization of impacts to these resources should take into account the cost of avoidance and the property rights of the individual. If impact is unavoidable, then mitigation should include an analysis of retaining or enhancing the wetland values to be lost.

Wetland areas are valuable as natural buffers between residential and commercial land uses. They contribute significantly to the aesthetic character of the community. By incorporating wetlands as part of the future development, they will continue to maintain open and green space as well as contribute to retaining the rural setting.

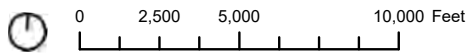
Wetland Regulation

Any wetlands greater than five acres in size or contiguous with a waterway are regulated by the Michigan Department of Environment, Great Lakes and Energy (EGLE) through the Goemaere-Anderson Wetland Protection Act, Public Act 203, as amended. Any activity which requires these regulated wetlands be filled or drained requires a permit from EGLE. Permits will generally not be granted unless the issuance is in the public interest and necessary to realize the benefits derived from the activity. If a wetland fill permit is granted, mitigation should be required such as creating new wetlands within the same drainage way or enhancement of existing wetlands. In addition to this, Genoa Township Zoning Ordinance contains wetland standards that are stricter than the state in order to save wetlands over 2 acres plus a natural/undisturbed buffers adjacent to any regulated wetland.

MAP 1.11. WETLANDS



Data Source: Wetlands: NWI, Version 2. Roads and Boundaries: Michigan Geographic Framework v17a. Map Exported: May 01, 2020. ©2020 Giffels Webster.



- Wetlands
- Surface Water



Wetlands
GENOA TOWNSHIP

Lakes, Rivers and Streams

Lakes are among the Township's most valuable natural resources of the community. The largest and most significant lakes in the Township are Lake Chemung, East Crooked Lake and West Crooked Lake. The numerous lakes provide recreational opportunities such as boating, fishing and swimming. The quality of these water features enhances the value of adjacent property for residential opportunities. Areas surrounding many of the larger lakes in the Township have been developed for smaller lot resort and residential uses. These areas were initially developed with resort cottages on small lots with individual septic drain fields. Over time these areas have been converted to year-round homes.

Areas surrounding the lakes have soil conditions that are not well suited for drain fields due to poor soil texture and a high water table. The combination of the natural soil characteristics and increased residential use of the lake areas may lead to significant problems with septic tank systems. The septic tank leakage began affecting the quality of wells and the lakes. In response to these problems, Genoa Township has provided sanitary sewer to serve the most intensely developed areas around Lake Chemung and the Tri-Lakes.

Chilson Creek is the major stream in the township that flows from the north down to the Huron River in Hamburg Township in the south. Ore Creek in the southeastern corner of the Township, near the city of Brighton also drains to the Huron River in the south. Associated with the creeks are corridors of adjacent wetlands. The creeks and wetlands are important for surface drainage, groundwater recharge and wildlife habitat. Alteration of the creeks and wetlands can contribute to flooding, poor water quality, insufficient water supply and loss of valuable wildlife habitat.

County Drains and Districts

The township is part of eight drainage Special Assessment Districts (SAD), a majority of those are private. The County Drains for Marion & Genoa, and Genoa & Oceola are the largest drains. Refer to next page for location of these drains. For more information, please refer to <https://www.livgov.com/drain/Pages/county-drains.aspx>.

Marion Genoa Drain

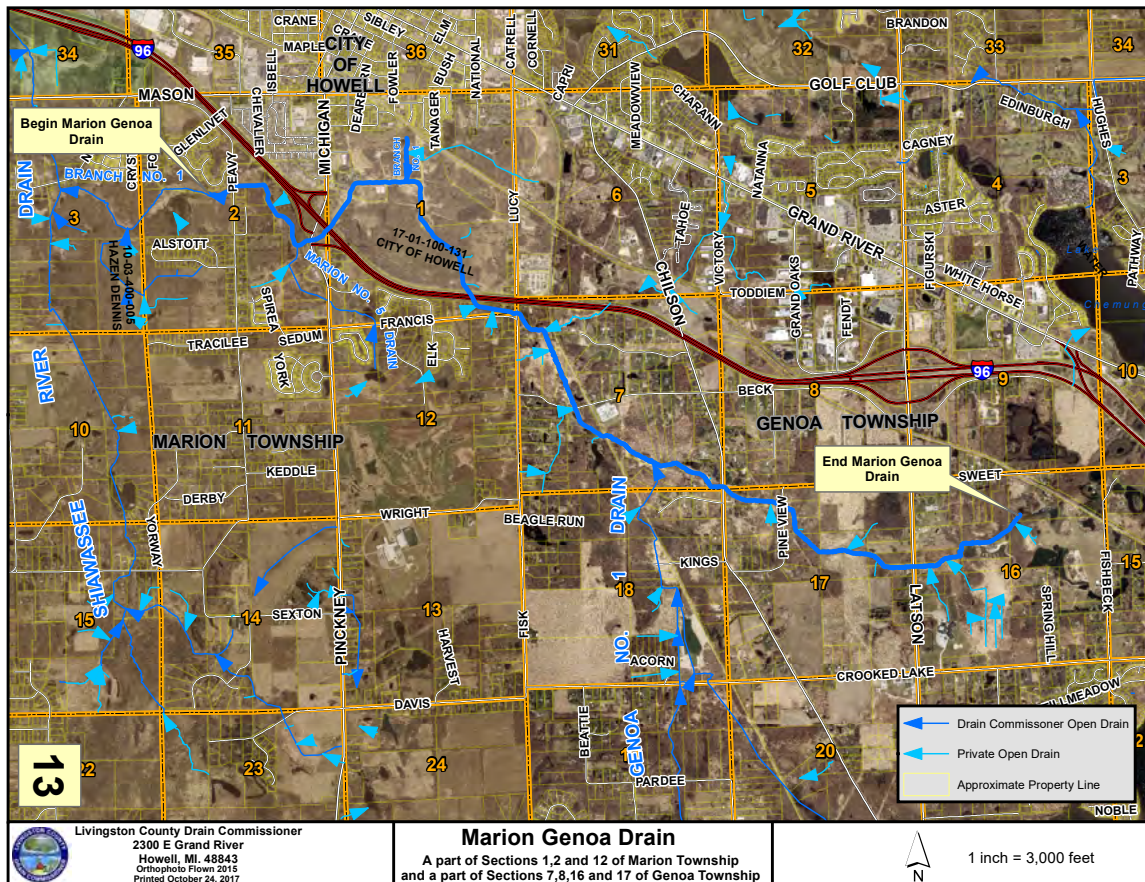
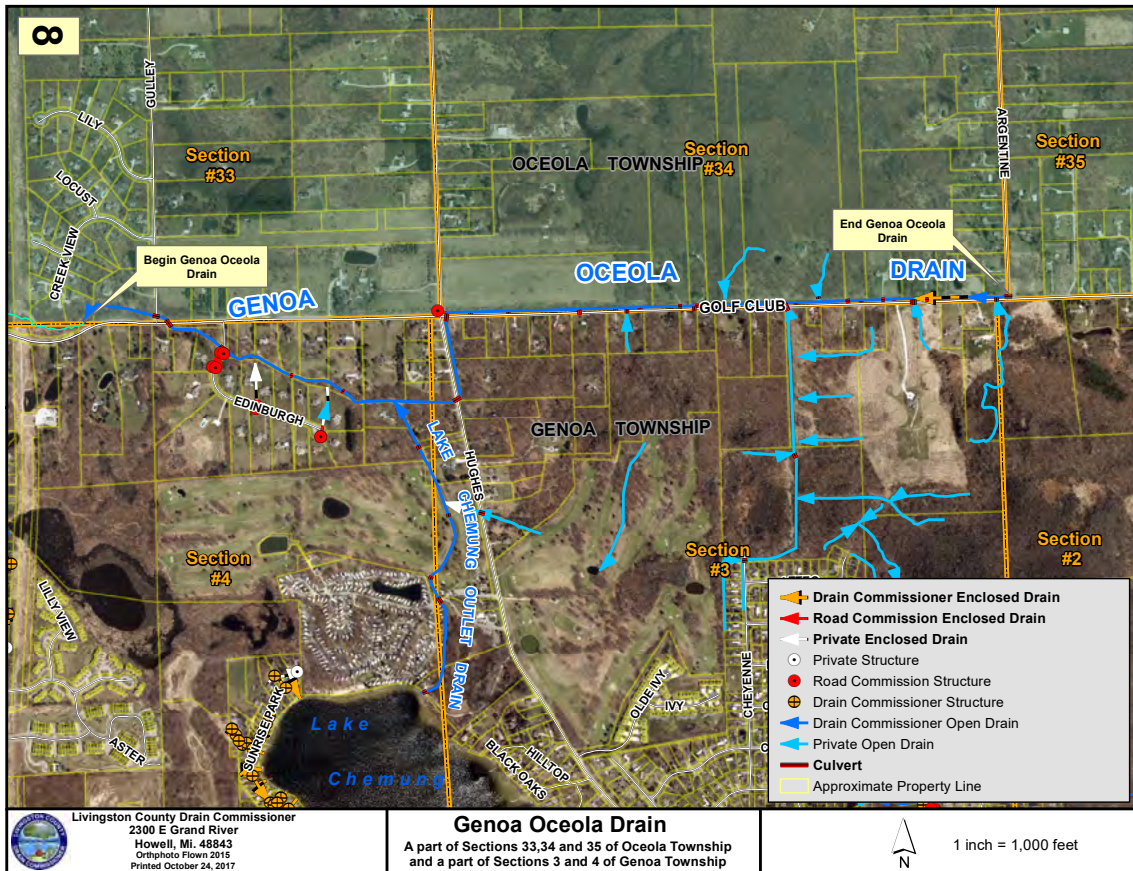
The Genoa Township is of the Marion Genoa drain drainage district which includes a part of Marion and Genoa Townships and the City of Howell. The county open drain is primarily located in the northwest corner of the township.

According to Livingston County website, each drainage district is supported by a drain special assessment that covers the cost of maintaining the county-owned portion of the drainage system. A drainage district is a legally established area of land that benefits from a common outlet, which are determined by historical records and the natural topography of the land and rarely correspond to political boundaries, such as townships.

Genoa Oceola Drain

This drain runs along the Oceola and Genoa Township boundary. It is approximately 9,943 linear feet, of which approximately, 6,208 linear feet is located in the Oceola Township.

MAP 1.12. LIVINGSTON COUNTY DRAINS



Watersheds

The protection of regional watersheds is critical for maintaining wildlife habitat, mitigating stormwater and protecting groundwater. Genoa Township is comprised of land in both the Shiawassee and Huron River watersheds. This means that anywhere in Genoa Township, all of the water under or on a particular piece of the land drains to either the Shiawassee or Huron River. Generally, the northwest half of the Township belongs to the Shiawassee River Watershed, while the southeast half drains to the Huron River.

Shiawassee River Watershed

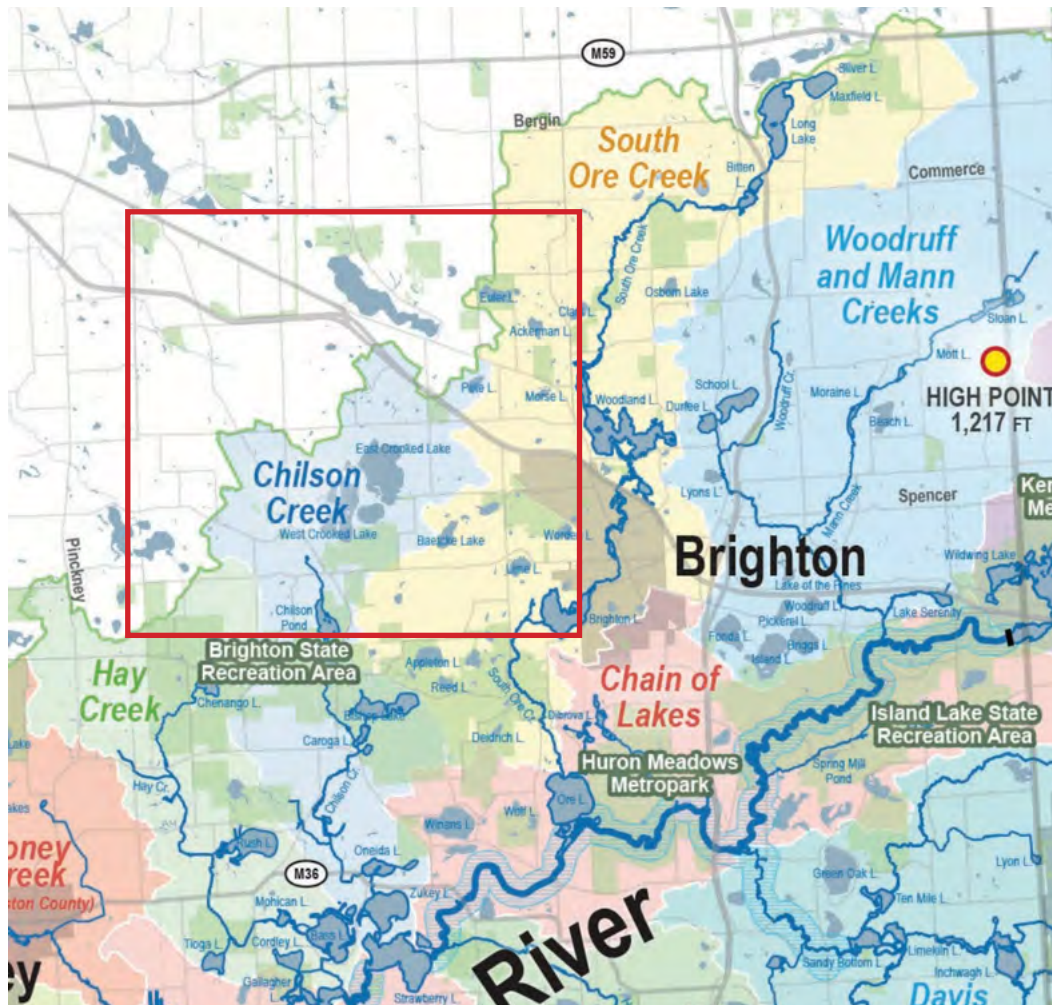
According to the Shiawassee Conservation District, the Shiawassee River Watershed covers 742,400 acres of agriculture, urban, forest and natural areas. The Shiawassee Conservation District developed a Mid-Shiawassee River Watershed Plan in 2002, and updated it in 2012. This Watershed boasts many special resources including one of the best preserved warm-water river systems in the southern Great Lakes. The watershed supports 59 species of fish and 12 species of freshwater mussel. Three categories of wildlife support hunting and/or recreation in the watershed: Openland (quail, pheasant, rabbit, white-tailed deer); Woodland (squirrels, ruffed grouse, woodcocks, white-tailed deer); and Wetland (muskrat, beaver, ducks, geese, minks). There are six county parks within Shiawassee County and a 100-acre YMCA outdoor education center along the river. There are 11,000 acres of wetlands in the watershed, with an average size of 4.5 acres. There are approximately 12,000 septic systems in the watershed, in Shiawassee County.

Huron River Watershed

According to Huron River Watershed Council (hwrc) website, the Huron River Watershed spans a land area of more than 900 square miles and drains water to the Huron River through hundreds of tributary creeks and streams. The river itself flows more than 125 miles from its headwaters at Big Lake, near Pontiac, to its mouth at Lake Erie. About 1200 miles of creeks and streams flow into the Huron's main branch. The river's drainage area includes seven Michigan counties (Oakland, Livingston, Ingham, Jackson, Washtenaw, Wayne, Monroe), 63 municipal governments, and six hundred and fifty thousand residents. The spectrum of land use and water environments ranges across remote natural preserves, cultivated farmland, urban and industrial centers, suburban sprawl, and an equal diversity of lakes, ponds, wetlands, creeks, and streams.

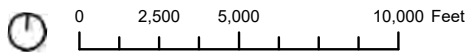
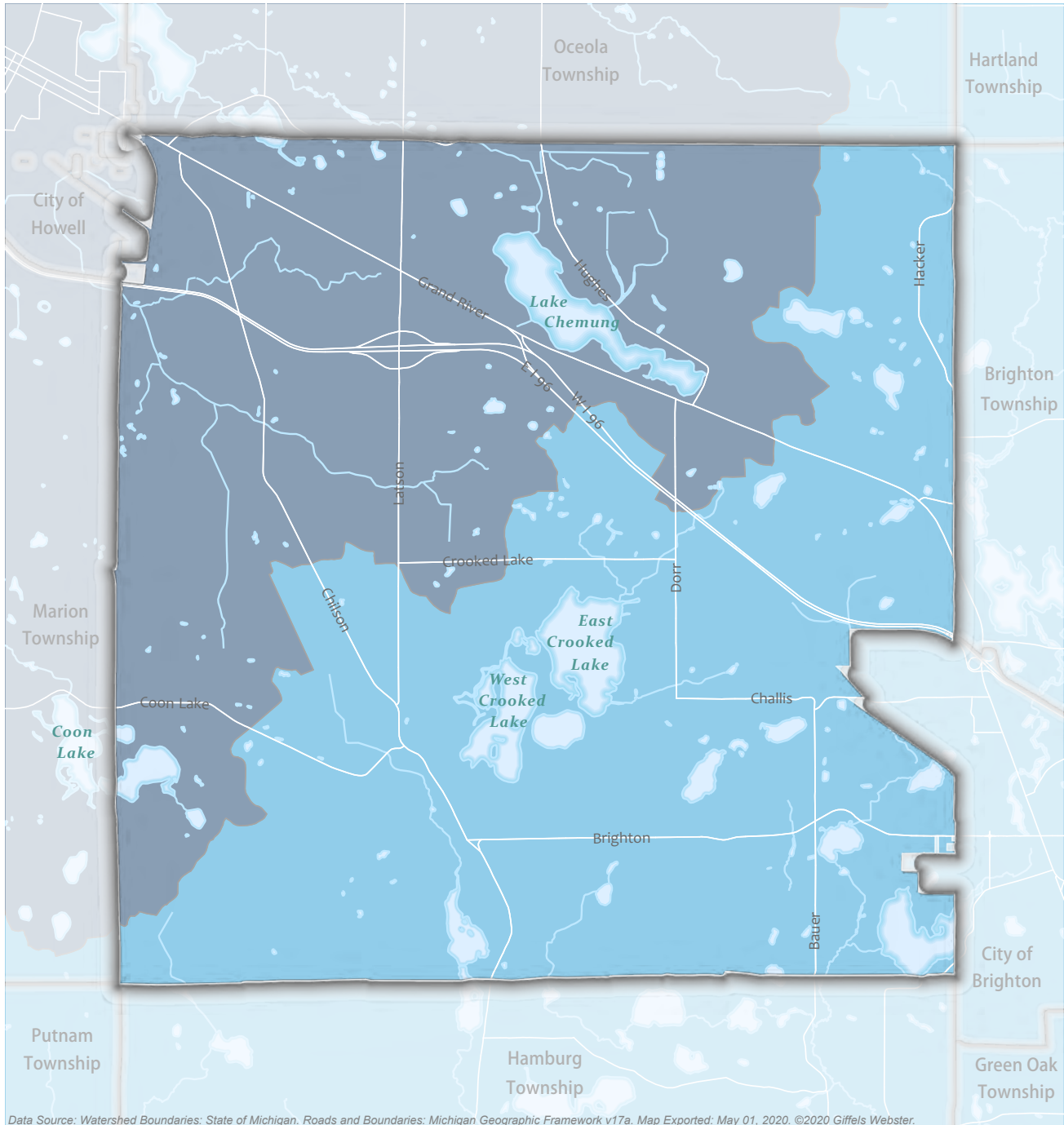
- **Chilson Creekshed.** Chilson Creek flows through land enriched by glaciers with deep deposits of sand and gravel and is part of the lake belt that stretches through Livingston and Oakland Counties. It is one of the smaller major drainages in the Huron River, draining only 17 square miles. Chilson Creek eventually empties into Zukey Lake, which opens into Strawberry Lake, part of the Chain of Lakes of the Huron River. The entire creekshed lies in Hamburg and Genoa Townships, Livingston County.
- **Hay Creekshed.** Hay Creek flows through land enriched by glaciers with deep deposits of sand and gravel. What was once oak-hickory forests and oak barrens on higher ground and inland wet prairie in low lying areas and along the creek was first converted to farm fields and today is mostly single family homes spread out throughout the landscape and clustered around the lakes, M-36, and Swarthout Road. The Hay creekshed is one of the smaller major drainages in the Huron River, draining only 12 square miles, 8 of which is considered the main branch. The majority of the creekshed is in Hamburg Township, Livingston County, with only the tips of a couple tributaries in Putnam and Genoa townships. The Huron River Watershed Council asks local communities to help with data collection and monitoring in this creekshed.
- **South Ore Creekshed.** South Ore Creek's main stem and its tributaries total 36 miles of waterways. The main branch starts at the outflow of Maxfield and Long Lakes. From there, flows south through the City of Brighton, through Brighton State Lake Recreation Area, and then drains into the main branch of the Huron River. Initial European settlement centered on the transformation of the open barrens for agricultural production and the forested areas for timber. Over the past few decades agriculture has been quickly diminishing as land has transferred to suburban uses. The Huron River Watershed Council notes that dams on the lower half of South Ore Creek are a likely cause of many of the creek's problems (which include altering the stream's hydrology and degrading fish and insect habitat) and recommends that the local governments in charge of these dams need to look carefully at these structures and determine if their presence is worth the environmental cost and if dam management could be conducted to mimic more natural stream flows.



MAP 1.13. CREEKSHEDS IN GENOA TOWNSHIP, HURON RIVER WATERSHED



Source: Huron River Watershed Council

MAP 1.14. WATERSHED BASINS



 HURON
 SHIAWASSEE



Watershed Basins

GENOA TOWNSHIP

Ground Water

Important factors in the evaluation of groundwater are the quantity and quality of the water. Quantity or yield standards for a typical residential or commercial use range from 7 gallons per minute to 20 gallons per minute. Water is generally available in sufficient quantity and will not likely be a factor in limiting growth. Water quality is a more important factor than water availability. Water hardness, iron content, salinity and septic field contamination are hazards encountered in Genoa Township.

Groundwater Contamination

Potential sources of groundwater contamination can result from all of the various land uses within Genoa Township. The level of threat of groundwater contamination will vary based on 1) the susceptibility of groundwater to contamination due to geologic features, 2) contamination loading rates based upon land use and hazardous materials management and 3) the amount and type of hazardous materials utilized within the Township.

Major sources of groundwater contamination are as follows:

- Buried wastes in landfills discharge liquids referred to as leachate which can enter groundwater.
- Agricultural fertilizers and pesticides often infiltrate the soil surface and enter groundwater.
- Urban storm water run-off from buildings, streets and parking lots contains contaminants that infiltrate the soil and enter waterways.
- Septic drain fields release sewage effluent into the soil through seepage beds.
- Spills and leakage of hazardous materials such as underground storage tanks and spills of hazardous materials will infiltrate the soil surface and enter groundwater if not properly contained. State and county requirements will need to be adhered to for any facility within the Township that involves the use, storage or disposal of hazardous materials. Facilities for storing hazardous materials should have secondary containment and a pollution incident prevention plan.

Potential Environmentally Impacts Sites

According to Livingston County Health Department records, there are a few contaminated sites within the Township which pose environmental problems. Michigan Public Act 307 provides for identification, risk assessment, evaluation and cleanup of sites of environmental contamination in the State. Sites are identified through information from concerned citizens, environmental groups, industry, local health departments, EGLE staff and others. From this process a priority list was and will continually be, updated. This list is used in part to develop funding recommendations to undertake response activities utilizing state funds when the parties responsible for the contamination are unwilling or unable.

Six Act 307 Sites have been identified in Genoa Township. These are located in industrial and commercial areas, with the majority in the northwest corner of the Township near the city of Howell. These locations are planned to remain in industrial, commercial or public land uses.

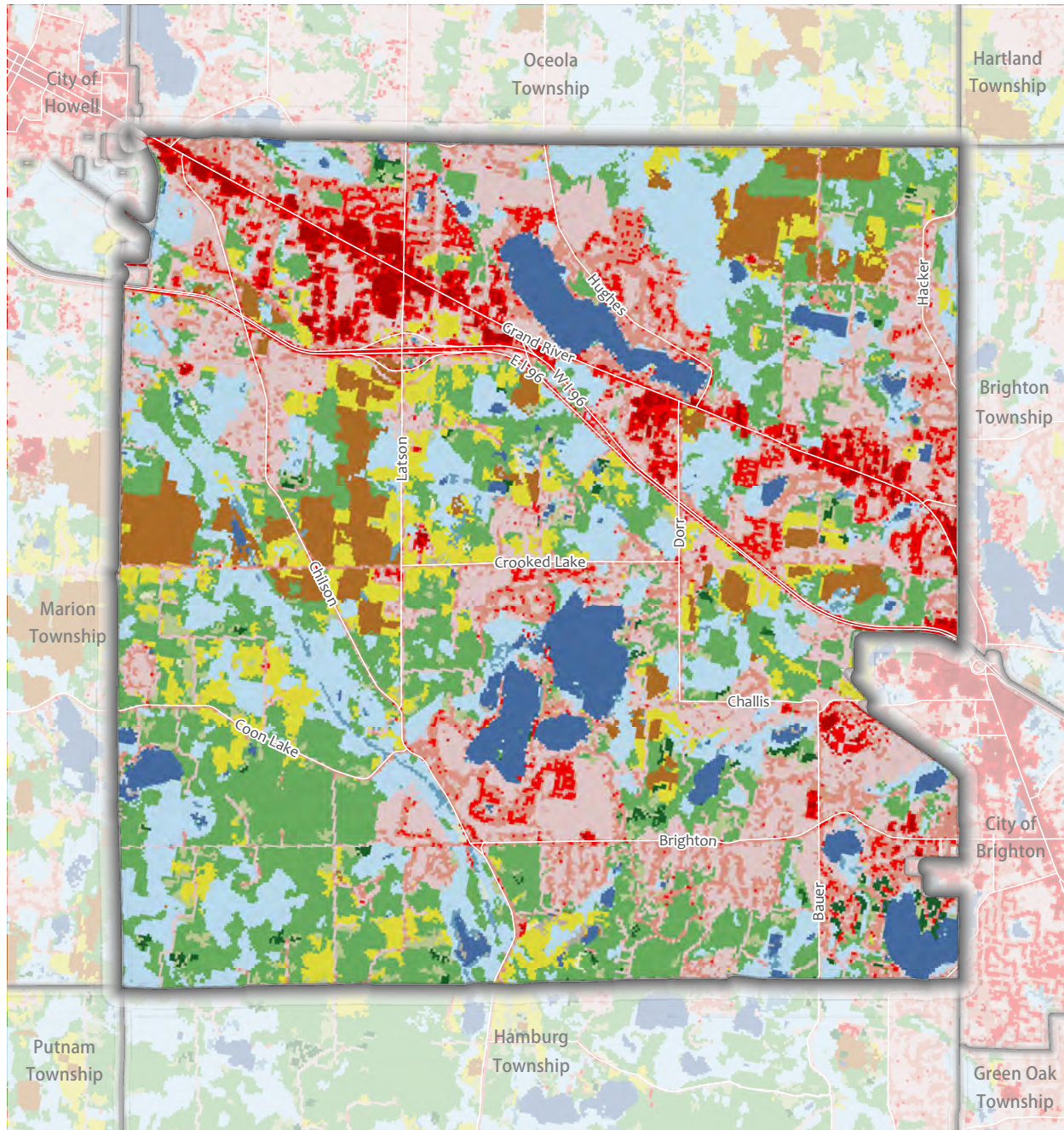
A closed landfill is purported to be located on the south side of Brighton Road, east of Chilson Road.

Impervious Surfaces

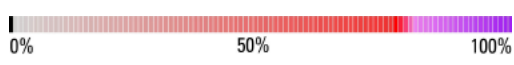
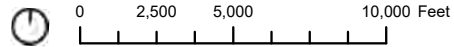
Impervious surfaces include roads, buildings and other hard-packed surfaces that prevent rain and snow from being absorbed into the ground. This can have an effect on local streams, both in water quality and stream flow as well as flooding. As more stormwater runoff occurs, it is collected by drainage systems that combine curbs, storm sewers, and ditches to carry stormwater runoff directly to streams. The more developed a watershed area is, there is an increased likelihood of more frequent and more severe flooding as well as higher contamination of this water.

The Impervious Surfaces map illustrates areas of the township that are built or otherwise developed, either with buildings, roads or other structures. The intensity with which land is developed coincides with the built environment - more intense commercial uses along the Grand River corridor, with less developed areas off the main roads.

MAP 1.15. IMPERVIOUS SURFACES



Data Source: Land Cover: USGS. Roads: Michigan Open Data v17a. Map Exported: October 07, 2021. ©2021 Giffels Webster.



Estimated Percentage of Impervious Surfaces based on Land Cover

- | | |
|-----------------------------|----------------------|
| Open Water | Barren Land |
| Developed, Open Space | Deciduous Forest |
| Developed, Low Intensity | Grassland/Herbaceous |
| Developed, Medium Intensity | Cultivated Crops |
| Developed, High Intensity | Woody Wetlands |



LAND COVER AND IMPERVIOUS SURFACES
GENOA TOWNSHIP

THE PLACE

Existing Land Use

Existing Land Use

Genoa Township is predominantly comprised of single-family residential land uses (See Map 1.14). Non-residential development is concentrated largely in the north portion of the township, along the Grand River corridor, where it is roughly anchored by the cities of Howell and Brighton. While some land use categories have changed in size over the past 8-10 years, most of this change has been to single family residential. Descriptions of the existing land uses are provided below and changes from the 2012 Master Plan are noted:

Agricultural & Rural Residential

This land use category includes both lands actively used for agricultural purposes as well as large lot residential areas. This category totals 9,461 acres, or almost 41% of the township.

Single-Family Residential

This category includes single-family residential on lots less than three acres. This type of residential development is dispersed throughout the area. This category includes about 3,774 acres, or 16% of the township.

Multiple-Family Residential

This category includes attached townhomes, apartment buildings, and manufactured housing parks. There are approximately 450 acres of multiple family residential or about two percent of the township.

Commercial

Commercial uses in the township are located primarily along the Grand River Avenue frontage. Grand River Avenue is the most heavily traveled roadway in Genoa Township. As a result, small regional shopping centers, individual business establishments and small offices have developed along this segment. Commercial/office use comprises about 940 acres of land, or four percent of the township.

Industrial

Existing industrial uses are located north of I-96 on the south side of Grand River Avenue between Chilson and Latson. There are a number of small to medium sized industrial uses dispersed along the Grand River Avenue corridor. The largest industrial area is the partially developed 200 acre Grand Oaks Industrial Park just west of Latson Road between I-96 and Grand River Avenue. In total, about 233 developed acres of industrial land, or about one percent, exist in the township, .

Public/Quasi-Public

Areas designated as Public/Quasi-Public include public uses such as Township Hall, governmental buildings, churches and schools. These are dispersed throughout the Township with a high concentration of government facilities in the northwest corner towards the City of Howell. There is a total of about 438 acres of public land, or two percent in the township.

Parks

This classification includes areas such as golf courses, miniature golf centers, recreational vehicle campgrounds, parks, ski areas, MDNR lake access sites, playgrounds, trails, athletic fields, and the Brighton Recreation Area which together total 2,550 acres, or 11% of the township.

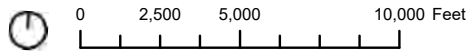
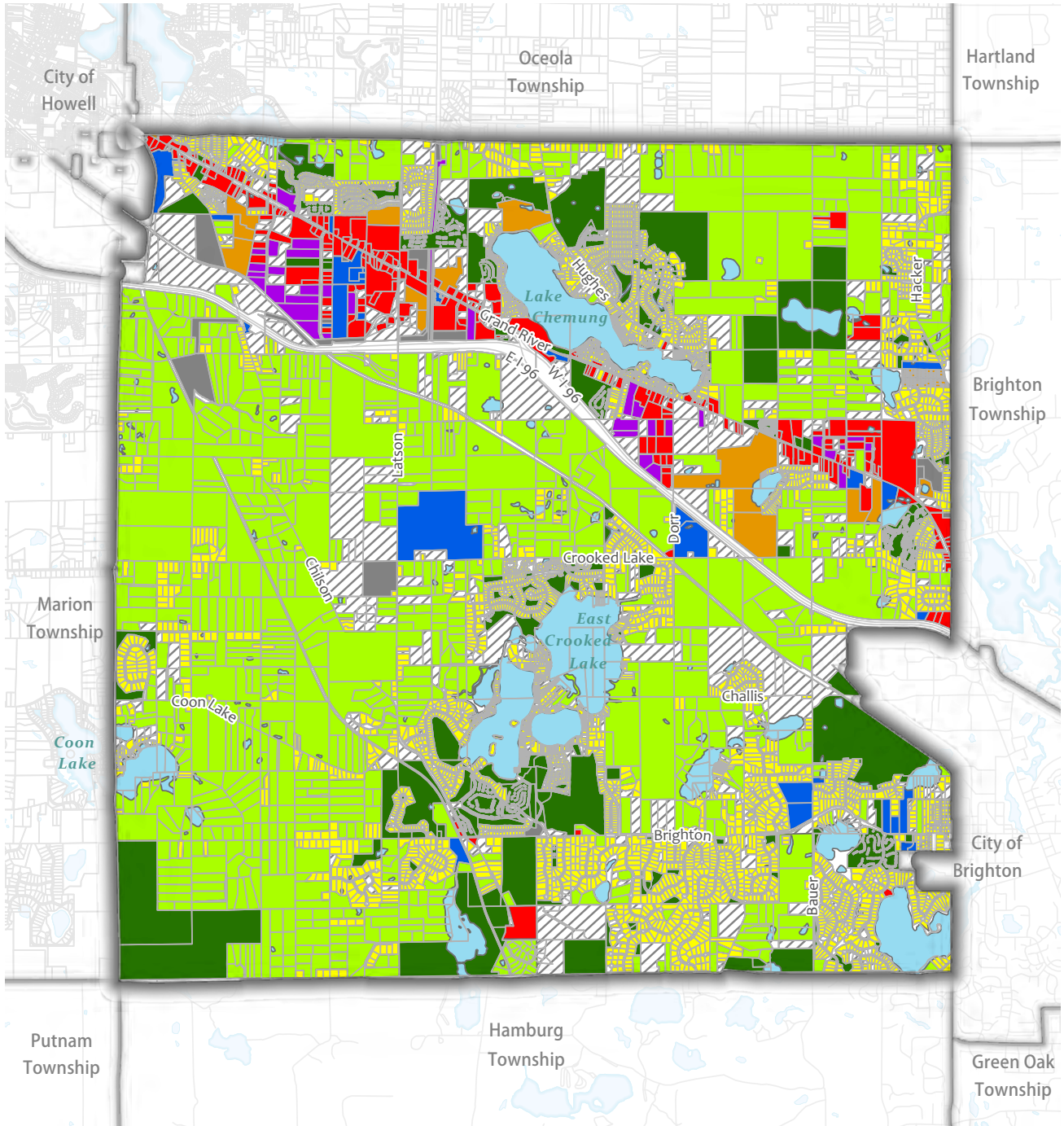
Vacant land

Vacant land comprises about 2,386 acres or ten percent of the township.

Transportation, Communication and Utilities

These uses comprise about 239 acres or one percent of the township.

Note. A small amount of the township is considered “not parceled” and is considered “miscellaneous.”



- | | |
|---|---|
| Agriculture and Rural Residential | Parks |
| Multi-Family Residential | Single-Family Housing |
| Commercial | Transp/Comm/Utilities |
| Industrial | Vacant |
| Public | Water |



Non-Motorized Network
GENOA TOWNSHIP

THE PEOPLE

Public Input Summary

Public Input Summary

Leadership Visioning Summary

The Master Plan update process was re-started in July 2021 with a joint meeting with members of the Planning Commission, Township board, ZBA and Staff. The purpose of the “Leadership meeting” was to understand how the current leadership of the township felt, and what board and committee members would like the Master Plan to focus on. The group completed two exercises in order to identify and prioritize township’s strengths and weaknesses.

Step 1. Identify



The first asked Individuals to write down what they felt were strengths and weaknesses within the community with a specific focus on residential and non-residential (primarily commercial) areas. Post-it notes were placed in two categories: strengths (“what’s working”) and weaknesses (“what needs work”).

Step 2. Prioritize

For the second exercise, participants were given dots and asked to vote on the top 5 strengths and weaknesses as counted in the previous exercise.



TABLE 2.1. GENOA TOWNSHIP STRENGTHS AND WEAKNESSES

 Strengths What is working?	 Weaknesses What needs work?
Residential	
Variety of housing	Lack of starter/age in place homes
Zoning code enforcement	Affordability
High quality subdivisions (PUD)	Road/connectivity to commercial
Large lots	Pedestrian connections (sidewalks/bikes)
Non-residential	
Variety of businesses/divers tax base	Vacancies/state of buildings
Good zoning standards	/Lack of groceries/ variety of retail
Good planning	Traffic

Source: Giffels Webster

TABLE 2.2. RESIDENTIAL STRENGTHS & WEAKNESSES

Strengths: What is working?		Weaknesses: What needs work?	
Topic	No. of votes	Topic	No. of votes
Variety of housing	9	Lack of starter/age in place home s	12
Zoning code enforcement	6	Affordability	6
High quality subdivisions (PUD)	5	Road/connectivity to commercial	6
Large lots	5	Pedestrian connections (sidewalks/bikes)	6
Waterfront homes	4	Small business growth / downtown	4
Location	4	Density/big city vibe	2
Tax base	3	Zoning restrictions	2
Natural feature preservation	2	Broadband	2
Variety of retail (near res)	1	Green development	1
Not many vacancies	1	Safety	1
Density	1	Lake access for non-residents	1
Schools	1		
Safe and Friendly	1		

TABLE 2.3. NON-RESIDENTIAL STRENGTHS & WEAKNESSES

Strengths: What is working?		Weaknesses: What needs work?	
Topic	No. of votes	Topic	No. of votes
Variety of businesses/divers tax base	9	Vacancies/state of buildings	11
Good zoning standards	9	Lack of groceries/ variety of retail	6
Brighton-Howell connector (location)	5	Traffic	6
Good planning	5	Commercial zoning enforcement	5
Twp government/staff	2	Sidewalks/connectivity	4
Access to grand river bus.	2	Industrial/commercial requirements	2
Medical/professional services	2	Lack of professional jobs	2
Large commercial opportunities	1	Broadband/technology	2
Occupancy	1	Lack of senior center	1
Interest in area/demographics	1	Commercial outside GR corridor	1
		Cross easement disconnects	1
		Inconsistent tax rates	1
		"Rural forever" attitude	

Source: Giffels Webster

THE PEOPLE

Market Assessment Summary

Market Assessment Summary

The following is a summary of the economic assessment, which was conducted throughout 2020 and early 2021 to reflect post-pandemic spending behavior. The evaluation is based on historical data, a survey of area residents conducted during this effort, property trends, and other information provided by the Chesapeake Group. The focus is on both current and future market conditions for residential and non-residential activity.

Genoa Township is located in Livingston County, between the cities of Brighton and Howell, and has an estimated population of about 20,300 in roughly 8,200 households, or about 11% of the county's population.

Historical housing development

- Livingston County annually permitted a range of new housing units from a low of 174 units to 826 units between 2011 and 2020.
 - Genoa Township annually permitted a range from 6 units permitted in 2011 to 183 in 2017
- The County averaged 672 total units permitted and 78 multi-family structures from 2011 through 2020.
 - Genoa Township permitted an average of 28 single family units per year from 2010 to 2020
 - Genoa Township average 18 multi-family units per year, although all were constructed in 2017
- About 88 percent of the permitted units were single-family structures.
 - 77% of the units permitted in Genoa Township were single family

Residential property trends

Livingston County and Genoa Township

Home Sales

- For homes built before 2000, The average sale price is about \$456,000. The average unit is 2,527 square feet. The average sale price per square foot is \$181.
 - 78% of the housing stock in the township was built prior to 2000
- For homes built from 2000 to 2020, the average price is about \$579,000. The average unit is 2,500 square feet. The average sale price per square foot is \$231.
 - 28% of the housing stock in the township was built after 2000

Rentals

- The average one-bedroom unit is 795 square feet and rents for \$1,111 per month. The average rent per square foot is \$1.40 per month.
- The average two-bedroom unit is 1,075 square feet and rents for about \$1,325 per month. The average rent per square foot is \$1.25 per month.
- The average three-bedroom unit is 1,325 square feet and rents for about \$1,450 per month. The average rent per square foot is \$1.09 per month.
- The average rent in Genoa Township in 2020 was \$1,126 , indicating slightly lower prices in the township than surrounding communities

Residential Survey Findings

(Based on 270 unique survey responses)

- The annual mean average household income is \$149,600.
- The majority of households have incomes between \$30,000 and \$80,000.
- There is a range of household income levels from \$20,000 to more than \$250,000 annually.
- The majority have lived in their current home for at least ten years.
- Over 25% have lived in their home for less than five years, with 46% of these having lived there for two years or less.

Commercial/Nonresidential market / land use

- Residents generally purchase goods in either Brighton or Howell.
- Meijer and Kroger dominate the grocery market. The combined market share for the two is 82 percent.
- 69% of respondents indicated their shopping habits will not change due to COVID-19
 - o 10% Now use pick-up service versus shopping in person and will likely continue after virus threat has diminished
- Pre Covid-19, more than one-half to two-thirds of all households purchased and ate dinner or lunch outside the home at least once a week.
 - o About one-third of lunch and dinner trips are to establishments in Genoa
 - o Most residents (91%) don't typically travel further than 15 minutes for dinner

Entertainment and Outdoor recreation

- Before Covid-19, about one-third of the Genoa area households sought some form of entertainment outside the home at least twice a month.
 - o About 16 percent went to movie theaters at least twice a month.
- Many participate in some form of outdoor recreation regularly. Other than walking, about four in ten do not generally participate in outdoor recreation.

Housing

- Key housing data for projections of future demand defined through the survey follows.
- The preponderance of homes in the area has three and four bedrooms.
- 99% of the responding households own their homes.
- 92% live there full-time, but 80 percent live there at least ten months in a year.
- The average respondent's home is about 2,500 square feet. However, about one in four live in homes less than 2,000 square feet.
- A significant minority - about 37 percent - defined a possible move to a different house in the next five years.
- Households likely to move are mainly, but not exclusively, those with primary income earners 55 years of age or older.
- The majority of those that may move are unlikely to move outside of Michigan.
 - o For those seeking larger units in the future, the current average unit is 1,650 square feet.
 - o For those seeking similar-sized units in the future, the current average unit is 2,300 square feet.
 - o For those seeking smaller units in the future, the current average unit is 2,650 square feet.
- Also, 17 percent of the households have one or more members that will probably move from their current home to create a separate household in the next three years. Those moving out create potential demand for new housing if the members can be captured in the Genoa area.

Employment and labor force

- About 44 percent of the households responding to the survey did not have any member employed full-time. About one-half of these households had one or more employed part-time or employed at more than one part-time job.
- Almost one in three households defined Covid-19 as impacting current employment among their members. Impacts include unemployment, diminished hours, diminished contract work, etc.

Demand Forecast

Understanding Economic Forecasting Models and Marketable Opportunities

The economic forecasting methods used here, which model a potential range of marketable opportunities in commercial, office, and residential space, rely on property trends, historical, local and regional data, and a survey of area residents conducted during summer, 2020. They assess the overall Genoa market and its potential growth and determine how much potential economic activity that could occur inside the township and is occurring outside of the township.

No community will capture all marketable activity and space. Furthermore, economic conditions continue to change; in most cases, generally speeding processes already impacting the economy before Covid-19. Purchasing online was growing rapidly prior to Covid-19, resulting in the exportation of dollars; the online purchasing rate sped up since the pandemic. Large proportions of office and workspace were being built in or simply moved to homes, and more people were working from remote locations before Covid-19; as with spending habits, the speed of change has accelerated.

This is important context for understanding all forecasting numbers in this plan. The demand forecasts are not a simple estimate of what is expected to be built in Genoa Township, but are rather an estimate of what could be built in the market based on forecast demand; The township will capture some fraction of this.

Housing

Between 100 and 200 new non-single-family housing units could be added to the rooftops within the Township. The new housing units would be geared toward independent living for seniors and young households, with the latter containing workspace. Included could be semi-detached, townhome, duplex, and other related units. The units' locations should contribute to walkability and serve existing residents who would move to a previously defined scaled smaller unit from within the Genoa area. Such new units would most likely free up existing units to attract younger households.

Retail goods and services

The survey indicates an opportunity to diminish the exportation of dollars from Genoa Township residents, particularly in food, food services, and linked entertainment activity. Genoa Township residents are expected to support between an additional 300,000 and 326,000 square feet of retail goods and related services space by 2030. Most commercial opportunities are appropriate for land/parcels/structures associated with the core of Genoa Township or vacant space near residential concentrations.

Multi-tenant office space

New office space demand is sufficient to generate between 20,000 and 30,000 square feet of space, accommodated in vacant space, new development, and homes. The opportunity does not include those in the health care arena, such as outpatient infusion or surgery centers, or inclusion of higher educational institution space in Genoa Charter Township.

FIG 2.1. COMPOSITE CONSERVATIVELY ESTIMATED OPPORTUNITIES

The following figure summarizes the additional marketable activity for the township by 2045.

The estimates are conservative, tending to understate demand to ensure Return-On-Investment for both the private and public sectors.



HOUSING 100-200

Additional non-single family units



RETAIL

150,000 - 170,000 sq. ft.
+ recapture of select categories; Retail Goods & Services, with appropriate entertainment



OFFICE

20,000- to 30,000 sq. ft.
including co-working space

Action

Housing

- To hold the existing residents and provide them with the opportunities they seek for living conditions; Genoa Township needs to ensure that development regulations afford the opportunity and foster in strategic locations housing for smaller units in a walkable environment.
- Fostering densities supportive of townhomes, duplexes, and related physical forms and condominium or other non-traditional ownership positions allows for mitigation of the physical need and cost or burden on the individual household.
- Should an active adult community be acceptable to Genoa, the development would likely be between 700 and 1,500 housing units. The product would be primarily independent living but could foster aging in place within the same development. This development would potentially pump millions of new dollars into the local economy, creating an increased demand for retail activity, including restaurants, and professional services. This increased demand would expand the opportunity for entrepreneurship and grow the labor force, attracting younger households.

Commercial

- Preservation of [existing restaurant] kitchens is key to reinvigorating the market as soon as Covid-19's impact wanes. Genoa should work with property owners and restaurateurs to maintain kitchens, facilitating reopening or sales when the market returns.
 - o Outreach to hospitality and culinary programs and affiliated schools could facilitate a transition and assist with remarketing the facilities and properties.
- Genoa Township can differentiate itself from Brighton and Howell and generate excitement and activity through furthering pop-up space development. Off-street parking can be used to create temporary pop-up spaces that can spur outside visitation and entrepreneurship. Temporary pop-up storefronts can also play a role in filling vacancies as they happen. Cargo trailers, sheds, and tents have all been used to create temporary spaces.

Local Capacity investment

- Michigan's "Crowdfunding" legislation is one program that Genoa could employ to address the expansion of investment
- A second option employed by more than a handful of communities in Michigan is to form a local investment group that can purchase, invest, and inject dollars into projects where the investors can become partners or make loans to entities to facilitate investment
- Marketing - Genoa Township should focus marketing on the following.
 - Affordable housing options or "more for your dollar" than some neighboring areas.
 - A place where you can grow a family and live throughout one's life-cycle.
 - An enhanced area for entrepreneurship where you can start and grow in the same place, while attracting patrons or a labor force from neighboring areas.

THE PEOPLE

Vision, Goals and Objectives

Goals and Objectives

Goals are general guidelines that explain what the community wants to achieve. Goals are usually long-term and represent global visions such as “protect the township’s natural resources.” Goals define the “what,” “why,” and “where,” but not the “how.” Identifying obstacles to overcome is also useful in defining goals.

Objectives identify the milestones that mark progress in achieving goals and provide more of the “how” goals will be implemented. For example, with a goal of “protect the township’s natural resources,” an objective to “maintain the township’s tree cover” is something that may be measured and tracked over time.

Action items are more specific and define the steps to accomplish objectives and attain the identified goals. The most effective action strategies will include who will tackle that task and when it should be accomplished. Using the above example objective of maintaining tree cover, one action strategy might be: “Using the township’s GIS data, map the current tree cover in the township.”

The overall goals of this Master Plan are to:

- Accommodate a variety of land uses in a logical pattern and complement community goals, the surrounding land uses, environment, capacity of roads and the sanitary sewer, and public water system capabilities.
- Provide land owners with reasonable use of their land in a manner that is compatible with adjacent land uses and the overall land use plan for the township and the capacity of infrastructure.
- Promote harmonious and organized development consistent with adjacent land uses.
- Develop and maintain flexible codes and ordinances to meet the needs of current and future residents
- Manage development by maintaining a growth boundary to encourage efficient use of land, protect farmland and natural features, and allow the efficient provision of public services, utilities, and infrastructure.

Goals

Housing & Neighborhoods

Genoa Township is largely comprised of single-family homes, many of which are on large, rural lots. Housing is dispersed throughout the township, with concentrations near the cities of Brighton and Howell. Housing styles vary in size, architecture and materials, which all contribute to a distinct and unique character.

To accommodate current and future residents, existing homes will continue to be maintained in good condition; new homes will be of high quality and be of sufficient variety to meet the needs of residents of all ages and abilities.

Neighborhoods will be strengthened by well-maintained infrastructure, including local roads, water, sewer and utilities that will be improved as needed to meet the needs of township residents. Commercial nodes near neighborhoods will enable residents to minimize vehicular travel as well as maintain social networks with their neighbors.

Economic Development

Genoa Township is centrally located in Livingston County, offering a wide variety of goods, services and jobs. Grand River Avenue is a well-developed commercial and transportation corridor in the township. In addition, there are other areas in the township that provide local jobs and employment.

Development and redevelopment will be strategically located to provide employment, shopping and recreational opportunities for current and future residents of the township. High quality site and building design will contribute to strong neighborhoods, vital shopping districts, and desirable employment centers.

Quality industrial and technology-based development in appropriate areas of the township will help diversify the tax base with room for future expansion, where not in conflict with surrounding land uses.

Natural Features

The “quality of life” in Genoa Township is distinctly defined by significant, sensitive natural amenities such as water bodies, wetlands, slopes, mature trees and natural ecosystems. The township will protect the quality of the community’s lakes and water resources from overcrowding and overuse.

The Township recognizes the importance of long-range planning combined with strategic actions to meet the current needs of residents and business owners without compromising the ability of future generations to meet their needs too. Particularly with respect to its many lakes, wetland and woodlands, the Township strives to protect and preserve the natural environment, recognizing the way in which it supports community health, promotes a prosperous economy, and a creates a vibrant and equitable community for all. In addition, the township seeks to be resilient, recognizing ways in which the community may be subject to ongoing, persistent stresses, as well as sudden, single events that disrupt the day-to-day functioning of the community.

Transportation

Genoa Township’s transportation network is comprised of regional and local roads, highways, sidewalks and multi-use trails and pathways. Together, these modes of transportation offer residents and visitors the ability to work, shop, dine and recreate.

A safe, equitable, efficient transportation system will be maintained, in conjunction with county and state road agencies, in a cost-efficient manner that enhances the character of the township, supports multiple modes of travel and meets the mobility needs of residents of all ages and abilities.

A multi-modal trail network for the long-term use and enjoyment of Genoa Township residents and visitors who use the trail for transportation and recreation. Local roads will be maintained and improved to support safe travel within neighborhoods as well as to provide access to community facilities. Mass transit will be accessible to support local residents and businesses.

Public Facilities and Services

Public services are provided by not only Genoa Township, but also with assistance from the adjacent townships and the cities of Brighton and Howell to provide area residents with high quality community services and facilities.

The Genoa Township Park is a centrally-located full-service park and open space are that will continue to meet the needs of current and future residents.

The Township will continue to provide utility improvements only in locations best suited for development to support managed growth and provide a growth boundary to ensure development is consistent with infrastructure planning.

THE PLAN

Future Land Use Plan

THE PLAN

Housing Plan

THE PLAN

Commercial Corridor Redevelopment

THE PLAN

Complete Streets

THE PLAN

Sustainability & Resiliency

THE PROGRAM

Zoning Plan

THE PROGRAM

Action Strategies

Section Title

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
OCTOBER 12, 2021
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, Jim Mortensen, Marianne McCreary, Eric Rauch and Glynis McBain. Also present were Michael Archinal, Township Manager; Brian Borden of Safebuilt Studio; and Gary Markstrom of Tetra Tech.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner Dhaenens, seconded by Commissioner Mortensen, 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.

PRESENTATION BY LIVINGSTON COUNTY PLANNING COMMISSION

Ms. Kathleen Klein-Hudson, the Director of the Livingston County Planning Department, and Mr. Dennis Bowdoin, who is on the County Planning Commission, were present. Ms. Klein-Hudson provided an update of the Planning Department, including changes to their submission deadlines, specific projects they are working on, and a current Board vacancy. She also stated that the new Filmore park has been very busy throughout the pandemic and they are gathering data on trail usage and vehicle traffic.

OPEN PUBLIC HEARING # 1...Review 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 (5-1-19)
- C. Recommendation of Site Plan (7-16-21)

Ms. Nancy Merlo, Mr. Clay Thomas, and Daniel LeClair of Greentech Engineering were present.

Mr. Thomas stated that their requested use complies with the Township Ordinance and the Right To Farm Act. This is a very beautiful facility and it is a great use of the site, keeping with the agricultural zoning. They have received the review letters. They would like to discuss these this evening. They will be meeting with the Fire Department regarding the comments in their letter. They will meet all of their requirements.

While the ordinance speaks to a hard surface, the ordinance allows for the Planning Commission to waive this requirement. They would like to keep the existing gravel surfaces instead of asphalt. The gravel is more environmentally friendly. There was a comment regarding cleaning up equipment stored on the site. The site is very neat and orderly. The equipment is stored inside or neat and orderly on the site if outside. They are not seeking to expand the site or its use or add additional buildings, etc.

Mr. Borden reviewed his letter dated September 8, 2021.

- The special land use standards of Section 19.03 are generally met, though the current zoning (AG) and future land use (LDR) do not align. Furthermore, we request the applicant provide additional information regarding the frequency of events.
- Any comments provided by the Township Engineer and Brighton Area Fire Authority must be addressed as part of the special land use and site plan review.
- The revised submittal demonstrates compliance with the use conditions of Section 3.03.02(h).
- The existing parking spaces, drive aisles, and driveway are surfaced with gravel, though hard surfacing is required by Ordinance; however, the Planning Commission can allow the gravel to remain as an alternative paving material. If gravel is allowed to remain in place, the applicant must apply dust control measures (as noted in the revised submittal).
- An internal drive aisle does not provide sufficient width for two-way travel. It must either be widened to 24' or signed for one-way travel only.
- The applicant should confirm that the "curb carts" are sufficient to handle the refuse generated by the number of people anticipated (maximum occupancy of 150 noted).
- Township Staff has requested that the applicant be required to clean up equipment stored on the site as part of this project/review process.
- There are new(er) structures visible on aerial photos that are not depicted on the site plan (pasture areas, a barn, and a pavilion).

Mr. Markstrom reviewed his letter dated September 2, 2021

- The proposed use should be approved by the Fire Authority to ensure there is adequate fire protection and site access for hosting 150 people in the existing building. Written approval from the Fire Authority should be provided to the Township.
- The use must be approved by the building department. Written approval from the Livingston County Building Department should be provided to the Township.

- The aerial of the property shows a second building at the back of the site to the east, but this building is not shown on the provided site plan. The site plan should depict the current site accurately.
- The petitioner provided calculations on the size of the existing pond on the site but did not provide any calculations on how the proposed improvements would impact onsite drainage. If additional impervious surface is proposed, onsite detention will be required to handle the additional drainage.
- 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 not propose curb and gutter behind some of the proposed parking, but it is unclear if paving is proposed. The site plan should clearly show paving limits if any are proposed. The Planning Commission may choose to consider an aggregate parking lot as a Low Impact Development Alternative to the zoning requirements.
- Increasing the number of guests in the facility will increase the loading on the existing septic system. Approval by the Livingston County Health Department has been provided to the Township via email.

Commissioner McCreary asked if this is a members' only club. Ms. Merlo said there is no membership to use her facility. Commissioner McCreary also asked if there are other events that are held there that were not provided in the application. Ms. Merlo stated it is used as an equine therapy program.

Commissioner McCreary asked where the participants come from. Ms. Merlo stated the riding program is mostly students from Brighton Area Schools. They are local residents. She has 30 students.

Commissioner Rauch stated the Impact Assessment noted there are occasional events of up to 150 people held on this site. He asked how frequent they are held and is there any sound amplification. Mr. Thomas stated they are no more than twice per year and there is no outdoor amplification. They are around the barn and do not use the entire property. Ms. Merlo said she does not have events with alcohol and she does not host weddings. Commissioner Rauch would like the details of these events to be included in the Impact Assessment. He noted that Mr. Borden and Mr. Markstrom's concerns must be met.

Commissioner Rauch asked if there is any production of commercial farm products? Mr. Thomas said they grow corn and hay.

Commissioner Dhaenens noted there is a clubhouse that is rented to outside organizations and the applicant does not monitor what events they have. He has been on Herbst Road when there were cars parked there for an event. He noted that the neighbors are concerned with the pond and how the horse manure would affect that. Mr. Thomas stated the manure is now away from

the neighbors' property lines or the pond so this should no longer be a concern. It was addressed. He agrees with the comment regarding the rentals and there should be clear rules.

Chairman Grajek asked the applicant if they would be able to meet the requirements of the Brighton Area Fire Marshal. Mr. Thomas stated they will meet with the Fire Marshal and work to meet his concerns.

Commissioner Mortensen asked what is being changed for this application. Mr. Thomas stated the use is not changing. They are trying to "clean up this use". It has been used in this way for approximately five years.

The call to the public was made at 7:09 pm.

Mr. Kenneth Stahl of 2846 Spring Grove Drive stated he would like to leave the gravel surface instead of installing a hard surface. There was manure being spread within 50 feet of the pond so he is concerned that it could continue. He is also concerned that if there are a lot of people at a gathering on this site, the lake could be a liability. He is concerned with the label of "Commercial Stable".

Mr. Mark Faulkner of 2496 Spring Grove stated his property is to the east of the barn and for several years, they were spreading manure up to his boundary, approximately 100 feet from their well. He spoke to Nancy and it was relocated and he appreciated that. He would like assurance that it won't be moved back near his property and near the pond.

Ms. Heather McCaig 7617 Herbst stated she lives across from the western edge of the property. All interactions of the owner and the staff here have always been positive. They appear to work with the neighbors to be good neighbors.

Ms. Mary Faulkner of 2496 Spring Grove stated the view from their home looks at where the equipment is stored. She has spoken to Ms. Merlo and asked to have some screening placed around it.

Mr. Robert Johnson 2624 Spring Grove stated this is a kettle pond so there is no entrance or exit but it collects what is put in it.

Mr. Bill Kapelanski of 2636 Spring Grove Drive is concerned with the constant gun fire that occurs on this site.

The call to the public was closed at 7:19 pm.

Genoa Township Planning Commission
October 12, 2021
Unapproved Minutes

Mr. Thomas stated the pond is not used. It is in the back of the property. The manure is now being spread approximately 1,000 feet from the pond and there is no intention of moving it from its current location.

Mr. LeClair showed the site plan explaining that there is approximately 600 feet of separation between the barn and the neighboring properties. He noted that this area is master planned for residential one-acre lots.

Commissioner McCreary asked if a GAMP inspection had been done. Ms. Merlo stated it was done in 2017 and they approved their operations. Commissioner McCreary asked if the applicant would be open to having another one done. Ms. Merlo agreed to having another inspection done.

Chairman Grajek noted that a number of residents have submitted correspondence and they were all shared with the Planning Commission.

Commissioner Rauch is not concerned with the daily activities; however, it is the other events that have 150 or more people. Is it a commercial stable or an event rental space? He would like more clarification on these events and would not be comfortable moving this request forward until that information is provided.

Commissioner Dhaenens agrees. He is concerned with the clubhouse rentals and would like to see more detailed information as noted by Commissioner Rauch.

Commissioner McBain agrees with wanting to see more information regarding the rental space and the approvals from the Fire Authority. She would like the neighbors' concerns to be addressed.

Chairman Rauch questioned the construction equipment being stored on the site. Mr. Thomas stated there is no longer any of this equipment being stored on the property.

Commissioner Mortensen stated the Impact Assessment and the site plan do not include all of the existing buildings. The applicant should submit revised documents. He would like to know the detail of where the manure pile be placed as well as where it is being spread.

The Planning Commission and petitioner agreed that this item should be postponed this evening.

Moved by Commissioner Dhaenens, seconded by Commissioner Mortensen, to postpone, per the petitioner's request, the recommendation for the Special Use Application, Environmental Impact Assessment, and the Site Plan for a commercial stable located at 7318 Herbst Road, south side of Herbst Road, east of Hubert Road until the November 8, 2021 Planning

Commission meeting to allow the applicant to address the comments made by the Planning Commission this evening. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2... A request of a rezoning from Industrial (IND) to Planned Industrial District (PID), Planned Industrial Development Agreement, Environmental Impact Assessment and Conceptual PID site plan for a proposed asphalt plant at 3080 Toddiem Drive, located at Victory Drive and Toddiem Drive intersection. The rezoning includes the following parcels: 4711-08-100-009 and 4711- 05-303-015. The request is petitioned by Net Least Associates South, LLC.

- A. Recommendation of Rezoning and PUD Application
- B. Recommendation of PID Agreement
- C. Recommendation of Impact Assessment (9-1-2021)
- D. Recommendation of Conceptual PUD Plan (9-21-2021)

Ms. Abby Cooper, the attorney for the applicant, Mr. Wayne Perry, the engineer, Mr. Daren Zimmerman and Mr. Chris Smith, representing the applicant, Ms. Kathleen Gunkle, an environmental engineer, and the sellers of the abutting properties were present.

Ms. Cooper stated they are proposing to develop a state-of-the art asphalt plant on this site. The applicant runs an asphalt plant in Lansing and would like to operate one here in Livingston County. She noted that the use and the project are compatible with the surrounding neighborhood. The applicant will be bringing Toddiem Drive up to Livingston County Road Commission standards. Municipal water and a new stormwater management system will be installed and the existing outdoor storage of metal scrap will be removed as part of this project.

Mr. Perry reviewed the site plan, detailing the paving plan, building locations, site access, and the process and operations of the asphalt plant. He explained where the material is brought in and through the site to the stockpile locations. They are requesting that the Buffer Zones B requirement be waived for three sides of the property. They will meet the requirements along Toddiem Drive. Due to the existing topography, existing foliage and surrounding uses, additional plantings would be unnecessary. They are also requesting approval to store liquids on the site.

Commissioner McCreary asked if there will be a maintenance agreement for Toddiem Drive after it is paved. Mr. Perry stated it is a private drive so a maintenance agreement would need to be made between all four of the adjacent property owners.

Mr. Zimmerman showed a photograph of his existing plant. They pave the site so that they can use dust control measures. It is also swept multiple times per day. He explained the environmental requirements they must follow with the State of Michigan.

Commissioner Rauch stated that this site is the best one in the Township for this type of use. While the residential areas are not in the near vicinity to this site, he asked what the impact is on

them. Mr. Zimmerman said that they very rarely work at night or on weekends. Ms. Gunkle stated that air quality permits are required and for that permit, they need to assess the emissions from the site. If the odor does become a problem, a remedy could be put in place. She noted that due to the location of the residential neighborhoods and the prevailing winds, they would not be impacted by the odor or the dust. Commissioner Rauch requested to have the Impact Assessment contain language stating that if odor does become an issue for the residents, a remedy would be put in place. Mr. Smith stated they will include that.

Commissioner McBain is concerned with the impact on the adjacent public roads. Mr. Archinal stated that having Toddiem Drive paved will allow for other businesses off of Victory Drive to use it to access I-96 and this will ease the traffic and impact on Grand River. Mr. Borden noted that the Livingston County Road Commission has to provide their approval at the time of final approval.

Mr. Zimmerman stated that this plant will employ 30 plus people.

Mr. Borden reviewed his letter dated October 5, 2021

- The proposal generally meets the Planned Unit Development (PUD) qualifying conditions, provided the following are addressed:
 - The Township authorizes a reduction in the conventional lot area requirement;
 - The applicant extends public water to serve the site; and
 - The applicant addresses any concerns raised by the Township Engineer, Utilities Director or Fire Authority.
- Rezoning to the PID overlay is consistent with the Master Plan and Future Land Use Map, and generally meets the rezoning criteria for a PUD.
- The applicant seeks deviations via the PUD for building/structure height and materials, as well as from use requirements related to roadway access for an asphalt plant, and size of storage tanks for fuel.
- If approval is granted, the applicant will need to apply for review and approval of special land uses and a final PID site plan. A PIP Plan will also be required.
- The parking calculations note that 23 spaces are provided; however, the plan depicts only 19.
- The final site plan submittal must include a full lighting plan.
- There are discrepancies between the landscape plan and planting table with respect to quantities.
- We suggest the Township require tree protection fencing around the dripline of areas to be protected during construction activities.
- The applicant requests deviations from Buffer Zone “B” requirements in multiple locations due to existing site conditions (existing wooded areas, adjacency to a railroad, and significant topographic changes).
- The applicant must address any concerns raised by the Township Engineer, Utilities Director or Brighton Area Fire Department.

Commissioner McCreary questioned the deviations that are being requested. She asked if the Township should revise the height requirements in this zoning district Mr. Borden stated the PID allows for the Township to approve the deviations and this is a good tool for this type of project in this zoning.

Mr. Markstrom reviewed his letter dated October 6, 2021.

- The final site plan submittal should include more detail such as dimensioning of drives and parking, detention basin details, and curb and gutter. Additional detail will also need to be provided for the improvements to Toddiem Drive.
- The proposed improvements will need to be approved by the Brighton Area Fire Authority. This approval should be obtained and provided to the Township prior to site plan approval.
- A soil erosion and sedimentation control plan should be submitted as required by Genoa Township Engineering Design Standards for sites with more than one acre of disturbance.
- A traffic plan should be submitted with the final site plan as required by Genoa Township Zoning Ordinance. The traffic plan will need to show access to the site and detail the projected amount of truck traffic.
- The Livingston County Drain Commissioner will need to review and approve the proposed storm plan, as the proposed detention basin will outlet to their system. This approval should be provided to the Township prior to site plan approval.
- The petitioner is proposing to connect to the existing water main on Grand Oaks Drive. We suggest the water main be looped to the main north of the site in Victory Drive. The size of the pipe to Grand Oaks as well as to Victory Drive should be discussed with MHOG to confirm it matches the Authority's Master Plan for utilities in this area. The petitioner should provide information on their expected water uses to better understand the water improvements needed for the site.
- After site plan approval, water main and sanitary sewer construction plans must be submitted to MHOG for their review and approval, along with permitting through EGLE. The construction plans will need to include more detail on the proposed connections and include plan and profile.
- It is possible that the petitioner will be required to pay connection fees to connect to municipal water and sanitary sewer prior to obtaining a land use permit. This fee would be determined using Genoa Township's REU Table.

Chairman Grajek noted that BAFA

The call to the public was made at 8:50 pm with no response.

Commissioner Dhaenens asked if different materials could be used for the building as it does not meet the ordinance. Mr. LeClair said they were not planning on changing any of the materials of the existing buildings.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Rezoning and PUD Application for a proposed asphalt plant at 3080 Toddiem Drive, located at Victory Drive and Toddiem Drive intersection for Net Least Associates South, LLC because the Planning Commission finds that the PUD proposal generally meets the PUD qualifying conditions. This recommendation is conditioned upon the following:

- The reduction of lot size requirements is acceptable as the application will extend the water main to their site
- The applicant shall address concerns from the Township Engineer, Brighton Area Fire Authority
- The Planning Commission acknowledges that the applicant seeks the following deviations as noted in the Site Plan and PUD Application
 - Building/structure height and materials
 - Use requirements related to roadway access for an asphalt plant
 - Size of storage tanks for fuel.
- The petition will take into account the opportunity to make improvements to the existing building.

The motion carried unanimously.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment September 1, 2021 for a proposed asphalt plant at 3080 Toddiem Drive, located at Victory Drive and Toddiem Drive intersection for Net Least Associates South, LLC with the future inclusion of text stating that if odor is an issue in the future for adjacent residential properties remedies as mentioned this evening will be added to the facility operations. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Conceptual PUD Plan dated September 21, 2021 for a proposed asphalt plant at 3080 Toddiem Drive, located at Victory Drive and Toddiem Drive intersection for Net Least Associates South, LLC, based on the following conditions:

- The parking calculation discrepancy will be updated
- The final site plan will include a lighting plan, a landscape plan with tree protection measures outlined
- The applicant's request for deviations from Buffer Zone #B are acceptable due to the existing site conditions, such as existing wooded areas, adjacency to a railroad, and significant topographic changes.
- The applicant shall address concerns from the Township Engineer, Brighton Area Fire Authority, and MHOG

The motion carried unanimously.

ADMINISTRATIVE BUSINESS

Staff Report

Mr. Archinal had nothing to report this evening.

Approval of the September 13, 2021 Planning Commission meeting minutes

Needed changes were noted.

Moved by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the September 13, 2021 Planning Commission Meeting with the corrections noted. **The motion carried unanimously.**

Member Discussion

Commissioner Dhaenens may not be in attendance at November's meeting.

Mr. Archinal stated they have a potential replacement for Commissioner Rickard.

Adjournment

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to adjourn the meeting at 9:08 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary