

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JANUARY 10, 2022
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ELECTION OF OFFICERS:

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...Review of Master Plan public input summary and future land use.

ADMINISTRATIVE BUSINESS:

- *Staff Report*
- *Annual Report*
- *Approval of December 13, 2021 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*

memorandum





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

SUBJECT: 2022 Master Plan Update- Future Land Use and Grand River Corridor Development Plans

At our upcoming January 10 meeting, we would like the Planning Commission to discuss potential updates to the 2012 future land use map and vision for Grand River Corridor development plan. A summary of community open house that held on November 10, 2021 is provided in your packet. There were no notable recommendations to future land use map provided by the attendees. Attendees also responded favorably to mixed uses along Grand River Corridor.

Changes to Future Land Use Map

As the market study indicated, the demand for large retail is decreasing. In addition, the Planning Commission has discussed the benefits of creating "districts" along the corridor, a refinement of the 2012 Master Plan's "Town Center" concept. There is potential for consolidating commercial land use categories as listed below along Grand River Corridor. This will create more potential for mixed use developments/redevelopments.

-  NEIGHBORHOOD COMMERCIAL
-  GENERAL COMMERCIAL
-  REGIONAL COMMERCIAL
-  MIXED-USE TOWN CENTER

Grand River Corridor

Given the current pattern of development, it is not practical to apply same set of land/use design strategies for the entire corridor. We propose to address the corridor in three segments as listed below. Each segment is intended to permit mixed use development that are compatible with existing development in the surrounding areas.

1. **Grand River East.** (Adapted from the 2012 Master Plan's description of neighborhood commercial; *italics need PC feedback*)
This area should continue to support retail and service establishments whose primary market area includes residents and employees from within a two-mile radius are designated by this category. These retail businesses and services are intended to serve the needs of nearby residential neighborhoods. Typical uses would include smaller general merchandising/retail establishments such as convenience stores, banks, dry cleaners, and beauty/barber shops, and small retail strips. *Smaller scale mixed use developments may be permitted to support retail/office/residential developments*

2. **Grand River Central.** (Adapted from mixed-use town center; *italics need PC feedback*)
This category includes a mixture of uses integrated into *missing middle housing types* and *mixed-use developments that include live/work and vertical mixed use up to _ stories*, along with various commercial uses including retail and office. The intent is to create a destination in the Township as an alternative to the existing multi-family development and strip commercial development that currently exists along the Grand River Avenue corridor by promoting the integration of *complementary uses* into sites and buildings that are supported by *accessible missing middle housing types*.
3. **Grand River West.** (Adapted from General commercial; *italics need PC feedback*)
Primarily zoned and developed with general commercial and office along Grand River, this area is intended to continue to promote these uses that are supported by area and regional residents as well as pass-by traffic along Grand River Avenue, including interchange traffic from I-96. The large size and variety of permitted commercial uses generate significant volumes of vehicular and pedestrian traffic, meaning future developments should be clustered, rather than allowed to create an undesirable commercial strip pattern of development. *Appropriate uses include ...*

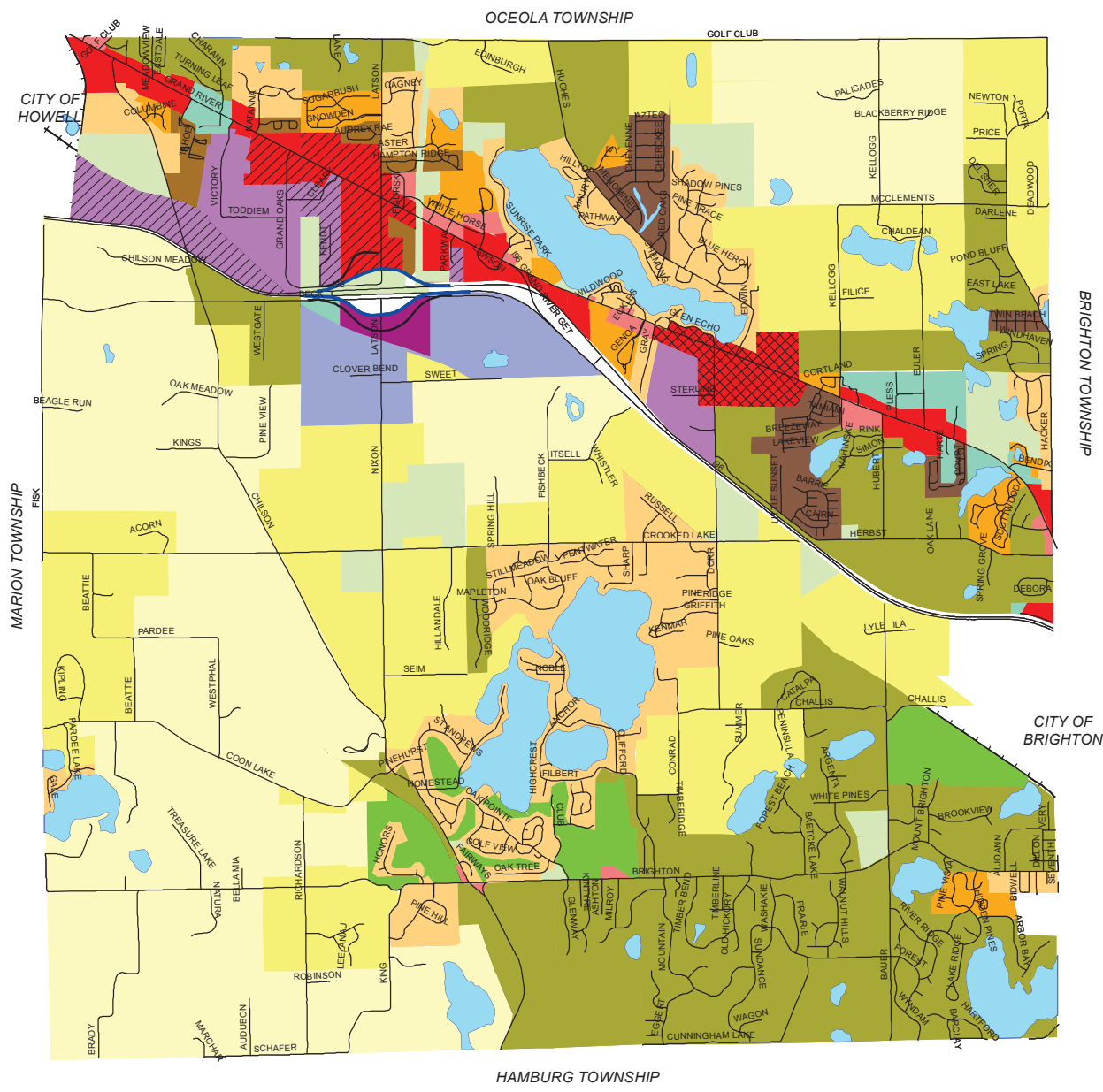
Planning Commissions Input

We would like the Planning Commission to start thinking about what type of land uses fit surrounding major intersections (numbered on the attached map) within each segment. Each segment will have its own unique identity through uniform streetscape improvements and site and building design standards etc. The Planning Commission may also wish to consider if proposed extent of the segments are acceptable. We would also like to get your input of the exterior boundary for these corridor areas. Based on the input, we will define the boundaries and related recommendations in detail in the Master Plan. The memo includes a aerial map with existing zoning to assist with our discussion. At the meeting, we will gather input using real-time survey.

MAP 7

Future Land Use

Master Plan Update
Genoa Township
Livingston County, MI



- AGRICULTURE/COUNTRY ESTATE - 5 acres per unit
- LARGE LOT RURAL RESIDENTIAL - 2 acres per unit
- LOW DENSITY RESIDENTIAL - 1 acre per unit
- SMALL LOT SINGLE FAMILY RESIDENTIAL - 2 to 3 units per acre
- MEDIUM DENSITY RESIDENTIAL - 5 units per acre
- HIGH DENSITY RESIDENTIAL - 8 units per acre
- MANUFACTURED HOUSING
- NEIGHBORHOOD COMMERCIAL
- GENERAL COMMERCIAL
- REGIONAL COMMERCIAL
- MIXED-USE TOWN CENTER
- OFFICE
- INDUSTRIAL
- RESEARCH AND DEVELOPMENT
- PUBLIC/INSTITUTIONAL/UTILITIES
- PRIVATE RECREATION
- INTERCHANGE CAMPUS
- INTERCHANGE COMMERCIAL

December 2015

0 0.25 0.5 1 1.5 Miles

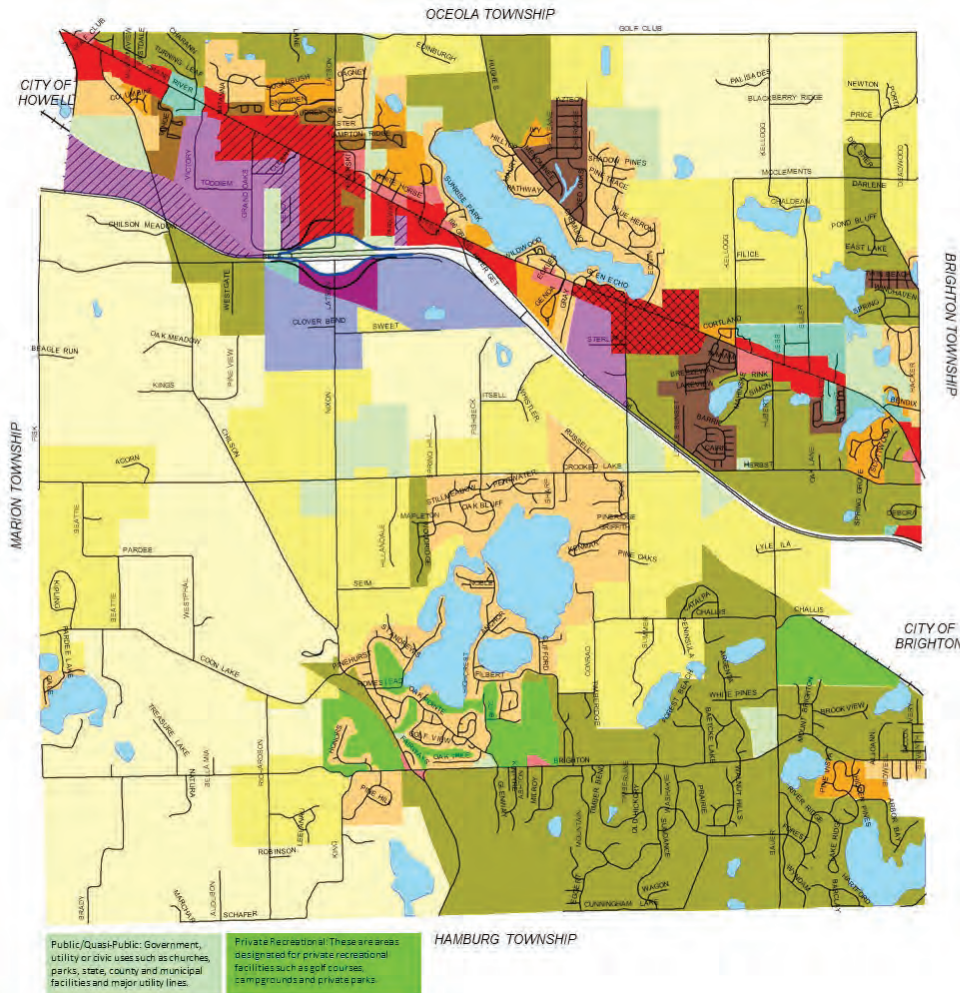
Sources: MCGI, Livingston County, Genoa Twp

LSL Planning
A Staffbase Company

2015 ADOPTED FUTURE LAND USE MAP



The map below was adopted by the Township in 2015. The current Master Plan update will include an update to this map to reflect the Township's vision of the future.



- Agricultural/Country Estate:** Agricultural use or single family residential on 5-acre estate lots. Many of the areas are prime farmland or have significant natural limitations, such as wetlands or severe soil limitations, and are not planned for sanitary sewer.
- Rural Residential:** Single family residential on 2-acre lots or clustered lots with a density of up to two homes/acre. Many of the areas have significant natural limitations, such as wetlands or severe soil limitations, and are not planned for sanitary sewer.
- Low Density Residential:** Single family residential on lots up to 1 acre, located on the fringe between the rural residential and the more urbanized areas of the Township and not planned for sewer service.
- Small Lot Single Family Residential:** Two distinct groups of homes - the older, existing, single homes around Lake Chemung and the Tri-lakes Area are situated on smaller lots. Secondly are newer, small lot, single family subdivisions with 2-3 homes per acre, located within the more urbanized area of the Township. These areas will generally be, or are planned to be, served by public water and sanitary sewer.
- Medium Density Residential:** Medium density duplexes, attached condominiums and other multiple-family dwelling units and single-family homes on smaller ¼ acre lots that will not exceed a density of 5 units per acre and be served by public water and sewer.
- High Density Residential:** Condominiums, apartments and other multiple family dwellings not to exceed 8 units per acre.
- Manufactured Housing:** Manufactured housing/mobile home parks. Manufactured housing areas, served, or planned to be served by public water or a community well and sanitary sewer.
- Neighborhood Commercial:** This area is for retail businesses and services intended to serve the needs of nearby residential neighborhoods.
- General Commercial:** Businesses which serve the requirements of the community at large including Genoa Township, Howell, Brighton, and pass-by traffic along Grand River Avenue. Appropriate uses include larger grocery stores, restaurants and retail shopping centers.
- Regional Commercial:** Higher intensity commercial uses that serve the comparison shopping needs of the entire community and the regional market. Uses include big-box retail, large shopping centers, restaurants (including fast-food) and automobile service centers.
- Mixed-Use Town Center:** A mixture of uses integrated into a traditional, stable development of high density single family homes, attached and detached, along with various commercial uses including retail and office. The intent is to create a destination in the Township as an alternative to the consistent strip development that currently exists along Grand River Avenue from Howell to Brighton.
- Office:** This use includes various forms of office development including professional offices, medical offices and banks.
- Industrial:** Research, wholesale and warehouse activities and light industrial operations.
- Research and Development:** This area should be developed as a light industrial/R&D/office park.
- Interchange Commercial:** This designation is to promote planned development of these interchange commercial uses with high quality architecture. The new Latson interchange is envisioned to be the premier exit for travelers along I-96; a destination where they can get out of their vehicles to walk around, dine, and shop.



What do you think?

- Are there any areas of the Township that you think should be designated differently?



How can you respond?

Click on the QR Code below to respond to the questions listed above



Option 2.

Use the blank questionnaire available at your desk and provide your responses.

GRAND RIVER CORRIDOR



The 2015 Master Plan envisioned a “Genoa Town Center” around the intersections of Grand River Avenue with Dorr and Hughes Roads. This area was planned to become a “mixed-use town center with local businesses, neighborhood service establishments and traditional residential neighborhoods.” Today’s development trends, new construction over the past several years, and the redevelopment potential along the rest of the Grand River Corridor are leading the Township to consider smaller, yet still walkable, mixe-use “districts” or “nodes.” This board illustrates some of the opportunities for housing, commercial uses, tranportation and streetscape enhancements.



1. West Entryway - Grand River near Gold Club Road
2. Existing focal point - Grand River and Chilson Road
3. Existing focal point - Grand River at Latsion Road
4. Regional Entryway - Grand River at I-96
5. Existing focal point - Grand River at Dorr
6. Existing focal point - Grand River at Hubert
7. East Entryway - Grand River at S. Hacker Road

Diversifying Housing Types

Grand River Avenue is a major center of activity with a mix of uses. The development environment in the corridor is generally not appropriate for detached single family homes. The corridor does, however, offer opportunities for the development of housing types that the Township currently does not offer to prospective residents or offers only in limited quantities, including lofts (left), townhomes and row houses (right), and duplexes (below).



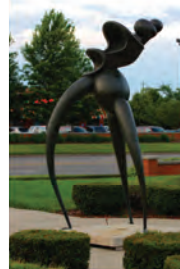
Commercial Uses

The character of commercial uses in the corridor varies widely. Establishing minimum design standards, including screening of unpleasant but necessary items such as dumpsters, can help elevate the overall quality of the area.



Streetscape and Shared Spaces

The images surrounding this text illustrate possible ways to soften the image of the Grand River corridor and begin to establish a unified identity for all of the road’s various sections. Landscaping and screening, pedestrian safety and access, and the use of shared spaces as centers of activity are all factors to consider when enhancing the corridor. Which images appeal to you and why? Where might some of these approaches be appropriate?

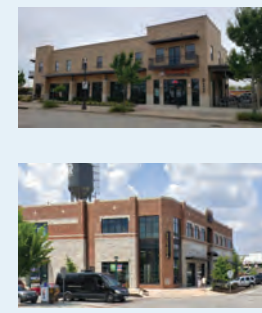


Mixed Use Development

Live/Work: Generally 2-3 stories with ground floor professional office or by-appointment services (salon, retail, gallery, etc.) with the owner living upstairs.



Vertical Mixed Use - 2 story: Two story building with ground floor retail, restaurant or office with office or residential dwellings on the upper floor.



Vertical Mixed Use - 3 story
Three story building with ground floor retail, restaurant or office with office or residential dwellings on upper floors



What do you think?

- In which locations (see numbered dots), if any, should the Township focus on the creation of special districts?
- Which of these locations have existing uses, if any, could attract other compatible uses?



How can you respond?

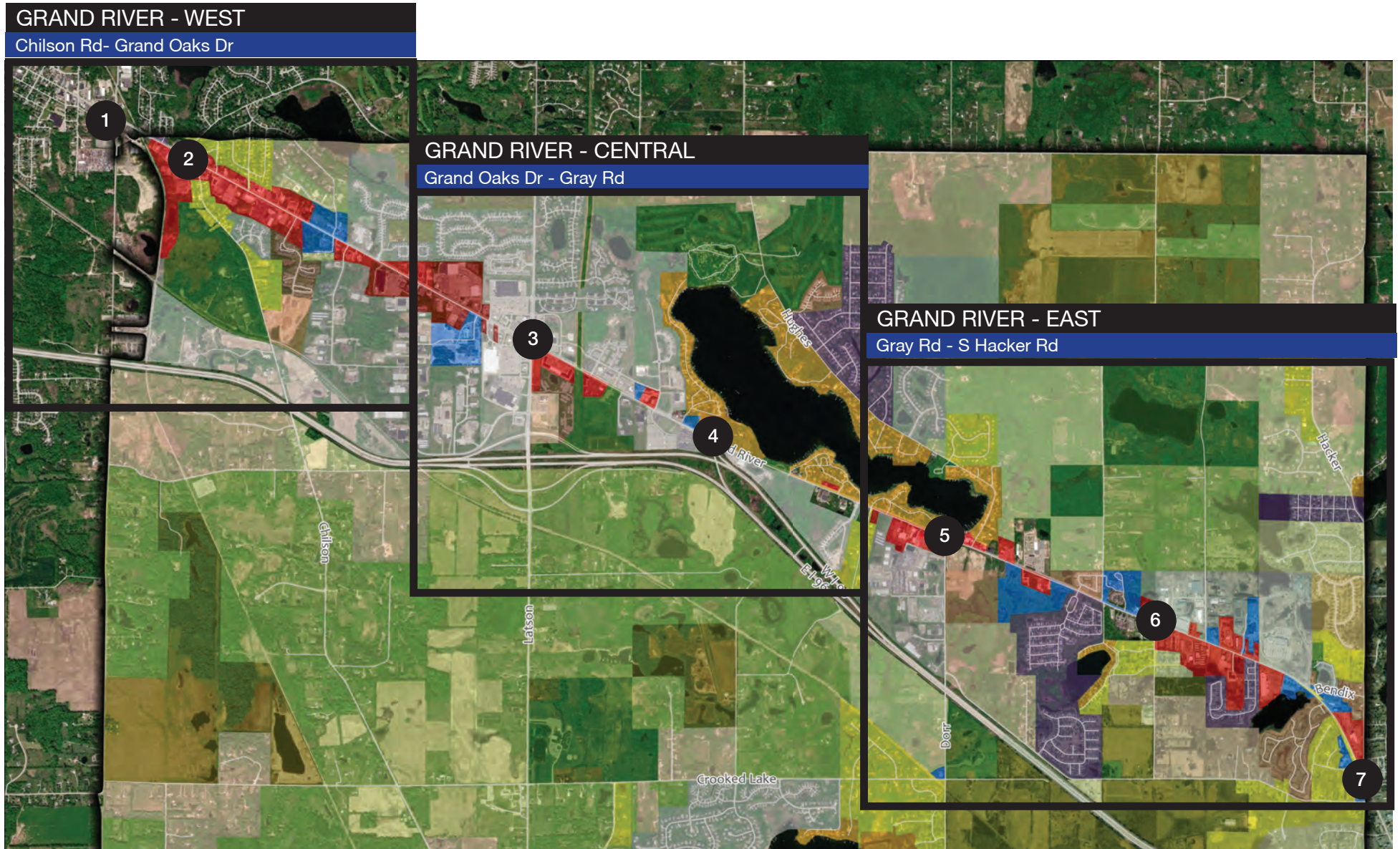
Click on the QR Code below to respond to the questions listed above



Option 2.

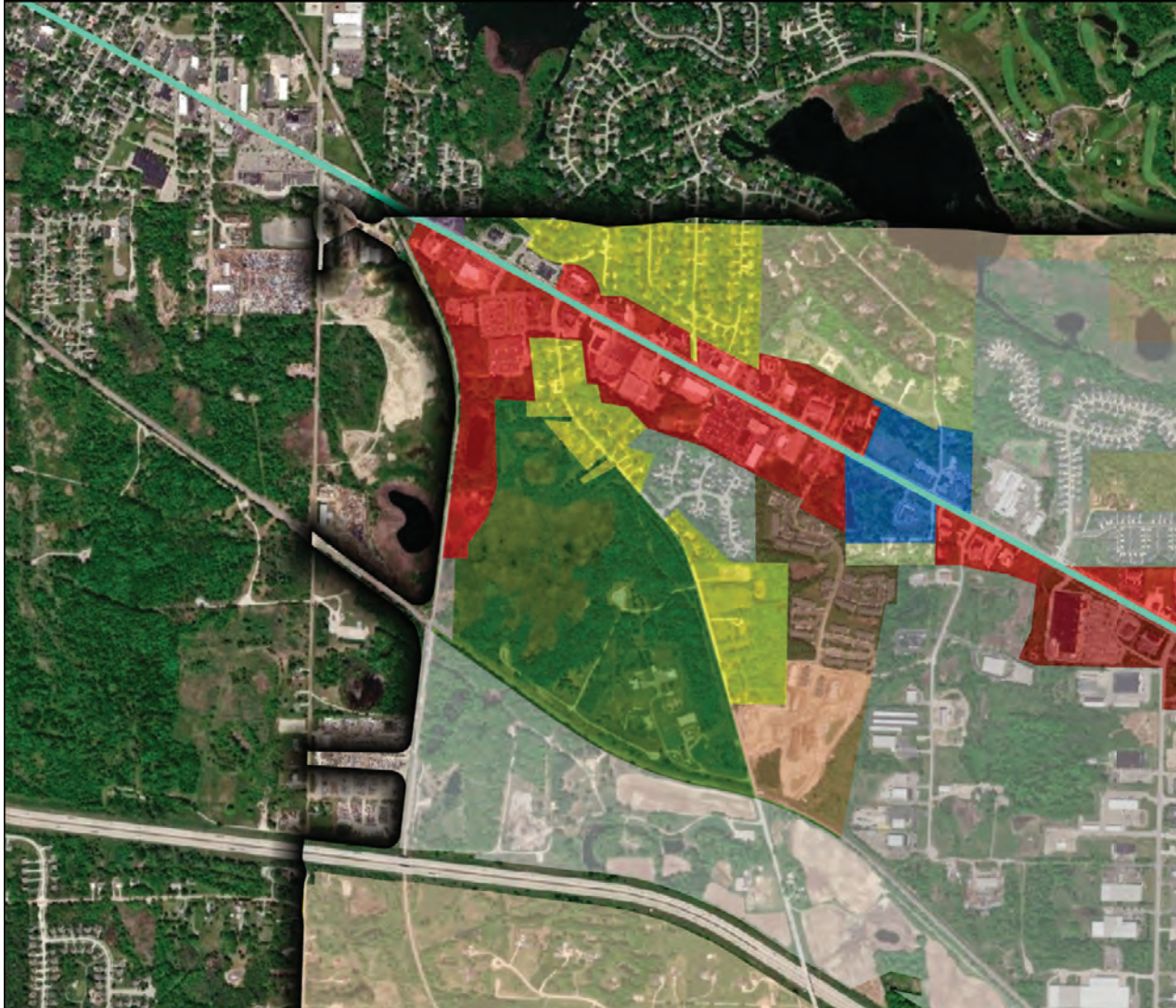
Use the blank questionnaire available and provide your responses.

GRAND RIVER CORRIDOR DEVELOPMENT - PROPOSED MIXED USE DEVELOPMENT SEGMENT MAP



GRAND RIVER - WEST

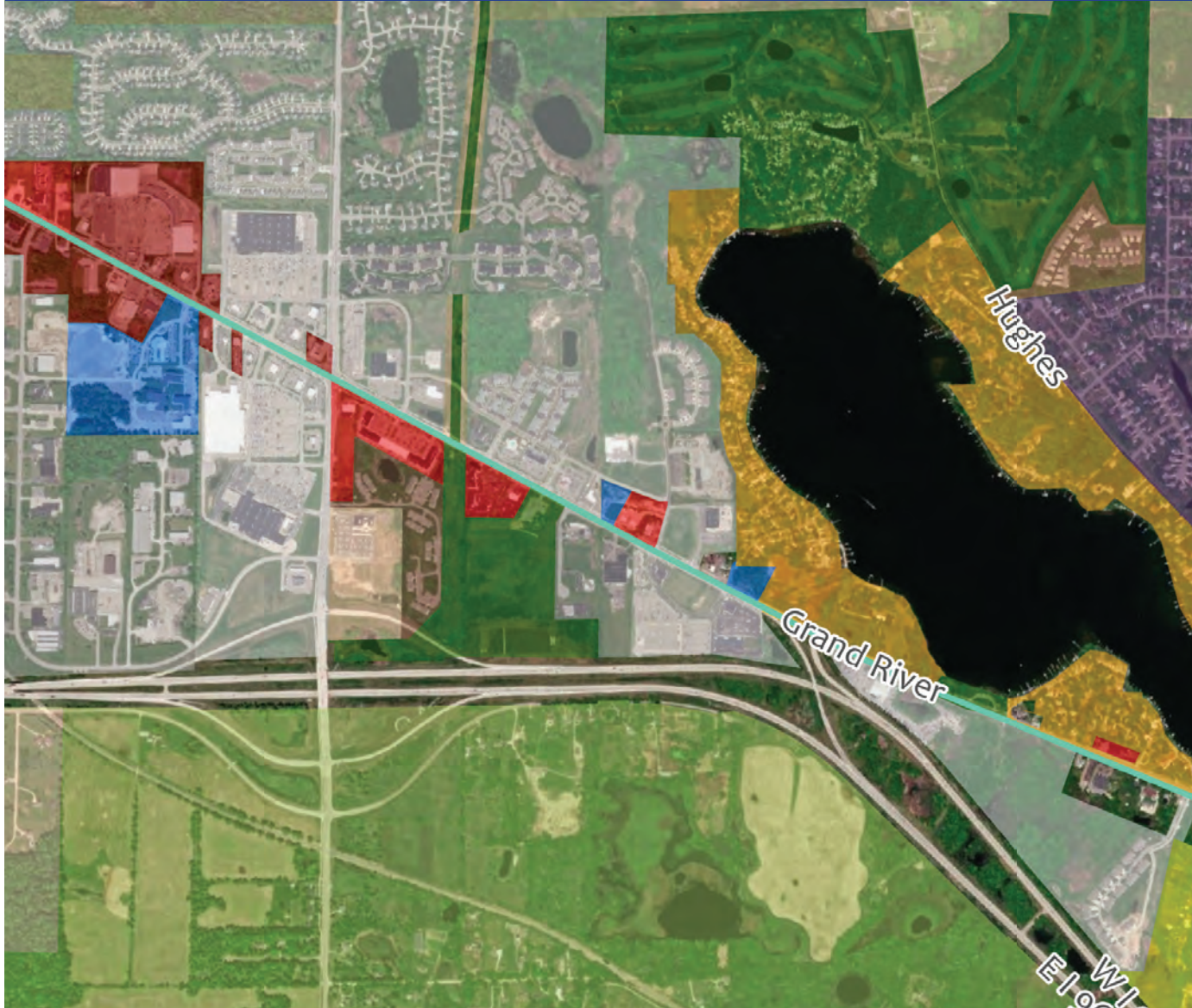
Chilson Rd- Grand Oaks Dr



AG	SR	HDR	GC	PID
CE	LRR	RPUD	OS	PRF
RR	UR	MHP	NRPUD	MUPUD
LDR	MDR	RC	IND	RDPUD

GRAND RIVER - CENTRAL

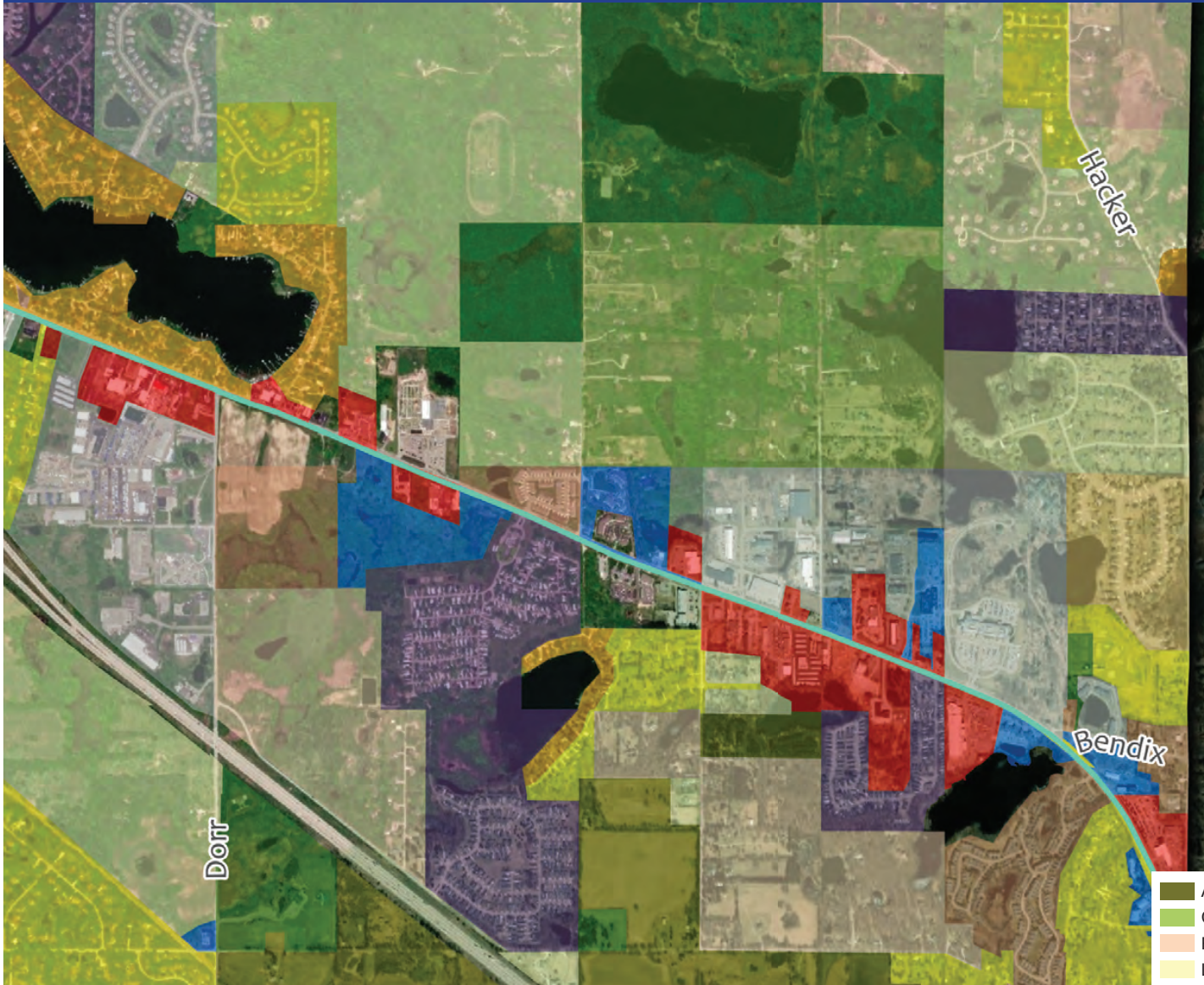
Grand Oaks Dr - Gray Rd



AG	SR	HDR	GC	PID
CE	LRR	RPUD	OS	PRF
RR	UR	MHP	NRPUD	MUPUD
LDR	MDR	RC	IND	RDPUD

GRAND RIVER - EAST

Gray Rd - S Hacker Rd



AG	SR	HDR	GC	PID
CE	LRR	RPUD	OS	PRF
RR	UR	MHP	NRPUD	MUPUD
LDR	MDR	RC	IND	RDPUD

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Grand River Avenue is a major center of activity with a mix of uses. The development environment in the corridor is generally not appropriate for detached single family homes. The corridor does, however, offer opportunities for the development of housing types that the Township currently does not offer to prospective residents or offers only in limited quantities, including lofts (left), townhomes and row houses (right), and duplexes (below).



Public Input

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

Open House Summary

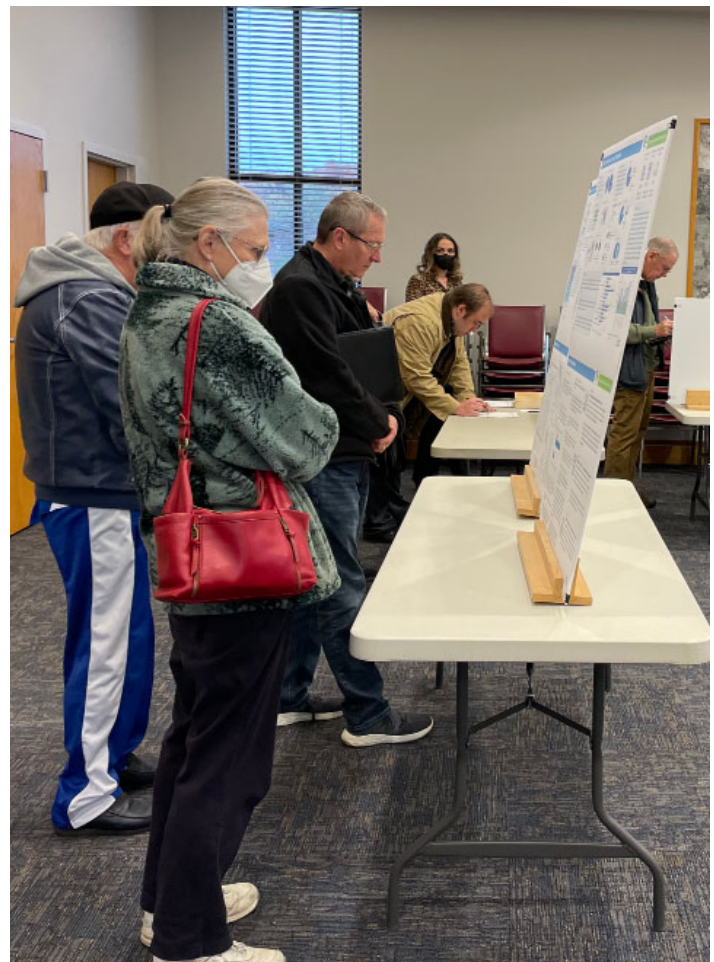
Genoa Township conducted an open house on November 10, 2021, at the Township Hall to collect input for the master plan update. A summary of existing conditions of the township that includes current demographic data, local economy, natural features is provided for context. A summary of the market assessment summary that was initially conducted in 2020 and updated in 2021 is also included.

The information provided at the open house was hosted on a website that was made available for the residents for a week following the open house. The website included a survey with the same questions asked at the open house. This was intended to provide an extended opportunity for the residents to provide input at their convenience. Please refer to the appendix for a copy of the posters from the open house.

The information and the questions at the open house were framed based on Planning Commission's guidance and input from their October 25, 2021. At that meeting, the Planning Commission discussed the community's identity, vision, and goals for the next 10-15 years. They supported the idea of identifying and protecting the community character. Community character guides the way we regulate the development and redevelopment of land.

Open house participants (in-person and online) were asked about their perception of community, potential locations to identify gateways around the township, preference about their housing styles, recommended non-motorized improvements, and their general thoughts of 2015 adopted future land use map and proposed goals. Majority of questions were rating-based.

Representatives from the Township's various boards and commissions attended the meeting. Approximately 40 people participated in-person; there were 285 views of the project website between November 7-December 7. seventeen responses were gathered. A number of participants provided their responses in groups. Most participants are within the 55-74 age group living in a household of two adults and no kids.



Source: Giffels Webster, 2021

Community Character.

Participants were asked to identify three things they identify/love about Genoa and things that would make people more connected with Genoa. A majority of residents identify the Township as a small town with access to nature, recreation and a quiet place to raise family with convenient access to urban communities. Participants supported maintaining the rural character, creating more annual community events and providing affordable housing. This was also the top priority goal.

Gateways.

Gateways reinforce community identity. The respondents were provided potential gateway locations and precedent images of elements that contribute to a gateway. A majority of the responses supported creating gateways at entry points to the township along Grand River Avenue by using landscape elements.

FIG. 2.1. POTENTIAL GATWAYS

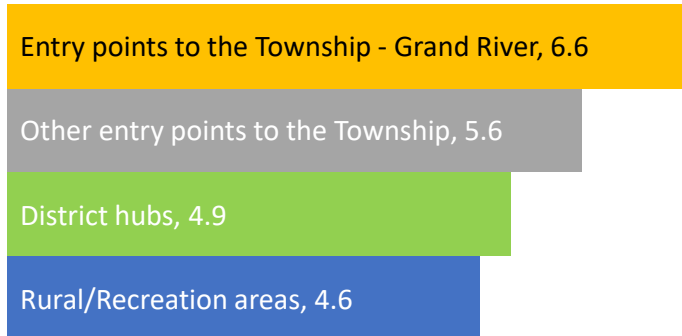
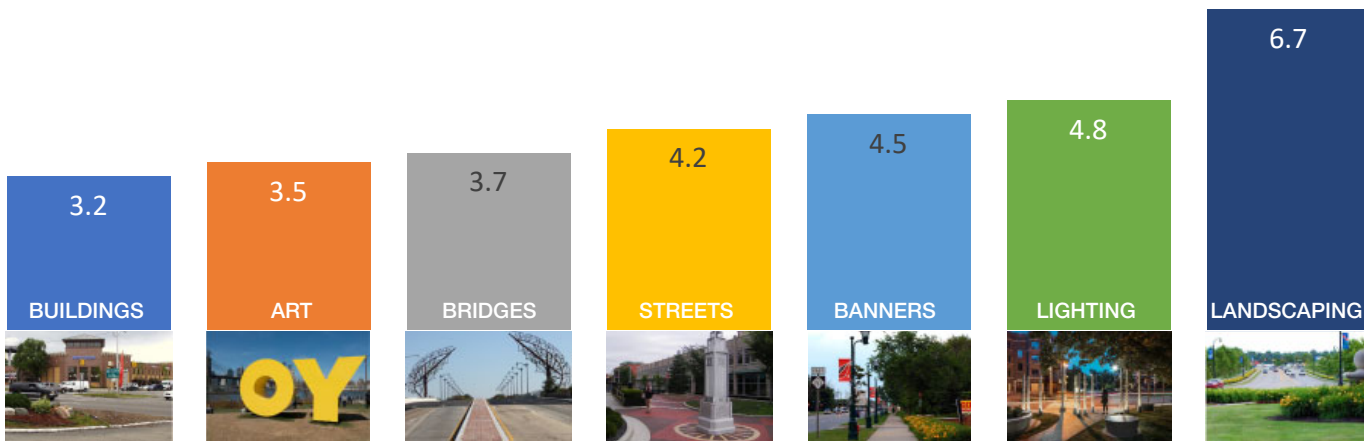


FIG. 2.2. PREFERRED GATEWAY ELEMENTS



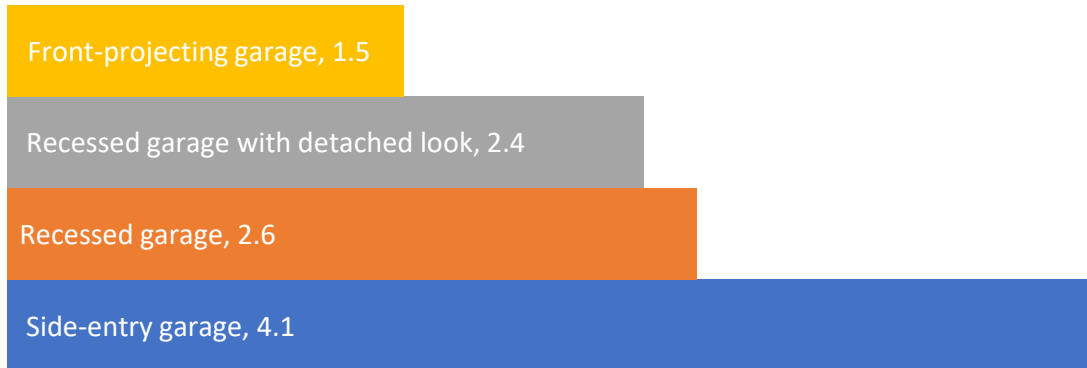
Transportation Connectivity.

A greenways plan was prepared a number of years ago for southeast Livingston County. This plan illustrates a prioritized non-motorized system of paths and conservation corridors containing significant natural features. The respondents were asked if they agree with recommended priority ratings. The response was neutral. The responses indicate a strong support for sidewalk connections along Challis, Chilson Road and safe non-motorized access to elementary schools.

Housing.

The residents were presented images of different single-family styles including the typical front projecting garage style. There was clear support for side-entry garage-style housing. The response was split when asked about their preference to allow accessory dwelling units within single-family districts.

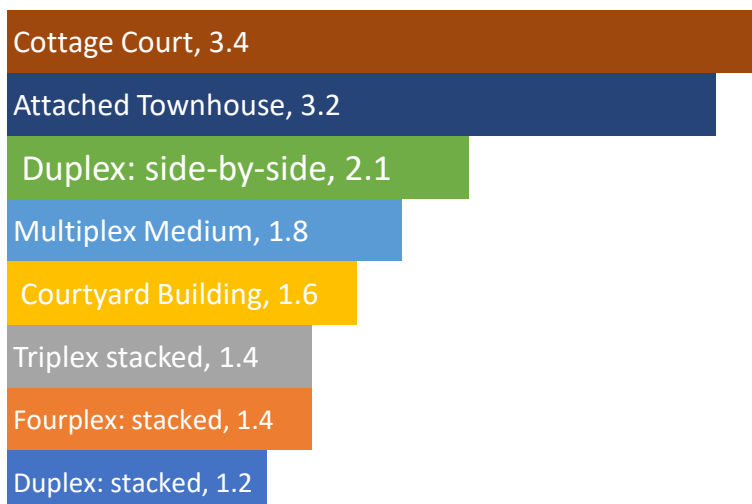
FIG. 2.3. PREFERRED SINGLE FAMILY HOUSING STYLES



Missing Middle Housing.

It is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. The participants were introduced to different style of missing middle housing using precedent images and asked their like on a scale of 1 to 10 (1 being 'I don't like it all). They support a need for diverse housing in general within the township with cottage court style and attached townhomes as their preferred style.

FIG. 2.4. PREFERRED MISSING MIDDLE HOUSING STYLES



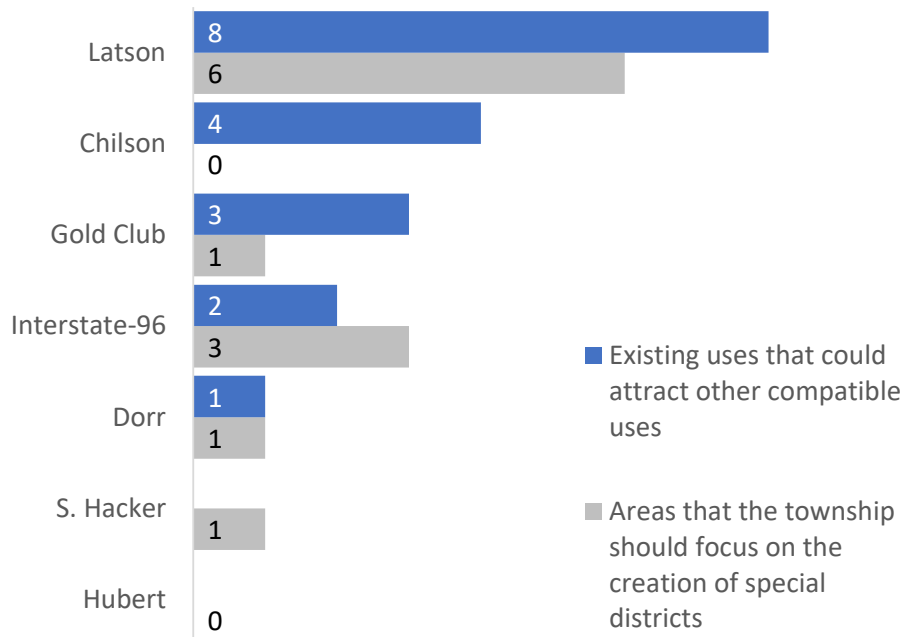


Source: Giffels Webster, 2021

Grand River Corridor.

This poster was intended to get high-level input about identifying areas along Grand River Avenue for creating a potential special district (mixed-use town center developments). Seven locations were provided for input. Examples of potential uses are provided. There is strong support for Latson/Grand River intersection followed by Chilson/Grand River intersection.

FIG. 2.1. PUBLIC INPUT-GRAND RIVER CORRIDOR

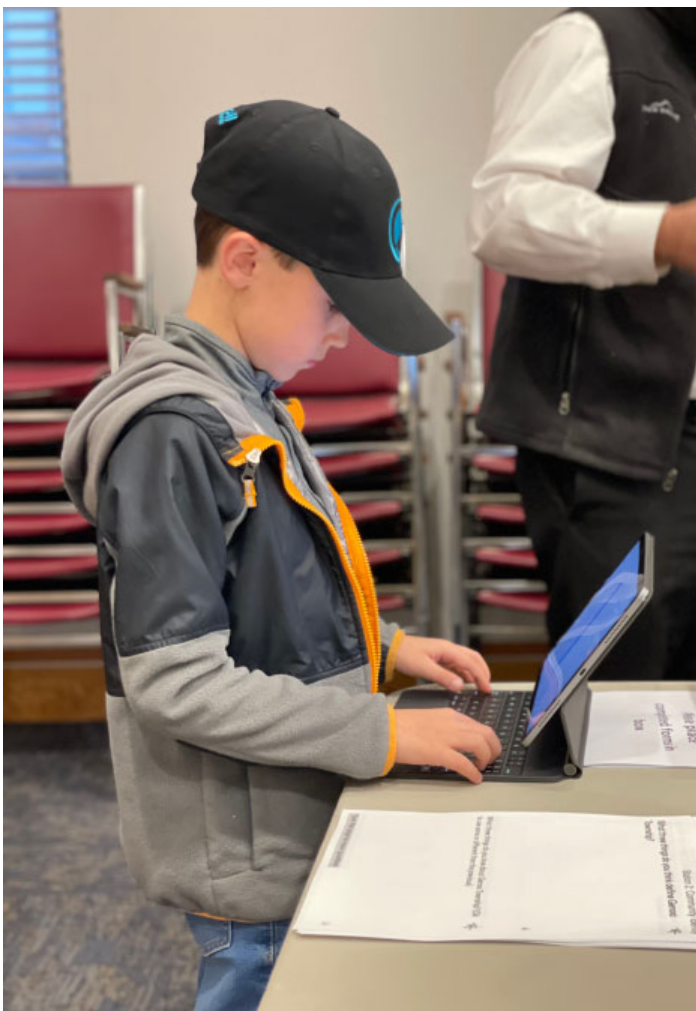


Future Land Use.

A copy of the 2015 Future Land Use Map was provided and the participants were asked to identify if there are any areas where they envision a different use in the township than what is shown on the map currently. There were no areas recommended for change. However, a majority of respondents emphasized their support to keep the area near Brighton Lake Road and Chilson Road as low-density residential.

Goals and Objectives.

The participants were provided a list of six goals (Housing is proposed to be added with this update, the rest of the goals were updated from the previous master plan). They were asked to rate them by their importance. The goal related to Natural feature is rated as most important by participants.



Source: Giffels Webster, 2021

FIG. 2.6. PRIORITY GOALS





Source: Giffels Webster, 2021

2021 Planning Commission Annual Report

Meeting Date	Case #	Project Name	Review Type	Action/Recommendation
Jan. 11		**CANCELLED**		
Feb. 8	21-01	Catholic Healthcare Int. Church	Site Plan/Special Use	Postponed
March 8	21-01	Catholic Healthcare Int. Church	Site Plan/Special Use	Denied
	20-02	State Street Blinds addition sign	Sketch Plan	Approved
April 12		**CANCELLED**		
May 10	20-08	The Prophet Elijah Retreat Center	Site Plan/Special Use	Postponed
	21-05	Art. 11 and 25 ZO Amendment	ZO Amendment	Postponed
June 2	20-08	The Prophet Elijah Retreat Center	Site Plan/Special Use	Postponed
June 14	21-03	Chestnut Landings Site Condo	Site Plan	Approved
	21-04	Howell Family Dentist Parking Lot	Site Plan	Approved
	21-06	Community Bible Outdoor Storage	Sketch Plan/Special Use	Approved
	21-05	Art. 11 and 25 ZO Amendment	ZO Amendment	Postponed
July 12	21-05	Art. 11 and 25 ZO Amendment	ZO Amendment	Approved
	21-07	Learning Tree Parking Lot	Site Plan	Approved
August 9	21-10	Tommy's Car Wash	Site Plan/PUD Amendment	Postponed
	21-11	Highland Engineering Parking Lot	Site Plan	Approved
September 13	20-08	The Prophet Elijah Retreat Center	Site Plan/Special Use	Denied
	19-14	Brighton Equestrian Club	Site Plan/Special Use	Postponed
	21-08	Grand Plaza PUD Amendment (Lefty's)	Site Plan/PUD Amendment	Approved
	20-10	Tommy's Car Wash	Site Plan/PUD Amendment	Approved
	21-12	Salvation Army Compactor	Sketch Plan	Approved
	21-13	Birkenstock Landscaping Amendment	Site Plan Amendment	Approved
October 12	19-14	Brighton Equestrian Club	Site Plan/Special Use	Postponed
	21-14	Capital Asphalt Rezoning/Concept. PID	Rezoning/Concept. PID	Approved
November 8		**CANCELED**		
December 13	19-14	Brighton Equestrian Club	Site Plan/Special Use	Approved
	21-15	CHI Prayer Campus	Site Plan/Special Use	Ineligible
	21-16	Community Bible Parking Addition	Site Plan	Approved

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
DECEMBER 13, 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, Jim Mortensen, Marianne McCreary, Eric Rauch, Glynis McBain, and Tim Chouinard. Absent was Jeff Dhaenens. Also present were Joe Seward, Township Attorney; Kelly VanMarter, Community Development Director/Asst. Township Manager; Brian Borden of Safebuilt Studio; and Shelby Byrne of Tetra Tech.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner McCreary, 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

Mr. John Palmer of 560 Black Oaks Trail questioned how the Master Plan was changed for the Latson Road Interchange to allow for the proposed asphalt plant. Chairman Grajek advised that the Master Plan has not been changed. That property was always zoned industrial. The PUD and/or PID provide a developer the opportunity to work with the Township for certain changes to the project to meet their needs. Ms. VanMarter stated that she would be willing to meet with any resident to discuss the process that is followed when a developer approaches the Township. Mr. Palmer asked how an asphalt plant is good for the community or the Master Plan. He then asked the process for approval of the asphalt plant, and Commissioner Mortensen provided the steps that the applicant and Township will take going forward.

Ms. Suzanne Kowalski of 5341 East Grand River asked the Planning Commission if they believe the asphalt plant is conducive to the Master Plan that was just updated. Ms. VanMarter stated the Master Plan has not been updated since 2015. Ms. Kowalski stated this asphalt plant emits noxious fumes that have been Cancer causing and have a foul stench and is against their rights as property owners.

Ms. Edith Beigas of 1950 Genoa Circle believes that the Planning Commission has already approved the rezoning. Chairman Grajek stated that this commission makes recommendations to the Township Board. Ms. VanMarter stated that no rezoning has been approved at this time. Ms. Beigas hopes that the well-being of the residents of Genoa Township comes first.

Mr. Robert Beigas of 1950 Genoa Circle questioned the special zoning for the industrial area if it is an industrial property with an industrial use. Mr. Borden stated that this type of use is a special use in the industrial zoning, not a permitted use. The PID allows for flexibility of aspects of the project for both the Township and the developer.

Mr. Dave Dixon of 836 Pathway Drive asked if there is a representative of the asphalt company in attendance this evening.

Ms. Lexi Jones of 3553 Westphal Road asked to have a vote on hybrid meetings due to COVID added to the agenda.

Ms. Stacia Kroeir of 4688 Brighton Road stated she did not know what was going on next to her property when it was clear cut for the gravel pit. This is the same situation with the asphalt plant. The Township needs to make people aware of these types of projects. Chairman Grajek stated the entire meeting packets are placed on the website. Ms. VanMarter stated there is a way for residents to sign up for monthly emails.

The call to the public was closed at 7:07 pm.

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 (11-5-21)
- C. Recommendation of Site Plan (11-5-21)

Mr. Dan LeClair of Green Tech Engineering, and Mr. and Mrs. Merlo were present.

Mr. LeClair reviewed the changes that they have made to the plans, and they believe they have met the prior concerns of the Planning Commission.

Mr. Borden reviewed his letter of December 8, 2021.

- The special land use standards of Section 19.03 of the Zoning Ordinance are generally met, although the current zoning (AG) and future land use (LDR) do not align. Furthermore, he is requesting the applicant confirm that any events conducted will be related to the commercial stable operation. The Impact Assessment states, "The types of events held in the clubhouse include but are not limited to the following". He is concerned with "but are not limited to".
- 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; however, hard surfacing is required by Ordinance. If gravel is allowed to remain in place, the applicant must apply dust control measures, which they have noted they will do in their revised submittal.

Ms. Byrne reviewed her letter dated December 8, 2021.

- The proposed use should be reviewed and 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. Mr. LeClear provided this document this evening.
- The use must be approved by the building department. Written approval from the Livingston County Building Department should be provided to the Township.
- Genoa Township Standards require that parking lots be paved with curb and gutter. Storm drainage facilities will also need to be incorporated into the parking lot improvements. The Petitioner does note proposed curb and gutter behind some of the proposed parking, but it does not appear that paving is proposed. The Planning Commission may choose to consider an aggregate parking lot as a Low Impact Development Alternative to the zoning requirements.
- Increasing the number of guests in the facility will increase the loading on the existing septic system; however, approval by the Livingston County Health Department has been provided to the Township via email.

The Fire Marshal's letter dated November 30, 2021 states all his concerns have been addressed.

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

Mr. Mark Faulkner of 2496 Spring Grove is concerned with the placement of the manure. He has had a conversation with the applicant, and it has been relocated away from his property line and well, but he would like assurance that it will remain in that location as well as away from the lake.

Ms. Deborah Jones of 3553 Westphal questioned if Mr. Faulkner's concerns have been addressed.

The call to the public was closed at 7:21 pm.

Mr. LeClairr advised that the Environmental Impact Assessment addresses the handling and placement of the manure. Mr. Merlo stated the manure is now 1,400 feet from Mr. Faulkner's property and it will remain there. He noted that it was never put by the lake. He added that his property is well maintained and there is not a lot of traffic or activity.

Commissioner Mortensen is requesting that the manure pile location be shown on the site plan.

Mr. Cliff Wineman is the farmer on this site. The manure is not a pile. It is spread out and then it is spread onto the cornfields.

Commissioner McCreary questioned if the applicant had a Generally Accepted Agricultural Management Practices (GAAMP) inspection performed. Ms. Merlo stated she had this done. The inspector is happy with how they handle their procedures, and they are waiting for the report and certification.

Commissioner Rauch would like the Impact Assessment to provide more of a robust operations plan for the handling of the manure, such as a specific location and a certain distance from neighboring properties. Mr. LeClear stated that the Merlos have been operating this farm for over five years and have addressed neighbors' concerns without the need for the Township to tell them to or give citations. He will add that information to the Impact Assessment; however, he

would like to be able to have this addition completed before it goes before the Board and not have their item tabled this evening.

Commissioner Rauch referenced the types of events outlined in the Impact Assessment. Based on what is described, he is concerned that this site could become an event venue instead of a commercial riding stable. Mr. LeClair stated he and the Merlos have discussed this issue, which is why they added “but are not limited to...” so they would not be limited in the case they wanted to have their own family reunion or large party, which is done by other property owners. The Impact Assessment and an affidavit signed by Mrs. Merlo states there will not be more than 99 people at an event. Commissioner Rauch asked if the applicant would be willing to limit the number of times of year these types of large events can be held because this is in agricultural zoning. Mr. LeClair would like to limit the number of participants in an event and not the number of events.

Commissioner Rauch would like the Impact Assessment to specifically state that the fundraising event of 80-99 people will be held twice a year and all other events would stay within the 4-20 participants capacity. Mr. Merlo does not want to agree to having only two events with 80-99 people.

Chairman Grajek noted that this request is for a special use in the agricultural zoning for a commercial equestrian center and not an event center. The Township is working with the applicant to allow them to continue to do what they have been doing. Mr. LeClair suggested that the number of events with up to 99 people be limited to 12 events per year. Commissioner Rauch stated that number of events with that many people is too many for this zoning.

Commissioner McBain suggested a capacity number in between the 4-20 and 80-99 for a certain number of events per year.

Mr. LeClair suggested that the clubhouse section have a third bullet number stating, “Up to 6 events annually with a maximum number of 60 guests”. Mrs. Merlo described many of the events that are held are related to the horses. She would agree to have it state that the events are equestrian related.

Commissioner McCreary agrees to allow the gravel because walking on asphalt is not good for the horses. Mrs. Merlo agrees.

Moved by Commissioner Rauch, seconded by Commissioner Mortensen, to recommend approval of the Special Use Application for the Brighton Equestrian club at 7318 Herbst Road, south side of Herbst Road, conditioned upon the following:

- The events mentioned on Page 3 of the Environmental Impact Assessment shall be updated with hours of operation to end at 9 pm.
- The “Types of Events” shall include a “Definition” Section to state, “related specifically to commercial stable use” and the “Types of Events” shall be:
 - BCC club training and meeting events: Typically, 4-20 people, events are typically 2 hours in duration anytime between 9 am and 9 pm.
 - Louie R Merlo Foundation fundraising events: Typically, 80 – 99 people, held no more than twice per year between 5 and 11 PM.
 - No more than six equestrian related events shall be held annually with a maximum of 60 guests ending at 11 pm.

- The petitioner agrees that the operations of the spreading of manure be offset from the boundaries of the property 100 feet to diminish the potential negative impacts on adjacent property owners.
- The GAAMP Certification shall be submitted to the Township.
- The Planning Commission recognizes the affidavit dated 12/13/21 from Nancy Merlo for the limit of 99 participants at an event.

The motion carried unanimously.

Moved by Commissioner Rauch, seconded by Commissioner McCreary, to recommend approval of the Environmental Impact Assessment for the Brighton Equestrian club at 7318 Herbst Road, south side of Herbst Road, conditioned upon the following:

- The events mentioned on Page 3 of the Environmental Impact Assessment shall be updated with hours of operation to end at 9 pm.
- The “Types of Events” shall include a “Definition” Section to state, “related specifically to commercial stable use” and the “Types of Events” shall be:
 - BCC club training and meeting events: Typically, 4-20 people, events are typically 2 hours in duration anytime between 9 am and 9 pm.
 - Louie R Merlo Foundation fundraising events: Typically, 80 – 99 people, held no more than twice per year between 5 and 11 PM.
 - No more than six equestrian related events shall be held annually with a maximum of 60 guests ending at 11 pm.
- The petitioner agrees that the operations of the spreading of manure be offset from the boundaries of the property 100 feet to diminish the potential negative impacts on adjacent property owners.
- The GAAMP Certification shall be submitted to the Township.
- The Planning Commission recognizes the affidavit dated 12/13/21 from Nancy Merlo for the limit of 99 participants at an event.

The motion carried unanimously.

Moved by Commissioner Rauch, seconded by Commissioner McBain, to recommend approval of the Site Plan dated November 5, 2021 for the Brighton Equestrian club at 7318 Herbst Road, south side of Herbst Road, conditioned upon the following:

- The gravel driveway is acceptable to the Planning Commission as it is safer for the horses, zoned for agricultural and because appropriate dust control measures have been included in the impact assessment.
- The petitioner agrees that the operations of the spreading of manure be offset from the boundaries of the property 100 feet to diminish the potential negative impacts on adjacent property owners. The site plan shall be revised to show the 100’ setback for manure management locations.
- Any comments within Tetra Tech letter December 8, 2021 and the Brighton Area Fire Authority’s letter dated November 30, 2021 be addressed

The motion carried unanimously.

NEW BUSINESS:

OPEN PUBLIC HEARING # 2... Review of an environmental impact assessment and site plan for a proposed 73-space parking lot on the west side of the site located at 7372 Grand River, Brighton for Community Bible Church. The request is petitioned by Community Bible Church.

- A. Recommendation of Environmental Impact Assessment (11-22-21)
- B. Disposition of Site Plan (11-22-21)

Mr. Scott Tousignant of Boss Engineering and Pastor Chip from Community Bible Church were present. Mr. Tousignant reviewed the proposed project. The additional parking is needed to accommodate the increase in petitioners as well as additional volunteers for the accessory programs at the church. He noted that this future parking expansion was proposed when the previous church expansion was done.

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

- The excess parking proposed requires Planning Commission approval in accordance with Section 14.02.06.
- The applicant must provide evidence supporting the need for excess parking, which Mr. Tousignant detailed this evening.
- If any existing plantings are in poor condition, they should be removed and replaced as part of this project. The applicant is agreeable to this condition.
- The applicant must address any comments provided by the Township's engineering consultant and/or the Brighton Area Fire Authority.

Ms. Byrne stated she has no concerns with the proposal.

The Fire Marshal's letter dated November 30, 2021 states:

- Existing access roads to the site shall be maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds.

The call to the public was made at 8:44 pm with no response.

Commissioner Rauch stated that for this use, this request is very reasonable. It is a common need for churches.

Moved by Commissioner Rauch, seconded by Commissioner Mortensen, to recommend to the Township Board approval of the Environmental Impact Assessment dated November 22, 2021 for a proposed 73-space parking lot on the west side of the site located at 7372 Grand River for Brighton for Community Bible Church. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner McCreary, to approve the Site Plan dated November 22, 2021 for a proposed 73-space parking lot on the west side of the site located at 7372 Grand River, Brighton for Community Bible Church, conditioned upon the following:

- Landscaping from both this and the previously approved site plan must meet the Township requirements.

The motion carried unanimously.

OPEN PUBLIC HEARING # 3...Review of a special use application, environmental impact assessment and site plan for a proposed Place of Worship (Prayer Campus) with outdoor uses including Stations of the Cross, a mural wall with altar, prayer trails, religious landscape/garden statues, a 352 sq. ft. utility building and related driveways and parking. The property in question is located at 3280 Chilson Road on the west side of Chilson Road, south of Crooked Lake Road. The request is petitioned by Catholic Healthcare International.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (11-22-21)
- C. Recommendation of Site Plan (11-22-21)

Mr. Scott Tousignant from Boss Engineering, Mr. Jere Palazzolo, the applicant, and Mr. Robert Muise from American Freedom Law Center were present.

Mr. Tousignant provided a review of the property and the revised project. The primary difference is the removal of the chapel. They are proposing a commercial driveway leading to a 39 parking space parking lot, and a shed. The property will be used for patrons to utilize the trails through the woods on the site. There will be minimal impacts to the site. They will be removing some shrubs and three trees. They will not be impacting the wetlands. The proposed parking lot and maintenance shed will be set back from Chilson Road.

This project does not include the chapel so there will be no restroom facilities. Port-a-johns will be utilized and maintained. They will be abandoning the well for drinking water; however, it will be adapted for use for irrigation on the site.

While they will not be having the chapel, they would like to install the parking spaces. Without the chapel, they based the traffic generation on a park and they believe that the 39 spaces would be appropriate.

Mr. Borden stated that in accordance with Section 19.07 of the Zoning Ordinance, the Township may view the removal of a chapel building as a change in conditions. However, the current request indicates that use of the property will be quite similar to the project previously denied. Applications that have been denied wholly or in part shall not be resubmitted for a period of one (1) year from the date of denial, except on the grounds of new evidence or proof of changed conditions relating to all of the reasons noted for the denial found to be valid by the Township Board.

Ms. VanMarter stated that when she reviewed the initial proposal, she viewed it as less intense and more of a park; however, in looking at additional information submitted with the revised proposal, they are now proposing to have ordinary outdoor services not more than weekly, in addition to the large special events which will now be outdoors.

Mr. Muise stated there is another component to this being requested again. In a current lawsuit between the Township and Catholic Healthcare International they are not able to use this

property. The judge ordered that the applicant should follow the review and approval procedure of the Township to be able to use the property. Commissioner Mortensen stated that the Planning Commission should review what is before them and determine if this change in the proposal meets one of the criteria for it being able to be reviewed. Mr. Seward agrees; however, what was additionally discussed in the lawsuit was a prayer park, with two special events a year. However, Ms. VanMarter stated that this has changed from what was presented at the court hearing, which now includes weekly services as weather permits. Mr. Muise disagreed. This is private property; it's a low impact use; it's a prayer campus. He compared their property to the Genoa Township Hall site and there are 200 parking spaces there. Mr. Seward stated that site, as well as Fillmore Park, are zoned for parks and went through the Site Plan approval process.

Mr. Tousignant noted that an entire building that was previously proposed has been removed. Commissioner Rauch questioned how removing the building changes the operations of the site. Mr. Tousignant stated that having the services outside is affected by the weather so services will not be held as often as if there was a building. Mr. Palazzolo stated that they will not have a service a week, but they want to have the opportunity to do so. He believes that removing the building is a major change to this site. It will be a prayer campus.

Chairman Grajek reiterated his concerns from previous meetings that the petitioner put the statues, etc. on the site without obtaining approval from the Township. Mr. Palazzolo said they put those items up because they didn't know they needed approval. Ms. VanMarter disagreed. She provided a review of the discussions that occurred between Township Staff and Catholic Healthcare International which informed them in writing and in person of the required approval process prior to the structures being put up.

Ms. VanMarter read the motion that was made when denying the original request from CHI so the Planning Commission can determine "if new evidence or proof of changed conditions relating to all of the reasons noted for the denial found to be valid by the Township Board" as stated in the ordinance.

Mr. Tousignant indicated that they do not agree with the reasons for denial and they provided explanations for reasons noted in the motion for denial, such as how they would manage the traffic, there would not be an impact with light and noise because the building is being removed, and that the new proposal maintains the rural character of the site.

Commissioner Rauch does not believe that this request is substantially different from what was denied previously and does not believe it should be heard this evening.

Commissioner McBain noted that the submittal states that they would like to accommodate enough people for services without a chapel at this time and "when the chapel is eventually built...".

Mr. Seward recommended that the Planning Commission not review this as if the chapel will be built. What should be discussed and determined is if this meets the ordinance standards for resubmittal. Additionally, the Commissioners cannot consider the religious nature of the use when making their decision.

Commissioner Mortensen is not convinced that this is able to be heard this evening.

Commissioner McBain agrees. She does not believe that removing the chapel changes the plan.

The call to the public was made at 10:00 pm.

Mr. Bill Galvin of 4737 Chilson Road does not think there is enough of a change in the plan for the Planning Commission to hear this application. If it is heard, he urged the Planning Commission to recommend denial as it is not compatible with the zoning district. The need for scheduling and shuttling is evidence that the site cannot accommodate the use.

Ms. Deborah Jones of 3553 Westphal asked the Planning Commission to vote on this item at this time.

Mr. Vince Parlove of 3440 Chilson Road stated his property abuts this site. He is opposed to this proposal. He provided past problems he has experienced with the property owner and the use of their property.

Ms. Lexi Jones of 3553 Westphal stated the applicant is trying to erect an accessory building without a principal building which is not allowed in the ordinance

Ms. Melanie Johnson of 3990 Chilson Road is concerned with the traffic at Chilson and Latson as well as other concerns with the proposal.

Mr. Marty Smith of 8980 Lake Dominion, who is also on the County Board of Commissioners, stated that the Planning Commission has been put in a difficult position to review the Township Board's decision. He suggested the Planning Commission send this back to the Township Board for them to decide.

Mr. Pat Powers of 1018 Kellogg Road is in favor of this proposal. He has been out to the site many times.

Mr. Dwayne Johnson of 3990 Chilson Road stated that based on statements made by the applicant, they want this to be more than a prayer park. This could set a precedent for other uses that do not fit the area.

Mr. Johnson read a letter from Shawn Nester of 3360 Chilson Road who is in opposition to the proposal.

Mr. Guy Genzel of 15264 Bailey Street, Taylor, MI has property across from this site. There is a lot of traffic on Chilson Road and people drive fast.

The call to the public was closed at 10:21 pm.

Moved by Commissioner Rauch, seconded by Commissioner Mortensen, that the Planning Commission does not hear Open Public Hearing #3, review of a special use application, environmental impact assessment and site plan for a proposed Place of Worship (Prayer

Campus) with outdoor uses including Stations of the Cross, a mural wall with altar, prayer trails, religious landscape/garden statues, a 352 sq. ft. utility building and related driveways and parking at 3280 Chilson Road on the west side of Chilson Road, south of Crooked Lake Road for Catholic Healthcare International. It does not meet the criteria of Township Zoning Ordinance Section 19.07, specifically, the Planning Commission does not find there are new grounds or substantial new evidence to support changed intent of this application nor is there proof of any changed conditions based off all the reasons in the Township Board's denial of May 3, 2021. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter stated there will be one public hearing on January's agenda as well as a discussion with Giffels Webster in regard to the Master Plan.

Approval of the October 24, 2021 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner McBain, to approve the minutes of the October 24, 2021 Planning Commission Meeting as presented. **The motion carried unanimously.**

Correspondence – Master Plan Public Input Summary

Ms. VanMarter stated this was in tonight's packet. This will be discussed at next month's meeting with Giffels Webster.

Member Discussion

Commissioner McCreary wanted to let the Planning Commission and Ms. VanMarter know that she has been approached by many residents who have expressed their appreciation with Township Staff.

Commissioner McCreary asked if the Township could arrange for safety training for the Planning Commission and other Boards. Ms. VanMarter knows that security is very important for the Township and there are changes being made.

Adjournment

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to adjourn the meeting at 10:40 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT