

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
July 17, 2023

MINUTES

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm at the Township Hall. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Jean Ledford, Terry Croft, Diana Lowe, and Robin Hunt. Absent were Paulette Skolarus and Jim Mortensen. Also present were Township Manager Kelly VanMarter, and 29 persons in the audience.

The Pledge of Allegiance was recited.

The call to the public was opened at 6:31 pm.

Ms. Susan Nichols 4935 Fairways Drive spoke about the PUD development plan on Latson Road, south of I-96. She read an excerpt from the Township's Master Plan. When the Master Plan was being reviewed, she and her husband reviewed it and they knew there was going to be development in this area, but not as far south as what is being requested. What is proposed to be developed will change the country living of the township. If the Board does not listen to their constituents, they will have the opportunity to replace them at the next election.

Ms. Tracey Pardiac has been a resident of the township for more than 45 years and she has lived here because it is not the city. The Board should be good stewards to maintain the greenspaces, wildlife, and wetlands, and protect the students of Three Fires Middle School. An industrial park should not be built so close to a school. She would like the developer to build somewhere else.

Ms. Jayne Locke, a precinct delegate for Genoa Township, who lives at 3401 Pineview Trail, questioned the meeting where the original approval of the PUD Agreement for the Latson Road development. It was held during the COVID-19 Pandemic. Members of the public were more concerned with their health and safety than the township meetings.

Mr. Bill Reiber of 3154 Stillriver Drive stated this project is out of wants and not needs. The types of businesses that are planned are already in the township. People in the township moved here to get away from the city. It will increase the traffic on Latson Road on both sides of I-96.

Ms. Beth Hagen of 5180 Glenway Drive stated that she and her family moved to the township in 1985 because it was a rural area. They moved out of state but then moved back to Genoa Township. She would like the township to remain rural.

Ms. Lori Carroll of 4663 Summer Ridge Drive wanted to ensure that the HOA guidelines for Summerfield Pointe are the same for this development as for theirs. She questioned how the cost for the road maintenance will be handled.

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Ms. Jamie Schingeck of 4441 Aster Boulevard in Hampton Ridge stated she appreciates the collaboration between the developer, Mr. Healy, and the Planning Commission to address her concerns. She is concerned that the bylaws can be changed in the future and affect her lifestyle.

Arnold Cordell, who lives at 3500 Allen Road, stated the Latson Development has been in the works for many years. He advised the citizens that if the Board does not address their concerns, they can be recalled.

Mr. Paul Dunk of 4609 Summer Ridge Drive stated that the residents of his development do not want a gate. They would like Summerfield Pointe to have two ways for egress and ingress. They would like the new residents to join the existing association instead of having different ones.

Mr. Darlene Barber of 4601 Summer Ridge Drive stated that since the 12 attached condominiums are going to be in a separate association, they will not have a voice because they are so small compared to the existing association so she would like them to join theirs.

Ms. Denise Pollicella of 4200 Sweet Road is opposed to the Latson Road PUD Agreement. She noted that the original PUD Agreement was passed at a virtual meeting in August 2020 during the middle of the COVID-19 Pandemic. There are legal problems with the PUD as many aspects do not meet the zoning ordinance. The proposed development will not stop and will continue further south.

Mr. Kelly Cadegan of 652 S. Hughes Road moved to the township in 1988. The houses were spread out; however, four new subdivisions have been built on S. Hughes Road between Grand River and Golf Club. He would like to maintain the feeling and concept of Genoa Township.

The call to the public was closed at 7:00 pm.

Approval of Consent Agenda:

Moved by Ledford, supported by Croft, to approve the Consent Agenda as presented. **The motion carried unanimously.**

- 1. Payment of Bills: July 17, 2023**
- 2. Request to approve June 19, 2023 regular meeting minutes.**

Regular Agenda

Moved by Lowe, supported by Hunt, to approve the Regular Agenda as presented. **The motion carried unanimously.**

- 3. Livingston County Economic Development update presentation.**

Ms. Marcia Gebarowski, the Director of Business Development in Livingston County for the Economic Development Council (EDC) for Ann Arbor SPARK was present. She provided a

review of the Economic Development Council and SPARK, including their missions, what services they provide, accomplishments of her and her team from last year, and their successes since 2012. She provided data of analyses that they performed, including housing affordability, labor force participation, commercial property listings, etc.

- 4. Consideration of a recommendation for approval of a Planned Unit Development agreement, final PUD site plan and environmental impact assessment to allow for 204 apartment units. The property consists of two vacant parcels with parcel ID numbers 4711-11-300-014 and 4711-14-100-002 located on the southeast corner of Grand River and Dorr Road. The request is petitioned by Grand River Dorr, LLC.**
 - A. Disposition of Planned Unit Development agreement**
 - B. Disposition of Impact Assessment (5-3-23)**
 - C. Disposition of Final PUD Site Plan (5-30-23)**

Mr. Mark Kassab of Grand River Dorr, LLC provided a history of the property and their proposed development. They received a unanimous recommendation of approval from the Planning Commission last month.

Ms. Hunt wants to ensure that the developer works with township staff to achieve significant aesthetic enhancements to the corner of Dorr and Grand River Avenue. Mr. Kassab stated there are issues with this corner due to requirements of the Road Commission, Drain Commissioner, and the grade in the area, but he will work with staff.

Mr. Kassab stated they have met all the requirements of the Fire Department and are continuing to work with the township utilities department on their requirements.

Moved by Hunt, supported by Croft, to approve the PUD Agreement revised on June 7, 2023 with the following conditions:

1. The applicant must address any comments provided by Township staff.
2. The applicant must work with Township staff to ensure that significant aesthetic enhancements are made to the primary corner intersection at Grand River Avenue and Dorr Road. The conversion of the pond from detention with water fountain to infiltration basin with standpipe, overflow spillway and retaining wall all visible from the roadway must be aesthetically improved. This may involve the addition of a water feature, signage, decorative walls, enhanced landscaping, and improved seed mix or sod, etc. Township staff may consult with the Planning Commission on final design of the intersection enhancements if necessary. No permits shall be issued for any work on the site until the intersection enhancement plan is approved and incorporated into the PUD Agreement.

The motion carried unanimously.

Moved by Lowe, supported by Ledford, to approve the Environmental Impact Assessment dated May 3, 2023 as submitted. **The motion carried unanimously.**

Moved by Ledford, supported by Lowe, to approve the Final PUD Plan dated May 30, 2023 with the following conditions:

1. Township staff and applicant will work with the Livingston County Road Commission to determine if they will agree to allow the installation of the sidewalk along Dorr Road as depicted on the plan.
2. The applicant shall address the conditions comments provided in the review letters of the engineer, planner, fire marshal, Drain Commissioner, and Livingston County Road Commission.
3. The applicant must work with Township staff to ensure that significant aesthetic enhancements are made to the primary corner intersection at Grand River Avenue and Dorr Road. The conversion of the pond from detention with water fountain to infiltration basin with standpipe, overflow spillway and retaining wall all visible from the roadway must be aesthetically improved. This may involve the addition of a water feature, signage, decorative walls, enhanced landscaping, and improved seed mix or sod, etc. Township staff may consult with the Planning Commission on final design of the intersection enhancements if necessary. No permits shall be issued for any work on the site until the intersection enhancement plan is approved and incorporated into the PUD Agreement.

The motion carried unanimously.

5. **Consideration of a recommendation for approval of an amendment to the Summerfield Pointe Planned Unit Development Agreement, preliminary condominium site plan and environmental impact assessment to reduce the project from 140 attached condominiums to 102 single family detached homes and 12 attached condominiums. The project is located on Lawson Drive, North of Grand River Avenue. The request is petitioned by Healy Homes of Summerfield, LLC.**
 - A. **Disposition of PUD Agreement Amendment**
 - B. **Disposition of Environmental Impact Assessment (9-26-22)**
 - C. **Disposition of Preliminary Site Condominium Plan (9-26-22)**

Mr. Wayne Perry of Desine, Inc. and Mr. Jack Healy were present. Mr. Perry provided a review of the development and what is being proposed this evening.

Mr. Healy stated the 12 new attached condominiums will have a separate homeowner's association from the existing condominiums and the single-family homes. The single-family homes will share their winter and landscaping maintenance; however, the outside of the buildings will be done by each individual owner. He noted that pools and play structures are allowed for these homes.

Mr. Healy agrees to all the conditions outlined by the Planning Commission during their recommendations.

Ms. VanMarter advised the public that this approval is for conceptual site plan approval and final plans and documents will need to be brought before the Planning Commission and Board for review and approval.

Moved by Hunt, supported by Lowe, to approve the amended PUD Agreement revised on June 1, 2023 with the following conditions:

1. The language and gate for the emergency access gate shall be approved by the Brighton Area Fire Authority.
2. Language shall be added to include that snow does not block the cross-access gate in the wintertime.
3. The petitioner shall make all the updates to the PUD Agreement per Township Staff's markup copy.

The motion carried unanimously.

Moved by Lowe, supported by Ledford, to approve the Environmental Impact Assessment dated May 12, 2023 with the following conditions:

1. The language for the emergency access gate shall be approved by the Brighton Area Fire Authority.
2. Traffic from construction for the site development and the homes will not use that cross access.
3. Language shall be added to include that snow does not block the cross-access gate in the wintertime.

The motion carried unanimously.

Moved by Hunt, supported by Croft, to approve the Conceptual PUD Plan dated June 1, 2023 with the following conditions:

1. Final Site Plan shall depict the proposed gate and Knox Box to block the cross access but allow emergency access.
2. Language shall be added to include that snow does not block the cross-access gate in the wintertime
3. The petitioner shall address all comments in the planner's and engineer's letters dated June 14, 2023 and Brighton Area Fire Authority's letter dated June 9, 2023.
4. Prior to submittal for Final Condominium Plan review, site plan exceedance fees must be paid in full.

The motion carried unanimously.

6. **Request for an amendment to Resolution #5 pursuant to MCL 41.724, to approve an adjustment to the roll for the McNamara Road Improvement Special Assessment District for a project cost increase of \$6,835.00 to be spread equally among the property within the district for the remaining years. (Roll Call)**

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Ms. Hunt stated it is an approximate \$10 per year increase to the property owners. Ms. VanMarter stated the township will also be increasing its contribution for the project.

Moved by Hunt, supported by Ledford, to approve an amendment to Resolution #5 pursuant to MCL 41.724, to approve an adjustment to the roll for the McNamara Road Improvement Special Assessment District for a project cost increase of \$6,835.00 to be spread equally among the property within the district for the remaining years. **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, and Rogers - yes).**

Member Discussion

Ms. VanMarter provided the letter that was submitted by Tammy Higgins from Go Liv Co. They are asking for the Township to adopt a resolution in support of their organization.

Adjournment

Moved by Hunt, supported by Lowe, to adjourn the meeting at 7:46 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved:

Paulette Skolarus, Clerk
Genoa Charter Township

Bill Rogers, Supervisor
Genoa Charter Township