

GENOA CHARTER TOWNSHIP BOARD

Regular Meeting

August 7, 2006

6:30 p.m.

MINUTES

Supervisor McCririe called the regular meeting of the Genoa Charter Township Board to order at 6:30 p.m. The Pledge of Allegiance was then said. The following persons were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Jean Ledford, Steve Wildman and Jim Mortensen. Also present were Township Manager Michael Archinal, Township Attorney Rick Heikkinen and seven persons in the audience.

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Mortensen, supported by Ledford, to approve all petitions listed in the consent agenda with the exception of item 6 (moved to the regular agenda for discussion). The motion carried unanimously.

- 1. Payment of Bills**
- 2. Approval of Minutes: July 17, 2006**
- 3. Request for approval to contract for the installation and architectural design of an elevator for the township hall at a cost of \$60,000.00 as recommended by the Administrative Committee.**
- 4. Request to authorize a publication and set a public hearing for August 21, 2006 at 6:30 p.m., for the purpose of considering amendments to the Zoning Ordinance text to establish the Genoa Town Center Overlay District.**
- 5. Request to authorize a publication and set a public hearing for August 21, 2006 at 6:30 p.m., on a proposed Zoning Ordinance Map Amendment rezoning 49 parcels to the Genoa Town Center Overlay District.**

Approval of Regular Agenda:

Moved by Ledford, supported by Hunt, to approve for action all items listed under the regular agenda. The motion carried unanimously.

- 6. Request for approval of water and sewer rates for Pine Creek Water and Sewer and Lake Edgewood Water as recommended by Utilities Director Greg Tatara.**

Moved by Skolarus, supported by Wildman, to approve the new sewer and water rates, as recommended by Ken Palka, conditioned upon a review of the rate increase in comparison with the contract language for each of the four cited districts. The motion carried unanimously.

7. Public hearing for August 7, 2006 at 6:30 p.m., for approval of a rezoning application and impact assessment for property located on the south side of Herbst Road, west of Hubert Road, Sec. 23, from Public and Recreation Facilities (PRF) to Low Density Residential (LDR) as petitioned by Kevin Goulette and discussed by the [Planning Commission 06/26/06](#).

A. Call to the Public.

A call to the public was made with no response.

B. Disposition of environmental impact assessment.

Moved by Hunt, supported by Ledford, to approve the impact assessment dated 05/05/06, contingent upon the following: The petitioner acknowledges that if this rezoning is approved by the Township Board that a lot split of a minimum of one acre will be required to place another residence on the existing property. The motion carried unanimously.

C. Disposition of rezoning request.

Moved by Skolarus, supported by Wildman, to approve the rezoning as requested. The motion carried unanimously.

8. Request for approval of a special use permit, site plan and impact assessment to construct a 38,400 sq. ft. retail and office building located on the southwest corner of Grand River Avenue and Hubert Road, Sec. 14, petitioned by JWS, LLC, as discussed by the [Planning Commission 06/26/06](#).

A. Disposition of special use permit.

Moved by Hunt, supported by Ledford, to approve a special use permit for a building in excess of 15,000 sq. ft. The motion carried unanimously.

B. Disposition of impact assessment.

Moved by Hunt, supported by Skolarus, to approve the impact assessment dated 07/24/06 as presented. The motion carried unanimously.

C. Disposition of site plan.

Moved by Ledford, supported by Mortensen, to approve the site plan with the following conditions:

1. The steel bearing will be dropped so as to fully screen rooftop equipment from the view from any direction;
2. Cross-access easements will be obtained and recorded prior to a land use permit.
3. The requirements for items five through eight of the Township Engineer's letter of June 21st, 2006 will be complied with.

The motion carried unanimously.

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9. Request for approval of a Resolution No. 1 (To Proceed with the Project and Approve the Plans and Cost Estimates and Establish the First Public Hearing) for Pardee Lake Weed Control Project.

Moved by Ledford, supported by Mortensen, to approve Resolution No. 1 as presented, setting the first public hearing for Monday, August 21, 2006 at 6:30 p.m. The motion carried by roll call vote as follows: Ayes – Ledford, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None. Absent – Smith.

Moved by Hunt, supported by Wildman, to adjourn to closed session to discuss pending litigation at 7:05 p.m.. The motion carried by roll call vote as follows: Ayes - Ledford, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None. Absent – Smith.

The regular meeting of the board was again called to order at 7:10 p.m.

Moved by Skolarus, supported by Mortensen, to approve the Consent Judgment as recommended by Township Attorney Rick Heikkinen and to authorize Heikkinen to execute said document. The motion carried unanimously.

Skolarus advised the board that a request was received from the Lake Chemung Riparian Association concerning establishing a weed control project and special assessment district for Lake Chemung. The association asked that the township initiate the district without petitions and lessen the burden on residents in obtaining the necessary signatures since this would be continuation of a previous request from homeowners. It was the consensus of the board to proceed as requested and to initiate the resolutions necessary to begin the process.

The regular meeting of the Genoa Charter Township Board was adjourned at 7:15 p.m.

Paulette A. Skolarus
Genoa Charter Township Clerk

(Press/Argus 08/16/06)