

Corrected
GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
May 15, 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, Todd Smith, Jean Ledford, Steve Wildman and Jim Mortensen. Also present were Township Manager Michael Archinal and approximately ten persons in the audience.

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Ledford, supported by Hunt, to approve the payment of bills and the truck lease items from the consent agenda and to move the minutes and schedule to board discussion. The motion carried unanimously.

1. Payment of Bills.

2. Request for approval of a previous informal discussion concerning the lease of a truck to be used by the township and ordinance enforcement officer during regular business hours.

Approval of Regular Agenda:

Moved by Hunt, supported by Ledford, to approve for action all items listed under the regular agenda and to hear the two Kubinec requests consecutively. The motion carried unanimously.

3. Approval of Minutes: May 1, 2006.

Moved by Mortensen, supported by Wildman to approve the Minutes, correcting paragraph 2, line 7 adding - The Township did not use public funds to buy a park for residents across the street, but instead for regional wide storm drainage.” The corrected minutes were voted and carried unanimously.

4. Request for approval of the Schedule of Meetings for all township boards for the fiscal year beginning July 2, 2006 and ending March 31, 2007.

Moved by Hunt, supported by Mortensen, to approve the “schedule of meetings”, eliminating the monthly second meeting of the Planning Commission - unless it is deemed necessary. The motion carried unanimously.

5. Public Hearing on the State Street Road Improvement Project.

The State Street project will cost approximately \$20,000.00 with the township supporting the project from the General Fund in the amount of \$5,000.00. The special assessment district will continue for five consecutive years beginning in 2006.

A call to property owners and the public was made with no response. The public hearing of the board with regard to State Street was adjourned.

6. Request for approval of Resolution No. 3 (To approve the project details and direct the preparation of the special assessment roll) for the State Street Road Improvement Project No. 1.

Moved by Ledford, supported by Mortensen, to approve Resolution No. 3 as presented. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None.

7. Request for approval of Resolution No. 4 (Confirming the Special Assessment Roll) for the State Street Road Improvement Project No. 1

Moved by Smith, supported by Mortensen, to approve Resolution No. 4, adding an addendum schedule of the special assessment district and township portion of financial support and changing the term of the district to five years. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None.

8. Request for approval of a rezoning application and impact assessment for .96 acres at 895 Grand Oaks Drive (11-05-301-003) from Regional Commercial District (RCD) to Industrial (IND), petitioned by Kubinec Strapping, and discussed by the [Planning Commission 04/10/06](#).

Moved by Smith, supported by Ledford, to approve the rezoning request as submitted. The motion carried unanimously.

9. Request for approval of the impact assessment, corresponding to site plan application for the occupancy of an existing building located at 895 Grand Oaks Drive, Petitioned by Kubinec Strapping, and discussed by the [Planning Commission 04/01/06](#).

Moved by Skolarus, supported by Ledford, to approve the impact assessment, corresponding to site plan with the following conditions:

1. No overnight parking of trucks will be permitted on the site.
2. No outdoor storage will be permitted.
3. The building envelope shown in the back of the plan will either be removed or a note added that this is only possible future expansion.
4. No significant changes will be made to the exterior of the building.

5. Landscaping changes are to consist of the following: 18 non-dumpster enclosure arborvitaes to dogwood shrubs.
 6. The existing lighting will be reviewed to assure that it meets Township ordinances and revised, if necessary, to meet that ordinance.
 7. A sign permit will be required for addition of signage to the existing monument.
 8. Requirements of the Howell Fire Authority as spelled out in their letter will be complied with.
 9. Requirements of Township Engineer in Tetra Tech letter of April 5th will be complied with, excepting item 6, which will be removed.
- The motion carried unanimously.

10. Request for approval of a Genoa Township initiated rezoning application and impact assessment for 2.24 acres of vacant land located on Grand Oaks Drive, (11-05-301-004) from Regional Commercial District (RCD) to Industrial (IND), and discussed by the [Planning Commission 03/27/06](#).

Moved by Hunt, supported by Ledford, to approve the rezoning as requested. The motion carried unanimously.

11. Request for approval of the impact assessment, corresponding to site plan for a proposed renovation, 2,166 sq. ft. building addition and parking expansion located at the southeast corner of Grand River and Chilson Road (2426 E. Grand River and 51 Chilson Road), Sec. 6, petitioned by Eternal Tattoos, Inc. and discussed by the [Planning Commission 04/10/06](#).

Moved by Skolarus, supported by Wildman, to approve the impact assessment corresponding to site plan with the following conditions:

1. Sidewalk funds in a form satisfactory to Township staff will be set aside for the sidewalk along Grand River.
2. The building materials, colors and architecture reviewed previously are acceptable.
3. A 10' buffer zone is acceptable on the southerly portion of the property with the additional landscaping as presented.
4. The small parcel of land –separated by the new access driveway – will never be used for anything other than landscape materials and signage.
5. Replacing the language in Item D of the impact assessment with that as modified by Heikkinen.

The motion carried unanimously.

12. Request for approval of a special use application, impact assessment and sketch plan for a proposed outdoor display for the garden center located at 3330 E. Grand River, Sec. 5, petitioned by Home Depot, as discussed by the [Planning Commission 05/08/06](#).

A. Disposition of special use permit.

Moved by Ledford, supported by Hunt, to approve the special use permit as requested. The motion carried unanimously.

B. Disposition of impact assessment (4-11-06).

Moved by Hunt, supported by Ledford, to approve the impact assessment as requested. The motion carried unanimously.

C. Disposition of sketch plan (4-17-06).

Moved by Hunt, supported by Wildman, to approve the sketch plan as submitted, noting that the petitioner will use decorative block in the retaining wall and that cinder block is not allowed. The motion carried unanimously.

13. Request to designate the township manager to manage and supervise all public improvements of the township effective on May 16, 2006.

Moved by Smith, supported by Ledford, to approve the request from McCririe. The motion carried unanimously.

14. Request to approve a proposal dated 05/12/06 from Tetra Tech to prepare a formal design build contract for drainage work and crushed limestone resurfacing on Kellogg Road between McClements and Grand River at a cost not to exceed \$128,500.00, with a permit from the Livingston County Road Commission.

Moved by Skolarus, supported by Hunt, to approve the proposal as submitted. The motion carried unanimously.

15. Request to adjourn to a closed session of the board to discuss settlement possibilities with Pet Ritz and Faulkwood.

Moved by Ledford, supported by Mortensen, to adjourn to a closed session of the board. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None.

The regular meeting of the board was again called to order at 8:30 p.m.

16. Consideration for approval of the submitted Consent Decree in the case of Landtec Realty and Brooks, Inc. vs. Genoa Charter Township.

Moved by Mortensen, supported by Smith, to authorize the execution of the final consent decree by the Supervisor and Clerk, subject to minor modifications of language approved by the township's litigation council. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None.

17. Consideration for approval of the Proposed Stipulation and Proposed Order in relation to Pet Ritz Kennels, Inc. as submitted by Heikkinen.

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Moved by Skolarus, supported by Ledford, to approve the Proposed Stipulation and Proposed Order as requested by general council. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None.

The regular meeting of the Genoa Charter Township Board was adjourned at 8:35 p.m.

Paulette A. Skolarus
Genoa Township Clerk

(press/argus 05/24/06)