

**GENOA TOWNSHIP  
Regular Meeting  
August 15, 2005**

**MINUTES**

Supervisor McCririe called the regular meeting of the Genoa Township Board to order at 6:30 p.m. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Jean Ledford, Todd Smith, Jim Mortensen and Steve Wildman. Also present were Township Manager Michael Archinal and approximately 10 persons in the audience.

A call to the public was made with no response.

**Approval of Consent Agenda:**

Moved by Ledford, supported by Smith, to approve items 1, 2, 3 & 5 on the consent agenda and moving item 4 to a discussion item. The motion carried by roll call vote as follows: Ayes: Ledford, Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None. Absent – None.

**1. Payment of Bills.**

**2. Approval of Minutes: August 1, 2005.**

**3. Request for approval of Resolution No. 1 (To Proceed with the Project and Approve the Plans and Cost Estimates and Establish the First Public Hearing) for Long Pointe Drive for a road improvement project.**

**4. Request for approval of Resolution No. 1 (To Proceed with the Project and Approve the Plans and Cost Estimates and Establish the First Public Hearing) for Chemung Drive, James R Road & Norfolk for a road improvement project. (Moved to the regular agenda for discussion.)**

**5. Request for approval of a proposal to provide professional engineering services for local road projects as described immediately above at a cost of \$9,000.00 with Tetra Tech, Inc. and to be reimbursed through the special assessment district for said projects.**

**Approval of Regular Agenda:**

Moved by Mortensen, supported by Smith, to approve for discussion and consideration items listed under the regular agenda with the addition of item 4 and from the consent agenda and the tabling of item 10. The motion carried unanimously.

**6. Request for approval of the special use permit, site plan (07/20/05) and environmental impact assessment (05/27/05) for a 41,680 sq. ft. church located on**

**the southwest corner of Bauer and Brighton Roads, Sec. 35, petitioned by Brighton Christian Church and reviewed by the Planning Commission July 25, 2005 and July 11, 2005.**

**A. Disposition of special use permit.**

Moved by Ledford, supported by Hunt, to approve the special use permit with the following conditions:

1. This approval of a Special Use is for a church only. It does not include daily school or a daily childcare center.
2. This is only for the 41,680 square foot church and facility reviewed this evening and does not cover any subsequent phases of the development.
3. The single family dwelling home will be for single-family use only, potentially a parsonage.
4. No bike path is required of the developer either along Brighton or Bauer Road.
5. The proposed 80-foot-high cross does not meet the Township Ordinance and the petitioner will be required to seek approval from the ZBA.

The motion carried unanimously.

**B. Disposition of impact assessment (dated 5-27-05).**

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

**C. Disposition of site plan (dated 7-20-05).**

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

1. This approval of a Special Use is for a church only. It does not include daily school or a daily childcare center.
2. This is only for the 41,680 square foot church and facility reviewed this evening and does not cover any subsequent phases of the development.
3. The single family dwelling home will remain and will be for a single-family parsonage.
4. Building materials presented this evening are acceptable and will become the property of the Township, exclusive of the model, which may be retained by the petitioner.
5. An 18-foot secondary access to the site shall be provided.
6. The proposed 80-foot-high cross does not meet the Township Ordinance and the petitioner will be required to seek approval from the ZBA.
7. The existing landscaping on the site is acceptable and can be used in place of the greenbelt and parking lot screening requirements.
8. The 1:3 slope for the lawn is acceptable.
9. The stripping in the parking lot is acceptable.
10. The three requirements of Item #1 in the Township Engineer's letter dated July 1, 2005 shall be complied with.

The motion carried unanimously.

**7. Request for approval of an impact assessment (07/06/05), corresponding to a sketch plan (07/06/05), for a proposed glazed canopy for the Home Depot Garden Center located at 3330 E. Grand River, Sec. 5, petitioned by Home Depot, as discussed by the Planning Commission 08/08/05.**

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

1. The canopy height will be 12 feet and will not exceed the height of the surrounding fence.
2. It will be contained within the existing outdoor sales area.
3. Building materials as presented this evening are acceptable and will become the property of the township.

The motion carried unanimously.

**8. Request for approval of an impact assessment (07/19/05), corresponding to a sketch plan (07/19/05) for a 6000 sq. ft. day care facility located at 4533 E. Grand River, Sec. 9, petitioned by B.M.H. Realty Co., as discussed by the Planning Commission 08/08/05.**

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

- The day care center will be subject to the approval of the State and any other appropriate licensing authorities.
- The waste receptacle at the gas station to the west will be used by the day care center.
- All lighting shall comply with the township ordinance.
- Any signs that are added will comply with the Township Ordinance.
- Requirements of the Howell Area Fire Department will be complied with, unless relief or alternatives are agreed to in writing with that authority.
- REU's as spelled out in the Township Engineer's letter dated August 3, 2003 and a representative of the Township will be required to observe any line taps to the municipal water main.

The motion carried unanimously.

**9. Continuation (July 5, 2005 regular meeting) of the Public Hearing on the unsafe structure proceeding at 2607 E. Grand River Ave., belonging to Lee's Collision and Mr. Steven Lee. Request to approve, modify or deny the recommendation of the hearing official related to the proceeding.**

The board took no formal action with regard to this hearing. The item will continue to be tabled until the next regular meeting of the board.

**10. Request to adjourn to a closed session of the board to discuss the acquisition of real estate.**

Tabled until the next regular meeting of the board.

**11. Request for approval of Resolution No. 1 (To Proceed with the Project and Approve the Plans and Cost Estimates and Establish the First Public Hearing) for Chemung Drive, James R Road & Norfolk for a road improvement project.**

McCrie advised the board that he wished to make minor changes to the resolution. Those changes were made and the resolution was approved. Moved by Skolarus, supported by Wildman, to approve Resolution No. 1. The motion carried by roll call vote as follows: Ayes – Ledford, Hunt, Wildman, Mortensen, Skolarus and McCrie. Nays – None. Abstain – Smith.

Moved by Mortensen, supported by Smith, to appoint Ledford to SELCRA. The motion carried unanimously.

The regular meeting of the Genoa Township Board was adjourned at 7:00 p.m.



Paulette A. Skolarus  
Genoa Township Clerk

(Press/Argus 08/24/05)