

GENOA TOWNSHIP

Regular Meeting

May 2, 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, Jim Mortensen, Steve Wildman and Todd Smith. Also present were Township Manager Michael Archinal, Township Attorney Rick Heikkinen and approximately fifty persons in the audience.

A call to the public was made with the following response: Pat LePlae – I am speaking on behalf of the Round Lake Preservation Association. It is my understanding that two wells are planned for the Round Lake watershed/aquifer. The Round Lake watershed measures approximately 287 acres and our lake level has dropped about 2'. I am asking that you find another source for the 300 homes to be built in the Genoa Preserve and the 200 homes to be built on the Brighton State Recreation Area. It is our position that the developments located north of Brighton Road should get their water from another source that is located out of the Round Lake watershed.

Dick Dalton – The depth of Round Lake came back a lot after this wet winter and spring. I'm not sure that I agree with everything that was just said, but I am not in favor of two more wells being drilled in that area. McCririe – There are not plans for two more wells in that watershed at this time. We will be happy to share our plans with the community at such time as that project moves forward. Dalton – I am concerned with impact and recovery. How do we prepare for the future? What happens when my well dries up? McCririe – All the necessary drawdown tests will be performed by the D.E.Q.

Karen – Has the township negotiated with the developer to pay for the improvements to the Oak Pointe system in exchange for water? McCririe – Yes. Phil – Before a decision to drawdown is made would homeowners have a chance to offer input? McCririe – Yes, at the public hearing of the Planning Commission.

McCririe – We provided a copy of the engineering study to the Lake Association. If the homeowners association has a problem with that study, we would need comment from a qualified hydro geologist refuting that report. Paul LePlae – What would be the cost to homeowners to have another study done in this area? McCririe – I have no idea, however, our study was approximately \$14,000.00. LePlae – In terms of the proposal, the D.E.Q. would review what the engineering firm has done. McCririe – Yes. LePlae – Our concern is that what is decided will not adversely affect our lake. We feel that the Oak Point wells have already significantly impacted our lake level.

Approval of Consent Agenda:

Moved by Smith, supported by Hunt, to approve the consent agenda items as requested, with the moving of the petition for the Tetra Tech contract amendment to the regular agenda. The motion carried unanimously.

1. Payment of Bills.

2. Approval of Minutes: April 18, 2005

3. Request for approval to adopt the revised Genoa Township Zoning Map as recommended for approval by Planning Commission.

4. Request for approval of an amendment to Genoa Township Zoning Ordinance Article 11, General Provisions, Section 11.04.02, subsections (a) and (d) to allow gazebos on decks with a maximum size of one hundred and fifty (150) square feet and a maximum height of fourteen (14) feet.

5. Request for approval of 2005 road improvement projects as recommended by the Administrative Committee for Rolling Meadows \$45,000.00; Richardson Road Limestone Resurfacing \$100,000.00; Golf Club gravel \$53,000.00 as referenced by Archinal's memorandum dated 04/18/05.

Approval of Regular Agenda:

Moved by Hunt, supported by Mortensen, to approve the review of the Regular Agenda with individual action of the board on each item as requested. The motion carried unanimously.

6. Public Hearing on Rolling Meadows Subdivision Road Improvement Project.

A. Call to the property owners and the public on the necessity of the project.

A call to property owners and the public was made with no response.

B. Call to property owners and the public on the special assessment district.

A call to property owners and the public was made with no response.

C. Request for approval of a Resolution No. 4 (approving the special assessment district).

Moved by Mortensen, supported by Hunt, to approve Resolution No. 4 as presented. The motion carried by roll call vote as follows: Ayes – Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nay – None. Absent – Ledford.

D. Request for approval of a contract with the Livingston County Road Commission at a cost of \$180,000.00.

Moved by Hunt, supported by Smith, to approve the contract as requested. The motion carried by roll call vote as follows: Ayes – Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nay – None. Absent – Ledford.

7. Public Hearing on the Hidden Ponds.

Archinal advised the board that the community septic system for Hidden Ponds subdivision had failed. A 3” low-pressure force main will connect the subdivision, running along Hacker Road, to the Lake Edgewood Wastewater system. The project is expected to cost \$366,000.00 and to be divided between the 35 homes within the district. We have five easements to acquire before construction can begin. That should be accomplished in the next 30 to 45 days. Actual construction will take 2 or 3 weeks. We are hopeful to finish by mid-summer.

A. Call to property owners and the public on the necessity of the project.

A call to property owners and the public was made with the following response:

Dennis Bierecki – Part of the cost of this project is to clean up the lot with the septic system. We would like to sell that lot and use the money toward the district.

McCrie – That lot could be turned into a building site, allowing one additional lot in that subdivision. I suggest you have an attorney take the necessary steps. Skolarus –

Every homeowner in that subdivision would have to approve that plan before a

change could be made. Smith – A lead for that lot should be part of this project so that there is not a problem in the future.

B. Request for approval of Resolution No. 3 (Approving the project details and directing the preparation of the special assessment roll).

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

C. Request for approval of Resolution No. 4 (Acknowledging the filing of the special assessment roll, scheduling a hearing and directing the issuance of statutory notices).

Moved by Skolarus, supported by Smith, to approve Resolution No. 4. The motion carried by roll call vote as follows: Ayes – Smith, Hunt, Wildman, Mortensen, Skolarus and McCrie. Nay – None. Absent – Ledford.

8. Request for approval of the impact assessment (02/17/05), corresponding to a sketch plan for a proposed 2,354 sq. ft. addition for Waldecker Pontiac-Buick located at 7885 W. Grand River, Sec. 13, petitioned by Waldecker Pontiac-Buick and discussed by the Planning Commission 03/28/05.

Moved by Hunt, supported by Smith, to approve the impact assessment contingent upon the following:

1. Materials and colors of addition will match the existing building.
2. The petitioner will install a shield on the strobe light so that the area facing any right-of-way shall be shielded from flash and view.
3. The dumpster enclosure will be constructed of masonry.
4. Requirements in the Brighton Area Fire Department’s letter dated March 8, 2005 shall be complied with.

5. Items 6 and 7 from TTMPs's letter dated February 28, 2005 will be complied with.
6. Dust control measures will be added.

The motion carried unanimously.

9. Request for approval of the impact assessment (04/25/05), corresponding to site plan (03/07/05) and an amendment to PUD agreement to change the Northshore Bluffs from 8 to 4 lots, located in Sec. 21, petitioned by Northshore Land Development as discussed by the Planning Commission 03/28/05.

Moved by Skolarus, supported by Smith, to table the request until such time as a resolution related to the island adjacent to this site is decided between the township and the developer. The motion carried unanimously.

10. Request for approval of the impact assessment (02/23/05), corresponding to site plan (03/18/05) to construct a 15,654 sq. ft. office and warehouse building for Trends and Tile, located in Sec. 14 on the south side of Grand River Avenue between Dorr and Kellogg Road, petitioned by Lindhout Associates Architects as discussed by the Planning Commission 03/14/05.

Moved by Skolarus, supported by Mortensen, to table the request until the next regular meeting of the board to allow the petitioner to review the architectural renderings and to bring them more in line with the village concept being developed for the Grand River and Dorr Road area. The motion carried unanimously.

11. Consideration of a request from the township Code Enforcement Officer to set a public hearing on 06/06/05 at 6:30 p.m. for unsafe structure proceeding at 2607 E. Grand River Ave.

Moved by Hunt, supported by Smith, to approve the public hearing for the unsafe structure proceeding as requested by Code Enforcement Officer VanTassell. The motion carried unanimously.

12. Request for approval of a contract amendment with Tetra Tech MPS to perform a Grand River sidewalk study with a cost not to exceed \$3,500.00 as recommended by the Administrative Committee.

Moved by Smith, supported by Mortensen, to approve the contract amendment contingent upon staff review of the previously approved with other site plans that have not as yet constructed their bike/walk paths, and to add those projects to this study. The motion carried unanimously.

13. Request for a motion to enter into a closed session of the board to consider the purchase of real property for which an option to purchase has not been obtained.

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Moved by Smith, supported by Mortensen, to adjourn to closed session at 8:30 p.m. as requested. The motion carried by roll call vote as follows: Ayes – Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nay – None. Absent – Ledford.

The regular meeting of the Genoa Township Board was adjourned at 8:40 p.m.



Paulette A. Skolarus
Genoa Township Clerk

(Press Argus 05/11/05)