

GENOA TOWNSHIP BOARD
Public Hearing and Regular Meeting
August 16, 2004

MINUTES

Supervisor McCririe called the public hearing and regular meeting of the Genoa Township Board to order at 7:00 p.m. at the Genoa Township Hall. 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, Anthony Combs, Jim Mortensen, Todd Smith and Jean Ledford. Also present were Township Manager Michael Archinal, Township Attorney Rick Heikkinen and approximately ten persons in the audience.

Moved by Ledford, supported by Smith, to approve the Agenda, moving item three to action items and adding a request for approval of minutes of 08/16/04 (special meeting of the board). The motion carried unanimously.

A call to the public was made with no response.

Consent Agenda:

- 1. Payment of Bills.**
- 2. Approval of Minutes of August 2, 2004.**

Moved by Ledford, supported by Smith, to approve the consent agenda as requested. The motion carried unanimously.

Action Items for Discussion:

4. Public Hearing on the White pines Subdivision (AKA Brighton Estates) road improvement and entrance enhancement project.

A. Call to property owners.

A call to property owners was made with the following response: Daniel Wishart – I am concerned with traffic since our sub is being used as a cut-thru, the 2004 assessment when the work will not be done until 2005, speeding and the real need to spend \$4,000.00 on this improvement.

B. Call to the Public.

A call to the public was made with the following response: Bette Swift – The publication in our local paper says that this is a sewer project. McCririe – That is a typographical error. This is a road project and entrance enhancement.

C. Request for approval of Resolution No. 4 (Approving the roll for the White Pines Subdivision (AKA Brighton Estates) Special Assessment District.

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

5. Request for approval of Resolution related to the Grand River Avenue Sewer Project 2004.

A. Resolution No. 5 (Confirming the special assessment roll) for the Genoa Grand River Avenue Sewer Project 2004.

Moved by Ledford, supported by Smith, to approve Resolution No. 5 as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Combs, Mortensen, Skolarus and McCririe. Nay – None. Absent – None.

B. Resolution No. 6 (authorizing payment out of the township revolving fund and directing deposit of special assessments into the revolving fund).

Moved by Smith, supported by Hunt, to approve Resolution No. 6 as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Combs, Mortensen, Skolarus and McCririe. Nay – None. Absent - None.

6. Request for approval of the special use permit, site plan, and impact assessment for proposed Suzuki car dealership within an existing vacant building located at 7100 W. Grand River at the corner of Hubert and Grand River, Section 13, petitioned by Mike Cizmar and discussed by the Planning Commission 07/26/04.

A. Disposition of special use permit.

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

1. There will not be any cars displayed along the greenbelt of Grand River nor will any cars be displayed with the hoods raised. Signage added to the vehicles shall not be other than what is normal and customary for the sale of new vehicles.
2. There will be no outside PA system.
3. No inoperable vehicles will be stored on the site.
4. The lighting will meet Township Ordinance and will not exceed ½ foot-candle at the property line.
5. Horizontal lighting will be internalized to face the building and there shall be no off-site glare.
6. Existing lighting will be removed and replaced with downward directed light fixtures.
7. The hours of operation will be from 8:00 a.m. to 8:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday.
8. The PIP plan will be approved by the appropriate governmental agencies.
9. Loading and unloading of vehicles will be from the Grand River entrance only and only on the east side of the building.

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10. Parking of cars only on paved areas of the site as shown on the site plan.
11. Two 18-inch high display pods using the materials proposed will be permitted as shown on the site plan.

The motion carried unanimously.

B. Disposition of impact assessment.

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

C. Disposition of site plan

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

1. The storage shed in the rear will be moved to the southeast corner of the building since the Planning Commission has authorization to reduce the rear yard setback.
2. Materials and renderings presented this evening are acceptable and will become the property of the Township. The siding on the east side of the building and the top of the north side will be converted to stucco to match the colors and materials used on the west façade.
3. Signage as shown in the site plan does not meet the Township ordinance and will be revised prior to submission to the Township Board or a variance will be sought from the Zoning Board of Appeals.
4. The requirements of the Township Engineer regarding grading and the detention pond as stated in Items 1 through 4 in their letter of July 21, 2004 shall be met.
5. All landscaping will have irrigation.
6. Deliveries to the site will occur between 8:00 a.m. and 5:00 p.m. on weekdays only.
7. The Planning Commission approves the two 50-foot wall signs as presented conforming to the ordinance.

The motion carried unanimously.

7. Request for approval to purchase a software program, at a cost of \$3,595.00 for the Treasurer's office as recommended by the administrative committee.

Moved by Mortensen, supported by Ledford, to approve the purchase of BS&A software for the Treasurer's office with an attempt to remove the word "cumulative" from the contract. The motion carried unanimously.

Request for approval of Minutes from a special meeting of the board dated 08/16/04.

Moved by Hunt, supported by Smith, to approve the Minutes as submitted by Archinal. The motion carried unanimously.

Moved by Mortensen, supported by Hunt, to award a contract to Fonson Construction related to the Grand River Sewer Project in the amount of \$227,289.00. The motion carried unanimously.

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Moved by Mortensen, supported by Hunt, to allow Colleen Barton to attend a level I Assessor's class at Henry Ford Community College at a cost of \$599.00 (to be paid by the township) and to ask that a copy of her grade be submitted to the township at the end of the course. The motion carried unanimously.

Moved by Mortensen, supported by Ledford, to approve a request from Michelle Tolbert to take a maternity leave of absence for twelve weeks after the birth of her first child. Further, that Tolbert beginning Nov. 1, 2004 will be responsible for the payment of any medical/insurance programs. The motion carried unanimously.

The public hearing and regular meeting of the Genoa Township board was adjourned at 7:50 p.m.



Paulette A. Skolarus
Genoa Township Clerk

(PA 08/25/04)