

**GENOA TOWNSHIP BOARD**  
**Public Hearing and Regular Meeting**  
**July 19, 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, Jean Ledford, Jim Mortensen, Anthony Combs and Todd Smith. Also present were Township Manager Michael Archinal and approximately 25 persons in the audience.

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

A Call to the Public was made with no response.

**1. Payment of Bills.**

Moved by Ledford, supported by Mortensen, to approve for payment vouchers totaling \$289,055.61. The motion carried unanimously.

**2. Approval of Minutes of the Election Commission and the Township Board dated July 6, 2004.**

Moved by Skolarus, supported by McCririe, to approve the Election Commission Meeting Minutes from July 6, 2004. The motion carried with Hunt abstaining.

Moved by Mortensen, supported by Ledford, to approve the July 6, 2004 regular minutes of the township board correcting agenda item 6 to read a one-year agreement for \$2,750.00. The motion carried unanimously.

**3. 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) for the Genoa Grand River Avenue Sewer Project 2004.**

Moved by Skolarus, supported by Smith, 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.

**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 White Pines Subdivision (AKA Brighton Estates).**

Moved by Smith, supported by Ledford, to approve Resolution No. 1 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. Public Hearing on the Special Assessment Roll for the Prairie View Subdivision Road Improvement Project No. 1 and approval of Resolution No. 3 (confirming the special assessment roll).**

A call to property owners and the public was made with the following response: Rob Stirton – I live to the south of Prairie View, could speed humps be placed in our subdivision? McCririe – I will raise that issue with the L.C.R.C. Robert Spencer – Where will the speed humps be placed and will choker lanes be used? McCririe – I will speak with the road commission and let you know. Rick Marflack – I am opposed to the district. There was a new curb put in four months ago. Will they re-do it? McCririe – Only if necessary. Bob Dempsey – Why wasn't our sub included in this project. McCririe – You will only need to petition this board to have your sub done. Dempsey – Can speed humps be placed on our road to slow traffic? McCririe – I will bring your question to the attention of road commission.

Bonnie Fennell – We need stop signs on Prairie View and Washakie. Mary Ann Gardella – We just want to get this road done. Thank you for your help. Luann Loy – According to Mike Craine speed humps can be removed if they prove to be a safety issue. Walblay – The traffic off Cunningham Lake Road is a problem and there should be a three way stop off Mountain. McCririe – You might consider a contract with the County Sheriff for additional patrol of your sub for control of speed.

Moved by Ledford, supported by Hunt, to approve Resolution No. 3 (confirming the special assessment roll) for Prairie View Road Improvement Project No. 1. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Ledford, Mortensen, Skolarus and McCririe. Nay – None. Absent - None.

Moved by Ledford, supported by Hunt, to direct McCririe to draft a letter to the Livingston County Road Commission and strongly encourage them to place stop signs where requested, to clarify the placement of the speed humps (including the addition to the subdivision off Cunningham Lake Road), the realignment of Cunningham Lake Road and the signs on Brighton Road prohibiting thru truck traffic. The motion carried unanimously.

**6. Request for approval of the environmental impact assessment corresponding to site plan for a proposed 30,000 sq. ft. Cancer Center addition to existing Woodland Health Center, located in Sec. 13, along the north side of Grand River Ave. between**

**Hacker and Euler Rd., petitioned by St. Joseph Mercy Health System as discussed by the Planning Commission June 28, 2004.**

**A. Disposition of the impact assessment (05/10/04).**

Moved by Ledford, supported by Hunt, to approve the impact assessment with the following conditions:

1. The attached Pollution Incident Prevention Plan, Tree Survey, Traffic Study, Lighting Information and Storm Water Calculations are included in the approval.
  2. Page 5, Item F. - Police Protection is provided by the Livingston County Sheriffs Department.
  3. Page 5, Item F. - Fire Protection is provided by the Brighton Area Fire Authority.
- The motion carried unanimously.

**Disposition of the site plan.**

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

1. The building materials for the addition shall match those of the existing building.
2. The sidewalk along Grand River Avenue will be constructed concurrent with construction of the east entrance or by July 1, 2007, whichever is earlier.
3. The cover sheet and landscape plan will have consistent sheet numbers.
4. An updated Traffic Study will be required with the next phase of the PUD development.
5. The northeasterly parking space in the lot south of the proposed addition will have dimensions consistent with other parking spaces in the lot.
6. The Township Engineer has calculated five (5) residential equivalent users for your site.
7. Construction plan review will be required for the proposed water main and sanitary sewer additions.
8. Dust control measures will be added to the site plan.

The motion carried unanimously.

**7. Request for approval of the environmental impact assessment, corresponding to the sketch plan for an existing 10,000 sq. ft. building located at 895 Grand Oaks Drive, Sec. 5, to be used as an antique store and art gallery, petitioned by Sarah M. Cross, and discussed by the Planning Commission June 28, 2004.**

Moved by Ledford, supported by Mortensen, to approve the impact assessment received July 1, 2004 with the following conditions:

1. The hours of operation will be added (9:00 a.m. to 6:00 p.m. everyday except 9:00 a.m. to 9:00 p.m. on holidays).
2. The parking currently provided on site is sufficient. The Planning Commission approves the banking of any additional parking.
3. One barrier free space will be provided.
4. One canopy tree will be added to the front greenbelt.
5. The light fixtures will be replaced with downward directed fixtures.
6. All signage will conform to the ordinance.

GENOA TOWNSHIP BOARD – Regular Meeting – July 19, 2004

7. All conditions of the Fire Department letter dated June 22, 2004 shall be complied with.

The motion carried unanimously.

**8. Request for approval of the environmental impact assessment, corresponding to site plan for a proposed 505 sq. ft. addition to the existing building (Enterprise Rent A Car) located on the south side of Grand River Ave. between Hubert and Euler Rd., Section 13, petitioned by Enterprise Rent A Car, as discussed by the Planning Commission May 10, 2004 and the Zoning Board of Appeals June 22, 2004.**

Moved by Smith, supported by Hunt, to approve the impact assessment dated April 21, 2004 with the following conditions:


1. The petitioner and/or the property owners will meet Township Ordinance and past special use permits granted with regard to outdoor storage, car sales, etc.
2. Drain water containing salt cannot be accepted at the sanitary sewer system. The petitioner shall not discharge fluids from the wash bay to the sewer system and shall get approval from the township engineers to make sure that the process is correct with a redesign of the effluent coming from the wash bay.
3. Fifteen trees or 60 shrubs native to the region will be added to the east lot line, an additional 15 trees or 60 shrubs will be added to the west property line, and three canopy trees will be added to the front property line.
4. All landscaping will be irrigated.
5. The waste receptacle enclosure will be constructed of brick to match the building and shall have a 12-foot-wide opening.
6. All wall-mounted lighting shall be shoebox style and downward directed.
7. A five-foot-wide concrete sidewalk will be constructed along Grand River.
8. The requirements of the Brighton Area Fire Department's letter dated May 6, 2004 shall be met.
9. Residue from the car wash will be handled in accordance with Federal, State, County, and local ordinances and/or rules and regulations of the Township Engineer.
10. One REU will be assigned to this property.
11. The water service lateral should be relocated so it is not under the existing building.
12. A detail for the sanitary sewer lead, including the proposed slope, the proposed size, and the proposed invert of the lead should be added to the plans.
13. Detail for the sanitary lead cleanouts should be provided.
14. The material of the proposed water lateral should be specified on the plans.
15. Detail for the water service lateral should be shown on the plans.
16. Trench details should be added to the plans.
17. An underground pipe large enough to store additional runoff from the addition shall be installed and meet all requirements of the Livingston County Drain Commission.
18. Dust control measures shall be added.
19. Hours of operation shall be included.
20. Number of employees shall be included.
21. Item F should be changed to note sewer and water connection.

The motion carried unanimously.

**GENOA TOWNSHIP BOARD – Regular Meeting – July 19, 2004**

McCririe advised the board that the Oak Pointe and MHOG water towers would be repainted. The contract went to the low bidder (V.T. Painting) at a cost of \$80,075.00.

The regular meeting of the Township Board was adjourned at 9:10 p.m.

  
Paulette A. Skolarus  
Genoa Township Clerk

**Synopsis**  
**(Note: The minutes may be viewed in their entirety at [www.genoa.org](http://www.genoa.org))**  
**GENOA TOWNSHIP BOARD**  
**Public Hearing and Regular Meeting**  
**July 19, 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, Jean Ledford, Jim Mortensen, Anthony Combs and Todd Smith. Also present were Township Manager Michael Archinal and approximately 25 persons in the audience.

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

A Call to the Public was made with no response.

**1. Payment of Bills.**

Moved by Ledford, supported by Mortensen, to approve for payment vouchers totaling \$289,055.61. The motion carried unanimously.

**2. Approval of Minutes of the Election Commission and the Township Board dated July 6, 2004.**

Moved by Skolarus, supported by McCririe, to approve the Election Commission Meeting Minutes from July 6, 2004. The motion carried with Hunt abstaining.

Moved by Mortensen, supported by Ledford, to approve the July 6, 2004 regular minutes of the township board correcting agenda item 6 to read a one-year agreement for \$2,750.00. The motion carried unanimously.

**Approved - Resolution No. 4 (acknowledging the filing of the special assessment roll, scheduling a hearing and directing the issuance of statutory notices) for the Genoa Grand River Avenue Sewer Project 2004.**

**Approved - Resolution No. 1 (To Proceed with the Project and Approve the Plans and Cost Estimates and Establish the First Public Hearing) for White Pines Subdivision (AKA Brighton Estates).**

GENOA TOWNSHIP BOARD – Regular Meeting – July 19, 2004

**Held the Public Hearing on the Special Assessment Roll for the Prairie View Subdivision Road Improvement Project No. 1 and approved Resolution No. 3 (confirming the special assessment roll).**

Moved by Ledford, supported by Hunt, to direct McCririe to draft a letter to the Livingston County Road Commission and strongly encourage them to place stop signs where requested, to clarify the placement of the speed humps (including the addition to the subdivision off Cunningham Lake Road), the realignment of Cunningham Lake Road and the signs on Brighton Road prohibiting thru truck traffic. The motion carried unanimously.

**Approved - The environmental impact assessment corresponding to site plan for a proposed 30,000 sq. ft. Cancer Center addition to existing Woodland Health Center, located in Sec. 13, along the north side of Grand River Ave. between Hacker and Euler Rd., petitioned by St. Joseph Mercy Health System as discussed by the Planning Commission June 28, 2004.**

**Approved - The environmental impact assessment, corresponding to the sketch plan for an existing 10,000 sq. ft. building located at 895 Grand Oaks Drive, Sec. 5, to be used as an antique store and art gallery, petitioned by Sarah M. Cross, and discussed by the Planning Commission June 28, 2004.**

**Approved - The environmental impact assessment, corresponding to site plan for a proposed 505 sq. ft. addition to the existing building (Enterprise Rent A Car) located on the south side of Grand River Ave. between Hubert and Euler Rd., Section 13, petitioned by Enterprise Rent A Car, as discussed by the Planning Commission May 10, 2004 and the Zoning Board of Appeals June 22, 2004.**

McCririe advised the board that the Oak Pointe and MHOG water towers would be repainted. The contract went to the low bidder (V.T. Painting) at a cost of \$80,075.00.

The regular meeting of the Township Board was adjourned at 9:10 p.m.



Paulette A. Skolarus  
Genoa Township Clerk

(PA 07/28/04)