

(Corrected)
GENOA TOWNSHIP
Work Session
June 21, 2004

MINUTES

Supervisor McCririe called the work session of the Genoa Township Board to order at 6:30 p.m. The following board members were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Todd Smith, Anthony Combs, Jim Mortensen and Jean Ledford. Also present were Township Manager Michael Archinal and Township Attorney Rick Heikkinen and six persons in the audience.

Moved by Hunt, supported by Ledford, to approve the Agenda for the work session as submitted. The motion carried unanimously.

1. Presentation by City of Brighton officials Tammy Allen and Diana Lowe concerning the application of paperless packets as used for meetings of the board.

Tammy Allen and Diana Lowe presented the software application related to paperless packets. Board members raised questions and concerns. Overall the information was received and evaluated as a possible future decision making policy by the township board. The board took no formal action.

The work session of the board was adjourned at 6:55 p.m.

GENOA TOWNSHIP
Public Hearing and Regular Meeting
June 21, 2004

MINUTES

Supervisor McCririe called a 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. All persons present at the work session remained for the regular meeting. In addition there were approximately 15 persons in the audience.

Moved by Ledford, supported by Hunt to approve the Agenda with the following petitions being discussed under action items: the minutes, and resolutions related to Prairie View and White Pines and the addition of a request for a fireworks display by Todd Smith. The motion carried unanimously.

A Call to the Public was made with no response.

Consent Agenda:

2. Payment of Bills.

3. Consideration of a request to transfer a 2000 Class C Liquor License with Dance entertainment (in escrow) from Genoa Woods Conference Center, Inc.; located at 777 Conference Center Brighton, MI 48114, Genoa Township, Livingston County to Legendary Events, LLC at the same location.

4. Requests for approval of re-appointments for board members whose terms are expiring 06/30/04: Planning Commission – Curt Brown and Terri Olson; Zoning Board of Appeals – Joseph Perri.

5. Request for approval of the execution of final contracts with the Livingston County Road Commission: Conrad (Clifford to Challis Rd) and Challis (Conrad to Dorr) at a cost of \$40,000.00. Crooked Lake Road (Fishbeck to Dorr) at a cost of \$240,000.00.

6. Request for approval of a policy change, raising liability from five million to ten million with Risk Management at a cost of \$65,331.00 annually, as recommended by the Administrative Committee.

7. Request for approval of a proposal to update the Township Master Plan at a cost of \$23,310.00.

8. Request for approval of an agreement to lease the Genoa Township Fire Station to the Howell Area Fire Department at an annual fee of \$17,176.00.

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

Action Items for Discussion:

9. 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 Prairie View Subdivision.

Moved by Mortensen, supported by Hunt, to receive the petitions as certified by the Supervisor. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Combs, Mortensen, Skolarus and McCririe. Nay – None. Absent – None.

Moved by Smith, supported by Ledford, to order the plans and cost estimates be filed with the township clerk for public examination. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Combs, Mortensen, Skolarus and McCririe. Nay – None. Absent – None.

Moved by Ledford, supported by Smith, to adopt a resolution setting the first public hearing for Tuesday, July 6, 2004 at 7:00 p.m. at the Genoa Township Hall. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Combs, Mortensen, Skolarus and McCririe. Nay – None. Absent – None.

10. Request for approval of a Resolution No. 1 (to proceed with the project and approve the plans and cost estimates and establish the first public hearing) for White Pines Road Improvement and Entrance enhancement.

It was the consensus of the board that White Pines Subdivision would again have to petition their residents with the new proposal for roadwork.

11. Presentation of the General Fund Budget for the fiscal year 2004/05.

A. Public Hearing

A call to the public was made with no response. The public hearing of the General Fund Budget is adjourned to the next regular meeting of the board scheduled for July 6, 2004.

B. Recommendation as to salaries for elected officials

Moved by Mortensen, supported by Combs, to approve salary increases of \$1,000 .00 each for the Supervisor, Clerk and Treasurer. The motion carried unanimously.

C. Approval of the General Fund Budget for fiscal 2004/05

Moved by Ledford, supported by Mortensen, to approve the Budget as submitted by Skolarus. The motion carried unanimously.

D. Approval of an Amendment to the General Fund Budget for fiscal 2003/04

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

12. Request for approval of an amendment to the PUD agreement, impact assessment and site plan for a proposed 3,024 sq. ft. Krispy Kreme Restaurant located on Grand River Ave., east of Lawson Dr., within the Genoa Square PUD, Section 9, petitioned by Krispy Kreme Doughnut Corporation and discussed by the Planning Commission 05/10/04.

A. Disposition of PUD amendment.

Moved by Smith, supported by Hunt, to approve the amendment allowing limited drive-thru on the site. This action is contingent upon review and approval of the amendment by Heikkinen. The motion carried unanimously.

B. Disposition of impact assessment.

Moved by Ledford, supported by Mortensen, to approve the revised impact assessment (05/19/04) with hours of operation from 5:30 a.m. until Midnight. The motion carried unanimously.

C. Disposition of site plan.

Moved by Skolarus, supported by Smith, to approve the site plan as presented. The motion carried unanimously.

13. Request for approval to sell fireworks by (Phoenix/Patriot Fireworks Co.), to be located on Grand River Avenue at Basic Communications, 3220 East Grand River, Howell, MI 48843 and petitioned by Jerome Gowan 650 West Marr Rd. Howell, MI 48855.

Township attorney Rick Heikkinen advised the board that the zoning ordinance precluded this use. Moved by Skolarus, supported by Mortensen, to deny the use requested. The motion carried unanimously.

14. Request for approval of the environmental impact assessment (04/13/04), corresponding to site plan, for a proposed 3,665 sq. ft. addition and renovation to existing banquet facility (Crystal Gardens) located on the south side of East Grand River, between Gray and Dorr Roads, Section 10, petitioned by Mike Boggio, and discussed by the Planning Commission 05/24/04.

Moved by Skolarus, supported by Smith, to approve the impact assessment with the following conditions:

1. Signage will not be on top of the existing berm.
2. The three parking spaces to the east may be used for a future access.
3. The township manager will be allowed to grant reasonable changes to the landscape plan in conjunction with the neighboring property to the west as long as the intent of the ordinance is met. Note: The trees to the west will remain.
4. Dust control measures shall be added.
5. Hours of operation and number of employees shall be added.
6. The building architecture, materials, and colors.
7. All rooftop equipment will be screened on the north and west sides of the building.
8. A five-foot wide concrete sidewalk will be installed along Grand River inside the Right of Way.
9. The proposed sign will not exceed 75-square-feet and shall be 15 feet high at road grade
10. No electronic message board shall be installed on the sign.
11. Petitioner will comply with the conditions of Tetra Tech's letter dated May 19, 2004.
12. The second freestanding sign will be replaced with a wall sign and shall comply with Township ordinance.
13. An additional hydrant shall be moved to meet the 250-foot minimum radius to meet all points on the building.
14. All landscaping shall be irrigated.
15. Outside music will be allowed at the entrance provided the volume will be low enough where it will not be heard at the property line.

The motion carried unanimously.

15. Request for approval of the environmental impact assessment (05/04/04), corresponding to site plan, for a proposed 18,000 sq. ft. multi-tenant warehouse building (Unit 4 Genoa Industrial Park) located north of Grand River Ave., on the west side of Pless Dr., Section 13, petitioned by Genoa Industrial, LLC, and discussed by the Planning Commission 05/24/04.

Moved by Ledford, supported by Mortensen, to approve the impact assessment contingent upon the following:

1. The proposed architecture, building materials, and colors are acceptable.
2. The waste receptacle enclosure materials, size, and location are acceptable.
3. There will be no outside storage of building materials, supplies, unlicensed or licensed vehicles.
4. Dust control measures will be added.

The motion carried unanimously.

16. Request for approval of a special use permit, site plan, and environmental impact assessment for proposed 14,400 sq. ft. addition, and a 3,600 sq. ft. exterior canopy located at 1153 Grand Oaks Drive, south of Grand River Ave. on the east side of Grand Oaks Drive, Section 8, petitioned by Contracting Management Corp. as discussed by the Planning Commission 06/14/04.

A. Disposition of special use permit.

Moved by Ledford, supported by Smith, to approve the SUP for outdoor storage under a canopy contingent upon the following: Lots 1, 2, and 3 will be combined into a single property with identifying tax code. The motion carried unanimously.

B. Disposition of impact assessment.

Moved by Hunt, supported by Ledford, to approve the impact assessment dated 06/14/04, contingent upon the following: Hours and days of operation will be added. Conditions of the special use permit will be added. The motion carried unanimously.

C. Disposition of site plan.

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

17. Discussion of a memorandum from Adam VanTassell concerning violation of a Special Land Use Permit approved for Tractor Supply Company, located at 3652 E. Grand River, Howell, MI 48843.

Brian Steinberg, the District Manager for Tractor Supply, addressed the board. It is our intention to comply with the requirements of the Special Use Permit and to make sure that future managers of that facility are aware of the conditions. Moved by Ledford, supported by Mortensen, to accept the word of Steinberg that Tractor Supply will bring their site into compliance with the site plan dated 09/10/93. Further, that Tractor Supply will have 60 days from today's date to comply. Ordinance Enforcement Officer Adam

VanTassell will review the site for compliance. If Tractor Supply is not in compliance then the special use permit may be rescinded with final action taken by the Genoa Township Board. The motion carried unanimously.

18. Request to regretfully accept a letter of resignation from Bill Litogot and appoint Mark Snyder to fill his un-expired term ending 06/30/05 as recommended by McCririe.

Moved by Smith, supported by Hunt, to accept the letter of resignation from Bill Litogot. The motion carried unanimously. Moved by Skolarus, supported by Mortensen, to appoint Mark Snyder to fill the unexpired term of Litogot. The motion carried unanimously.

19. Request for approval of other budgets:

A. Future Development Parks and Recreation #270

Moved by Mortensen, supported by Ledford, to approve the 2004/05 budget as submitted by Skolarus. The motion carried unanimously.

Moved by Hunt, supported by Mortensen, to approve the amendment to the 2003/04 budget as requested. The motion carried unanimously.

B. Road/Lake Improvement Advances #264

Moved by Hunt, supported by Smith, to approve the 2004/05 budget as submitted by Skolarus. The motion carried unanimously.

Moved by Hunt, supported by Mortensen, to approve the amendment to the 2003/04 budget as requested. The motion carried unanimously.

C. Liquor Law Enforcement #212

Moved by Hunt, supported by Mortensen, to approve the Liquor Law budget as requested. The motion carried unanimously.

D. Future Development Roads #261

Moved by Hunt, supported by Mortensen, to approve the 2004/05 budget as requested by Skolarus. The motion carried unanimously.

Moved by Hunt, supported by Mortensen, to approve the amendment to the 2003/04 budget as requested. The motion carried unanimously.

E. Debt Service Accounts: Lake Edgewood III #854, Grand River Water #855, Oak Pointe Water#856, Lake Edgewood Water Ext #857, Grand Oaks Water #858, Dorr Road Water/Sewer #859, Pine Creek Sewer #860, NE Tri-Lakes Sewer #862, Homestead #863, Tri-Lakes Road #864, Lake Edgewood I #865, Genoa Ocoola Sewer #866, Tri-Lakes #867, Genoa Ocoola II #868, Lake Edgewood II #869, Grand River Road #870, Lake Edgewood West Water #872, Lake Edgewood West #873, Genoa/MHOG Treatment Plan Expansion #875 and Genoa/Genoa-Ocoola Sewer Plant Expansion #876.

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Moved by Mortensen, supported by Skolarus, to approve the budgets for Debt Service as submitted by Hunt. The motion carried unanimously.

20. Consideration of a request from Todd Smith for a fireworks display on July 3, 2004 or July 4, 2004 (weather permitting).

Moved by Skolarus, supported by Hunt, to excuse Smith from discussion or action on the above request. The motion carried unanimously.

Moved by Mortensen, supported by Hunt, to approve the fire works display for Smith as requested. The motion carried with Smith abstaining.

Moved by Smith, supported by Ledford, to ratify the Township Attorney's action against Mr. Orlandini in an effort to bring his site into compliance with the approved site plan. The motion carried unanimously.

The Minutes of the June 2, 2004 regular meeting of the Township Board were reviewed. McCririe provided the clerk with corrections to that portion of the minutes related to his response to the Faulkwood development. The corrected minutes were voted and carried unanimously.

Moved by Skolarus, supported by Hunt, to deny a request by Arvin Johnsen asking for a refund of interest and the county administration fee for late payment of his property taxes. Hunt advised the board that we have never approved such a request and the township attorney agreed that it would be inappropriate. The motion carried as follows: Ayes – Hunt, Skolarus, Mortensen, Combs and Smith. Nay – McCririe and Ledford.

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



Paulette A. Skolarus
Genoa Township Clerk