

GENOA TOWNSHIP
Regular Meeting
May 3, 2004

MINUTES

Supervisor McCririe called the regular meeting of the Genoa Township Board to order at 7:00 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, Todd Smith, Anthony Combs, Jim Mortensen and Jean Ledford. Also present were Township Manager Michael Archinal and three persons in the audience.

A Call to the Public was made with no response.

Consent Agenda:

- 1. Payment of Bills.**
- 2. Approval of Minutes of April 19, 2004.**
- 3. Request for approval to purchase computer software and upgrade the utility billing system at a cost not to exceed \$10,000.00 and recommended by the Administrative Committee.**
- 4. Request to amend a previous resolution for RWJW Corp. for a new full year Class C Liquor License for property located at 900 South Latson Road, Genoa Township, Howell, and Livingston County and previously approved (09/22/03) as Buffalo Wild Wings Grill and Bar.**

Moved by Ledford, supported by Mortensen, 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:

- 5. Request for approval of the impact assessment corresponding to site plan for a proposed 2,949 sq. ft. Bank One, fronting the north side of Grand River Ave., west of Grand Oaks Drive, Sec. 5 petitioned by Alan, Okon, Nudell Architects and reviewed by the Planning Commission 03/22/04 and the Zoning Board of Appeals 04/20/04.**

Moved by Skolarus, supported by Ledford, to approve the impact assessment dated 04-28-04 as submitted. Note: The manager will clarify the Minutes of the Zoning Board of

Appeals dated 04/20/04 in which three variances should have been granted. The motion carried unanimously.

6. Request for approval of the sketch plan, impact assessment, for a proposed outdoor display area in front of existing Garden Center located at Lowe's, 100 S. Latson Rd., Section 5, petitioned by Lowe's Home Centers, Inc., reviewed by the Planning Commission 04/12/04.

A. Disposition of Special Use Permit.

Moved by Ledford, supported by Combs, to approve the temporary special use permit for commercial outdoor display from 05/04/04 thru 08/15/04. Note: The Township Manager or the Ordinance Enforcement Officer will review the display periodically for any violations. If the display is erected and maintained in an orderly fashion, with no violations, the temporary permit may be extended to next year (04/15/05 thru 08/15/05) with a review by the Township Board extending the temporary special use permit. This action is contingent upon the following:

1. The area will be used for seven display tables 18' long x 7' wide and one stationary rack 18' long by 4' wide to display only live nursery goods, such as flowers, trees, shrubs, and vegetable plants.
2. No garden equipment, tools, pallets, carts or fertilizer will be displayed or sold in the area.
3. The tables will be made of block, retaining wall, and pressure treated lumber. They will be less than 4' in height and will remain in place for the duration of approval.
4. No roll carts or pallets will be used for displays.
5. No signage will be allowed other than signs identifying price and plant type, which shall be a maximum of four feet high.

The motion carried unanimously.

B. Disposition of the impact assessment.

Moved by Skolarus, supported by Hunt, to approve the impact assessment dated 04/28/04 as submitted. The motion carried unanimously.

C. Disposition of the sketch plan.

Moved by Smith, supported by Skolarus, to approve the sketch plan and color photos as submitted. The motion carried unanimously.

7. Review of General Fund Budget for fiscal year 2004/05 and an amendment to the 2003/04 General Fund Budget.

Moved by Mortensen, supported by Hunt, to approve the amendment to the General Fund Budget as submitted. The motion carried unanimously. No action was taken on the 2004/05 general fund budget.

8. Request for approval of an amendment to the Fire Budget No. 262, closing the account and transferring the balance back to the General Fund.

GENOA TOWNSHIP BOARD – Regular Meeting – May 3, 2004

Moved by Hunt, supported by Smith, to approve the amendment to the Fire Budget No. 262 as submitted. The motion carried unanimously.

9. Consideration of request to accept a letter of resignation from the Zoning Board of Appeals and a reappointment to that position for the completion of that term.

Moved by Skolarus, supported by Smith, to accept the resignation of Dean Tengel from the Zoning Board of Appeals. The motion carried unanimously. Moved by Skolarus, supported by Mortensen, to appoint Joseph Perri to the Zoning Board of Appeals to complete the un-expired term of Dean Tengel.


10. Consideration of a request to accept a letter of resignation from the Planning Commission and a reappointment to that position for the completion of that term.

Moved by Skolarus, supported by Mortensen, to regretfully accept the letter of resignation from John Cahill as a member of the Planning Commission. The motion carried unanimously.

Moved by Skolarus, supported by Smith, to appoint Dean Tengel to the Planning Commission to complete the un-expired term of John Cahill. The motion carried unanimously.

Moved by Skolarus, supported by Smith, to hire Mr. Frisbee to appraise the easement on the Schmoekel property along Bauer Road. The motion carried unanimously.

The regular meeting of the Genoa Township Board was adjourned at 8:00 p.m.


Paulette A. Skolarus
Genoa Township Clerk

(PA 05/12/04)