

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

Moved by Ledford, supported by Smith, to approve the Agenda with the addition of Item No. 7 Request for approval of a chloride contract with Michigan Chloride under the bidding process approved by the Livingston County Road commission. Further, the Minutes of the Consent Agenda will be moved to item 8 for further discussion. The amended agenda was voted and approved unanimously.

A call to the public was made with the following response: Michael Suciu – Has the board considered the park commission proposal for Genoa Township. McCririe – This board has not made any decision to place any request for a tax levy on the ballot. We have been working with SELCRA and Howell Parks and Recreation for any recreational needs of the township. No formal decision has been made with regard to this issue. Lou Ann Loy – We have exceeded our goal with regard to the re-construction of Prairie View subdivision and will be turning in the petitions for this project shortly.

**Consent Agenda:**

- 1. Payment of Bills.**
- 2. Request for approval of the budget summary that is submitted to the county.**

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

**Action Items for Discussion:**

- 4. Introduction to a Nature Video *Building with Nature* by Eleanor Conaway.**

Ms. Conaway introduced herself and presented her video to McCririe asking that board members and the planning Commission take the time to view her work. The board took no formal action.

- 5. Request for approval of the final PUD site plan, impact assessment, and PUD agreement for a proposed 96 unit condominium development, (Genoa Woods, a.k.a.**

**Chemung Condominium Community & Chemung Highlands), located on the south side of Grand River Ave., west of Grey Road, petitioned by B/K/G Development and approved by the Planning Commission March 22, 2004.**

**A. Disposition of PUD agreement.**

Moved by Skolarus, supported by Smith, to approve the PUD agreement (received April 14, 2004) subject to the following terms and conditions:

1. Review and approval of the language included in the PUD agreement, including changes, by Heikkinen.
2. A modification of the agreement to include the Harvey property (located just east of the entry boulevard) in that agreement and allow relief for the setbacks to be established at 18' from the boulevard entry off Grand River. Further, to allow two curb cuts off the Harvey parcel – not less than 150 apart.
3. The final draft will be approved by the Township Engineer, Township Planner, Township Manager, Supervisor, Burton Katzman and Mr. Harvey.

The motion carried unanimously.

**B. Disposition of impact assessment.**

Moved by Smith, supported by Ledford, to approve the impact assessment dated 03/02/04 as presented. The motion carried unanimously.

**C. Disposition of final site plan.**

Moved by Smith, supported by Combs, to approve the final site plan with the following conditions:

1. The conservation easement must be extended to include all upland areas from the east wetland boundary to the north, south, and ease property lines and approved by the Township Attorney.
2. The landscaping installed on the I-96 buffer will include irrigation and the tree will be 8 to 10 feet tall Evergreens.
3. The conservation easement language shown as Item #11 on Page 4 of the LSL letter dated March 10, 2004 will be added to the Master Deed.
4. The Master Deed will be corrected to eliminate inconsistencies with this evening's motion and shall be reviewed by the Township Attorney.
5. The shared access agreements for the properties adjacent to the entry to the site off of Grand River will be provided to the Township.
6. The end units Buildings #1 (north side), #16 (north side), #17 (north side), #20 (both sides), #21 (both sides), #22 (both sides), and #6 (north side) will have 50 percent brick on the sides.
7. The requirements in the Township Engineer's letter dated March 16, 2004 will be met, subject to the following modifications:
  - a. The grading referred to in Items 2 and 3 in the General Category will be as shown on the site plan.
  - b. Item 5 in the General Category will be revised to indicate that a 66-foot easement (33 feet from the center of the road on each side) will be throughout the site.
  - c. With regard to the Traffic Section, the petitioner will comply with Item 1 in the letter supporting the traffic study results provided to the Township.

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- d. Item 3 in the Traffic Section regarding the 210-foot horizontal curve is acceptable.
  - e. With regard to Item 1 in the Drainage and Grading Section, the petitioner will work with the Township Engineering to satisfy concerns about the wetland area.
  - f. Regarding Item #6 in Drainage and Grading, the 1:3 slope is acceptable, however, a mulch blanket will be provided.
8. The amount of the contribution from the developer for a park system on the site will be negotiated with Township Staff prior to submission to the Township Board.  
The motion carried unanimously.

**6. Request for approval of a bond authorizing resolution for the following: Tri-Lakes Road improvement project (1993), Township's water Project System (1994) and Township's Oak Pointe Water and Sewer System Project (1994).**

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

**7 Request for approval of a chloride contract with Michigan Chloride under the bidding process approved by the Livingston County Road commission.**

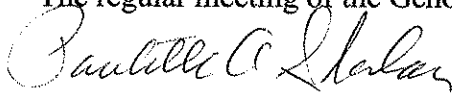
Moved by Mortensen, supported by Ledford, to approve the execution of the contract with Michigan Chloride (not to exceed the cost approved for the 2004/05 general fund budget). The motion carried unanimously.

**8. Approval of Minutes of March 15, 2004 (please pull from your previous board packet) and April 5, 2004.**

Moved by Mortensen, supported by Ledford, to approve the Minutes of the March 15, 2004 regular meeting of the board, correcting page 5, item 13 to read ...shall accept all "water and sewer improvements," exclusive of roads... The corrected minutes were voted and approved unanimously.

Moved by Mortensen, supported by Ledford, to approve the 04/05/04 regular minutes of the board correcting Pg. 1, last paragraph to read "for the following reasons:" and Pg. 3, first line to read, shall be "located in the ten spots behind the new building." The corrected minutes were voted and approved unanimously.

The regular meeting of the Genoa Township Board was adjourned at 7:45 p.m.



Paulette A. Skolarus  
Genoa Township Clerk

(PA 04/28/04)