

(corrected)
GENOA TOWNSHIP
Regular Meeting
April 5, 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 eight persons in the audience.

Moved by Ledford, supported by Hunt, to approve the Agenda, moving approval of the Minutes to item 9. 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 March 29, 2004.**
- 3. Request for approval of resolution no. 3 for the Grand River Avenue Sewer Project (2004) (approving the project details and directing the preparation of the special assessment roll).**
- 4. Request for approval of amendment no. 2 to the agreement for operations, maintenance and management services.**

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

Action Items for Discussion:

- 5. Request for approval of the site plan and corresponding impact assessment related to a request to rezone 11 acres located at Challis Road east of Bauer Road and south of the railroad tracks, Section 24 & 25 from CE (country estates) to PRF (public/recreational facilities), as petitioned by Schoolhouse Facilities, LLC, as discussed by the Planning Commission 02/09/04.**

- A. Disposition of rezoning request.**

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Moved by Skolarus, supported by Mortensen, to approve the rezoning for the following reasons:

1. The use is less intensive than the Master Plan zoning of LDR
2. It is compatible with the PRF zoning to the immediate south of the property.
3. While not specifically spelled out, PRF is seldom predicted in the Master Plan.

The motion carried unanimously.

B. Disposition of impact assessment.

Moved by Mortensen, supported by Ledford, to approve the impact assessment, dated 12/10/04, with the following conditions:

1. An addition will be made requiring that the applicant pay for any road improvements near the entrance of the site, such as acceleration, deceleration and/or left turn or bypass lane, if the Township can require such participation.
2. Acknowledgement by the petitioner that only one entrance and exit for the site will be approved.

The motion carried unanimously.

6. Request for approval to rezone (a 2.0-acre parcel of land in Section 13 that will result from the proposed land division of parcel 4711-13-100-042, from IND (industrial) to LDR (low density residential), also for approval of a special use permit, site plan, and impact assessment for a proposed 3000 sq. ft. addition to an existing structure and a new 11, 958 sq. ft. building with (4)-lease spaces located at 7208 W. Grand River, involving outdoor commercial display, sales and storage petitioned by Conely Engines/John Conely and discussed by the Planning Commission 02/09/04.

A. Disposition of rezoning request.

Moved by Mortensen, supported by Ledford, to approve the rezoning request with the following conditions:

1. The request to rezone to LDR is consistent with the Master Plan.
2. The request of rezoning provides a shield from an industrial property to the north from residents to the south and west.

The motion carried unanimously.

B. Disposition of special use permit, also discussed by the P.C. 12/22/03.

Moved by Skolarus, supported by Mortensen, to approve the special use permit for automotive rental and retail business and to allow the subject property to be used for outdoor display, sales, and storage of vehicles for the automotive rental and retail and repair business conditioned upon:

1. At no time will any vehicle, trailer, boat or other item be parked or stored on any grass or landscaped area.
2. Out-door sales, display and storage will be generally limited to new and used passenger cars and light trucks, which are undamaged and driveable.
3. No salvage, scrap or totaled vehicles will be stored outside for more than two business days. The rotation of such vehicles between indoor and outdoor storage, to avoid the two-business day condition, will be unacceptable. Vehicles that are under a repair

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contract or awaiting adjustment by an insurance company, with appropriate documentation on file, shall be located in the ten spots behind the new building.

4. The landscaping requirements agreed upon this evening will be completed by August 31, 2004.

5. All other aspects of the Township Ordinance, related to outdoor storage, will be adhered to by the petitioner.

The motion carried unanimously.

C. Disposition of impact assessment.

Moved by Ledford, supported by Mortensen, to approve the impact assessment dated 02/24/04 with the following conditions:

1. The PIP dated August 6, 2003 shall be part of the Impact Assessment.

2. REU's will be revised as related to sewer and water and determined by the Township Engineer and Staff.

The motion carried unanimously.

D. Disposition of site plan.

Moved by Hunt, supported by Ledford, to approve the site plan dated 03/17/04 with the following conditions:

1. The berm to the west will be curved to match the residential property line and four additional trees will be added.

2. Four to six additional trees will be added to the west side of the property, north of the berm with the precise number and type of trees to be determined and approved by Township staff.

3. The ground sign will be of a monument type and will meet the Township Ordinance.

4. Tractor trailers and similar vehicles, incidental to the business on this site, will be parked on the east side of the building south of the loading dock.

5. Damaged and inoperable vehicles, which are permitted for no longer than two business days, will not be parked in the front of the building nor on the west side of the property.

6. The sanitary sewer lead note on the utility sheet shall be SDR 23.5 PVS and not 32.5.

7. A 3:1 grading slope in the rear of the property is acceptable.

8. The lighting will meet the Township Ordinance and will not exceed 0.5 foot-candles at the property line.

9. Dust control measures shall be added.

10. The dumpster enclosure will consist of a same scored block used on the buildings.

11. All rooftop equipment shall be screened.

12. There will be no outdoor P/A system allowed

13. Landscaping and buffer zones, as presented this evening, are acceptable with the modification made by this motion.

14. The landscaping along Grand River will be irrigated.

The motion carried unanimously.

7. Request for approval of site plan, PUD amendment and impact assessment for proposed 19,875 sq. ft. commercial development (Shops at Westbury), which is part of the Lorentzen PUD, Sec. 9, petitioned by Singh Development Co. and discussed

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by the Planning Commission 03/08/04.

A. Disposition of PUD amendment.

Moved by Smith, supported by Ledford, to approve the PUD amendment, correcting the heading to read an Amendment Relative to the Shops @ Westbury in the Planned Unit Development Agreement. This action is contingent upon review and approval of the agreement by the Township Attorney. Further, the township address is 2911 Dorr Road. The motion carried unanimously.

B. Disposition of impact assessment.

Moved by Smith, supported by Mortensen, to approve the impact assessment dated 03/17/04 as submitted. The motion carried unanimously.

C. Disposition of site plan.

Moved by Ledford, supported by Smith, to approve the site plan dated 03/17/04 with the following conditions:

1. Materials will match the clubhouse building immediately to the west.
2. Signage will be according to Township Ordinance and a monument signs no taller than six feet will be allowed. All signage materials will match building the building materials.
3. Petitioner will comply with the requirements of the Howell Fire Department's letter dated February 19, 2004.
4. Township staff will approve all Wall-pack lighting units at the rear of the building.

The motion carried unanimously.

8. Discussion of the first draft of the General Fund Budget for fiscal year 2004/05 as submitted by Skolarus.

The general fund budget for 2004/05 was discussed with no formal action taken by the board. Note: The board will review per diems for attending over night meetings.

Moved by Hunt, supported by Ledford, to amend the General Fund Budget for fiscal year 2003/04 as requested. The motion carried unanimously.

Moved by Hunt, supported by Ledford, to approve the Michigan Emergency Management Assistance Compact. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Combs, Mortensen, Skolarus and McCririe. Nays – None. Abstain – None.

Moved by Skolarus, supported by Ledford, to approve the radon reduction services with Air Quality Control, at a cost not to exceed \$1,000.00. The motion carried unanimously.

The minutes of the 03/15/04 regular meeting of the board were discussed. It was the decision of the board to have Kolakowski review item 13 on page 5 for clarification. Further, to change deputy "clerk" to deputy "treasurer" on page 2.

The regular meeting of the Genoa Township Board was adjourned at 8:50 p.m.

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Paulette A. Skolarus
Genoa Township Clerk

(PA 04/11/04)