

**GENOA TOWNSHIP
Election Commission
December 1, 2003**

MINUTES

Chairman Skolarus called the meeting of the Genoa Township Election Commission to order at 6:55 p.m. at the Genoa Township Hall. The following commission members were present constituting a quorum for the transaction of business: Paulette A. Skolarus and Gary McCririe. Absent – Hunt.

Moved by McCririe, supported by Skolarus, to approve the Agenda as presented. The motion carried unanimously.

A call to the public was made with no response.

- 1. Discussion of new precincts**
- 2. Purchasing of new equipment**
- 3. More Election officials**
- 4. Increased cost**
- 5. Recommendation to Township Board**

Skolarus advised the committee that 2004 will be a presidential election year and it is necessary to split some of the township precincts (1, 2, 4 & 6). It is expected that the additional four precinct splits will need tabulating equipment at a cost of about \$24,000.00. (This money should be reimbursed from the State of Michigan under their program to update Michigan's antiquated voting equipment.) With the addition of four new precincts, we will also need to employ approximately 20 additional election officials for another increase of about \$3,000.00 for each election. This formal action needs to be completed by Dec. 16, 2003 with the recommendation of the Election Commission to the Township Board for approval. (Note: Hunt previously advised the committee that she had no objection to the requested changes.)

Moved by Skolarus, supported by McCririe, to approve the recommendation to split four of the township precincts according to a geographic boundary as follows: Splitting precincts 4 and 6 along Brighton Road; splitting precinct 1 along Latson Road; splitting precinct 2 along Nixon Road. This action would create precincts 4a, 4b, 6a, 6b, 1a, 1b, 2a and 2b. Further, this action by motion of the election commission will be contingent upon approval by the township board and publication in the Press/Argus. The motion carried unanimously.

The regular meeting of the Election Commission was adjourned at 7:00 p.m.

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GENOA TOWNSHIP BOARD – Regular Meeting – December 1, 2003

**Regular Meeting
Dec. 1, 2003**

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 six persons in the audience.

Moved by Ledford, supported by Mortensen, to approve the Agenda as presented. The motion carried unanimously.

A Call to the Public was made with no response.

Consent Agenda:

- 1. Payment of Bills totaling \$459,206.41.**
- 2. Approval of Minutes: November 3, 2003.**
- 3. Consideration of a request from Kenneth Burchfield to resign from the Township Planning Commission effective December 31, 2003.**
- 4. Request to purchase GIS software at a cost of \$1,225.95 to allow editing and input of data into GIS system.**
- 5. Request for approval of the MTA conference budget for officials attending the January meeting in Lansing.**
- 6. Request for approval to split township precincts as recommended by the Election Commission.**

Moved by Ledford, supported by Mortensen, to approve the consent agenda as presented. Further, that any action related to the precinct splits will be in conformity with the action of the Election Commission as previously stated. The motion carried unanimously.

Action Items for Discussion:

- 1. Request for approval of the environmental impact assessment corresponding to a request to rezoning from PRF (Public Recreational Facility) to RR (Rural Residential) approximately 40 acres in the northwestern half of Section 12, Euler & McClements Rd., petitioned by Joyce Oliveto and discussed by the Planning**

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Commission on July 14, 2003 and the Township Board 09/08/03.

A. Disposition of impact assessment.

Moved by Mortensen, supported by Skolarus, to approve the impact assessment dated 11/25/03, correcting page 5, the last paragraph to change “80 acres” to “40 acres”. The motion carried unanimously.

B. Disposition of rezoning request.

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

2. Request for approval of the site plan and special use permit, and impact assessment for a proposed ground water storage tank necessary to support the City of Brighton municipal water system, located in the southeast corner of Section 36, on the south side of Brighton Lake/Hamburg Road, petitioned by River Place/Abbey Homes, as discussed by the Planning Commission 11/10/03.

A. Disposition of special use permit.

Moved by Skolarus, supported by Mortensen, to approve the special use permit for a residential appearing building to be used as a water storage facility with the following conditions:

1. This will provide essential public services to users of the City of Brighton water system.
2. It meets the conditions of Section 12.08 of the Township Ordinance.
3. Resolution through documentation, acceptable to the Township Attorney, of how the land will be ultimately transferred to the City of Brighton.
4. The administrative committee will review and approve the landscape plans.

The motion carried unanimously.

B. Disposition of amendment to PUD agreement.

Moved by Ledford, supported by Mortensen, to approve the PUD agreement with the following conditions:

1. Maintenance and security for the land and the building shall be the responsibility of the City of Brighton.
2. The Agreement shall be reviewed and approved by the Township Attorney.

C. Disposition of impact assessment.

Moved by Skolarus, supported by Ledford, to approve the impact assessment dated 10/02/03 with final review and approval by Attorney Heikkinen. The motion carried unanimously.

D. Disposition of site plan.

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

1. The windows will be a clear glass with blinds between the two panes of glass.
2. The landscaping will include plantings around the perimeter of the home, softening of

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the turnaround, screening of any utilities on the site, as well as several canopy trees added with final landscaping review and approval by the Township Staff.

3. The landscaped areas shall be irrigated.
4. A 25-foot wide permanent utility easement for the water main must be recorded by the City of Brighton while this site is still under the jurisdiction of Genoa Township.
5. The driveway must be constructed to Genoa Township standards of 1.5-inches 36A for the wearing course, 1.5-inches 13A for the leveling course, and 6-inches MDOT 22A aggregate base course.
6. The lighting will not exceed 0.5 foot-candles at the property line.
7. With a review and approval of the final building material by the administrative committee.

The motion carried unanimously.

3. Request for approval of a rezoning application, impact assessment, conceptual PUD plan and PUD agreement (Chemung Condominium Community) to rezone 49 acres located on the south side of Grand River Ave., between Grand River and I-96, Section 10. The request is to rezone property from OSD (PUD) (office service district Planned Unit Development) to MDR (PUD) (medium density residential Planned Unit Development) for 96 units, as petitioned by B/K/G Development L.L.C. and discussed by the Planning Commission 10/14/03.

A. Disposition of rezoning application.

Moved by Smith, supported by Combs, to approve the rezoning application as requested. The motion carried unanimously.

B. Disposition of conceptual PUD plan.

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

1. Two conservation easements will be granted to cover the property from the wetland boundary west to the property line.
2. A five-foot concrete sidewalk will be installed along Grand River; however, during final site plan review an analysis will be made to minimize grading and tree removal to determine where the sidewalk will be placed.
3. The cul-de-sac will be 26-feet wide and the extension or “tail” will be 24-feet wide, which is subject to approval by the Howell Fire Department.
4. The pathway extending from the sidewalk and through the park area will be five-foot wide blacktop, except for the west portion beyond the buildable area, where a natural material shall be used.
5. The water main will loop through the development as shown on the Conceptual Site Plan.
6. Landscaping will be determined at final site plan, but will be no less than required by the Township ordinance.
7. In addition to the typical planting requirements, an additional row of evergreens will be provided along I-96 at one tree every 15 feet behind the buildings only.
8. Additional plantings may be required along the Gray Road property line at final site plan.

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9. No grading will occur closer than 10 feet of the wetland.
 10. The distance between buildings will not be less than 20 feet at the closest point.
 11. The buildings materials presented this evening are acceptable and become the property of the Township.
 12. The emergency vehicle access to Gray Road will be eliminated.
 13. A shorter median at the entrance will be required at final site plan.
 14. The median will be reduced in width to 15 feet with 2 ½ feet in road width added to each side of the median.
 15. The five-foot sidewalk and five-foot trails shown on the conceptual site plan are acceptable because this is a self-contained subdivision, in addition, there has been a density reduction and extensive preservation of green-space and wetlands.
 16. The curb cut along Grand River will be made during the initial construction phase.
 17. The PUD Agreement will be revised to include these items before submission to the Township Board.
 18. A preliminary traffic study using the trip generation manual will be compiled prior to submission to the Township Board and confirmed with a more intensive study prior to final Site Plan submission.
- The motion carried unanimously.

C. Disposition of PUD agreement.

Moved by Skolarus, supported by Ledford, to approve the PUD agreement with the following conditions:


1. Review and approval by the Township Attorney.
2. All items in Paragraph 15 of the LSL Letter dated October 8, 2003 shall be included in the Agreement. The motion carried unanimously.

D. Disposition of impact assessment.

Moved by Skolarus, supported by Mortensen, to approve the impact assessment dated 11/24/03 as submitted. The motion carried unanimously.

Moved by Smith, supported by Skolarus, to appoint Hunt to the Hartland Area Recreation Authority. The motion carried unanimously.

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


Paulette A. Skolarus
Genoa Township Clerk