

GENOA TOWNSHIP
Regular Meeting
Oct. 20, 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, Robin Hunt, 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.

1. Request for approval of a sketch plan, and impact assessment for a proposed construction of three 60' x 80' storage buildings to the rear of an existing storage building at 945 Lucy Road, Section 6, petitioned by C. Now as discussed by the Planning Commission 09-29-03.

A. Disposition of impact assessment.

Moved by Ledford, supported by Hunt, to approve the impact assessment dated 10/15/03 as submitted. The motion carried unanimously.

B. Disposition of sketch plan

Moved by Mortensen, supported by Smith, to approve the sketch plan dated 03/27/03 with the following conditions:

1. A total of 12 evergreen trees shall be planted along the Lucy Road frontage.
2. A total of 17 gravel parking spaces will be installed along the front and south side of the existing building subject to review and approval of staff, which will assure that the 20-foot setback from the ROW is adhered to.
3. The sketch plan will be resubmitted to the Howell Area Fire Department to assure that a gravel driveway vs. a dirt access is acceptable and to be constructed with 21aa gravel or in accordance with the standards established by the fire department.
4. No outdoor storage will be permitted on the site.
5. Waste will be handled within the buildings and no exterior Dumpster will be permitted.
6. Any new or existing out-door lighting fixtures shall be downward directed, cut-off fixtures that comply with Section 3.51 of the Zoning Ordinance and should not cause off-site glare.
7. The building will be constructed of aluminum siding with a taupe or beige color and the roof will be shingled in an earth-tone color.
8. Dust control measures shall be added to the sketch plan.
9. Only a silent alarm will be employed.
10. The cross section gravel road shall meet Livingston County Road Commission standards.

The motion carried unanimously.

2. Request for approval of a special use permit, site plan, and environmental impact assessment for a proposed Cedar Closet storage facility with one storage and office/manager's residence building and three additional self storage buildings with exterior access, located on the south side of Grand River Avenue, between Dorr and Gray Roads, Section 10, petitioned by Joseph A. Guido, Guido Associated, Inc. and discussed by the Planning Commission 09-29-03.

A. Disposition of special use permit.

Moved by Skolarus, supported by Ledford, to approve the special use permit for a self-storage office/manager residence with no outdoor storage allowed. The motion carried unanimously.

B. Disposition of impact assessment.

Moved by Combs, supported by Mortensen, to approve the impact assessment dated October 2003, which includes the PIPP as submitted. The motion carried unanimously.

C. Disposition of site plan.

Moved by Ledford, supported by Mortensen, to approve the site plan dated 09/10/03 with the following conditions:

1. The petitioner shall provide to Township Staff an inventory of existing trees from the property line to the east to where the wall will be built.
2. The six-foot wall will be moved 20 feet to the east on the site and constructed of concrete matching the masonry block portion of the buildings.
3. Three garage doors on the east side of the northernmost building will be removed and one small access door will remain.
4. A five-foot wide concrete sidewalk will be installed along Grand River prior to occupancy.
5. The plantings on the east side of the property will be within the site unless an easement can be obtained from the property owner to the east to plant them on top of the berm.
6. The lighting will be shoebox and downward directed and are not to exceed 0.5 foot-candle at the west property line.
7. A revised photometric grid will be provided to the Township Board.
8. A six-foot monument sign will be permitted with materials compatible with the office/residential portion of the building.
9. Fifteen canopy trees will be planted along the west property line unless Township Staff determined a lesser number are required.
10. Any trees destroyed during construction of the buildings or the six-foot wall shall be replaced by the petitioner.
11. The petitioner will provide documentation regarding the draining at the south property line.
12. The petitioner will provide documentation that the existing storm water system is adequate.
13. A Knox box and fire extinguishers will be required for this site and shall be obtained from the Howell Area Fire Department.
14. No outdoor storage shall be permitted on the site.
15. The alarm system shall be silent.

16. Dust control measures shall be added to the site plan.
 17. Irrigation shall be provided for all lawns and vegetation.
- The motion carried unanimously.

3. Consideration for approval of the Capital Improvements Program for the years 2003-2009 as prepared by Archinal.

Moved by Skolarus, supported by Hunt, to table until the next regular meeting of the board. The motion carried unanimously.

4. Request for approval of the Brownfield Redevelopment Authority.

A call to the public was made with the following response: Frank Castle – This area (Zeeb property) should be a park area not another subdivision with 300 homes. At the rate development is going we will not have any open spaces left. McCririe – The asking price for that land is more than the township can afford. Castle – The people who develop it should pay for the clean up, not us. McCririe – The future residents who live there will pay to clean it up. The sewer and water connections to the Zeeb property will correct the problems at our Oak Pointe facility by allowing us to connect to the Genoa Ocoola authority that has a surface water discharge.

A. Draft of Authority.

Moved by Ledford, supported by Combs, to approve the draft as submitted, subject to a review and approval by Heikkinen. The motion carried unanimously.

B. Resolution establishing the Brownfield Redevelopment authority.

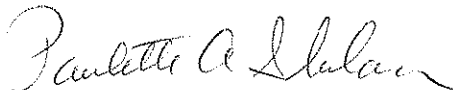
Moved by Skolarus, supported by Ledford, to approve the resolution as submitted, subject to a review and approval by Heikkinen. Further, a letter to the Secretary of State will be sent advising the State of the establishment of the authority. The motion carried unanimously.

Administrative Business:

Moved by Mortensen, supported by Hunt, to approve for payment vouchers totaling \$295,106.42. The motion carried unanimously

Moved by Ledford, supported by Mortensen, to approve the Minutes of the October 6, 2003 regular meeting of the board as submitted. The motion carried unanimously.

The regular meeting of the Genoa Township Board was adjourned at 8:45 p.m.



Paulette A. Skolarus
Genoa Township Clerk