

GENOA TOWNSHIP
Regular Meeting
August 18, 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, Jim Mortensen and Jean Ledford. Also present were Township Manager Michael Archinal, Township Attorney Rick Heikkinen and approximately 15 persons in the audience.

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

A Call to the Public was made with the following response: Vicky Becker (Vic & Bob's Party Store – The Coffee connection is located right across from my store. He now has walk-in retail sales and beer and wine at that location. Doesn't the zoning of the property prohibit this business? McCririe – That business is in residential zoning. A consent judgment was approved by the court system in 1995 and it was amended in May of 2002. They are within the guidelines of the judgment with the exception of the sale of beer and wine. We will look into the matter with the state and pursue an injunction against Mr. Thomas concerning the liquor license.

Dr. Rick Adler (Pine Creek Ridge Resident) – (Reference is made to a letter addressed to Gary McCririe dated 08/15/03.) Adler – The first confirmed case of West Nile Virus was documented in a dead Blue Jay found on my property. I am requesting the township provide abatement measures to the pond near my home. Todd Smith – We need more information before making a determination. Genoa Township is 36 square miles of water, ponds and wetlands. How could we possibly respond to all the inquiries and requests from our residents? It was the consensus of the board to look into the application process with the state and discuss the matter at the next regular meeting of the Township Board.

Dan and Kristen Newton – We live at 742 Maury Place and own property adjacent to Pathway Drive. Pathway has now been paved but it was not done with a design to handle the water runoff. Water is being directed onto our lot and we are being flooded. McCririe – We will meet with you and the township engineers to see what will work to alleviate that problem. Hopefully we can come up with some kind of compromise.

1. Request for approval of a rezoning application, environmental impact assessment, conceptual PUD plan, and PUD agreement to rezone 73.1 acres located west of Chilson road, north of Coon Lake Road in Section 20 and Section 29. The request is to rezone property from CE (country estates) to RR (RPUD) (rural residential PUD) petitioned by Chestnut Development (AKA Timber Green

Development) as discussed by the Planning Commission 04/28/03 and 07/28/03.

A. Disposition of PUD rezoning application.

Moved by Skolarus, supported by Ledford, to approve the rezoning as requested. The motion carried unanimously.

B. Disposition of conceptual PUD plan

Moved by Ledford, supported by Smith, to approve the conceptual PUD Plan with the following conditions:

1. Road width will be 26 feet with two 11 foot traveled lanes with remainder to be shoulder.
2. Outside of pavement radius will be not less than 50 feet.
3. Open ditch with gravel siding is acceptable.
4. Road right-of-way of 50-feet is acceptable.
5. Parcels 4 thru 15 will have 80-foot rear yard setbacks.
6. The 212.5-foot radius is acceptable.

C. Disposition of PUD agreement.

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

1. This recommendation is made in view of the following benefits to the Township:
 - a. Preservation of 73 acres with no more than 17 homes.
 - b. Preservation of headwaters for Chilson Creek Watershed
 - c. Locks in permanently low density on this parcel,
 - d. Natural transition from CE to RR in the area.
 - e. Preservation natural features.
2. This recommendation is subject to approval of the Conceptual PUD by Township Attorney.
3. Conservation easements will be obtained which are suitable to the Township.

D. Disposition of impact assessment (08/11/03).

Moved by Skolarus, supported by Hunt, to approve the impact assessment dated 08/11/03 as submitted. The motion carried unanimously.

2. Discussion of a new phone system for the township and review of bids obtained by VanTassell.

Moved by Mortensen, supported by Ledford, to allow the township administrative committee to review bids and purchase a telephone system at a cost not to exceed \$12,000.00. Further, to gain assurance from the vendor that the manufacturer will support the system for a minimum of five years. The motion carried unanimously.

3. Request for approval of the assessor's affidavit of the 2003 millage levies for the Township of Genoa, with an operating millage levy of 0.8194.

Moved by Mortensen supported by Smith, to approve a millage levy of 0.8194 mills for the 2003 tax season as requested by Township Assessor Duffy Rojewski. The motion carried unanimously.

4. Consideration of a request for the second amendment to the Dillon water service agreement between the City of Brighton and Genoa Township.

Moved by Ledford, supported by Smith, to approve a draft of the water service agreement between the City of Brighton and Genoa Township related to fire suppression service for the Church of the Nazarene located on Brighton Road. This action is contingent upon the church accepting the fees for said service to be negotiated with the City of Brighton attorney. The motion carried unanimously.

Administrative Business:

The administrative committee will meet to consider and make recommendation to the township board for per diem meeting fees for the Zoning Board of Appeals, the Planning Commission and recording secretaries.

Residents living near the North Shore development petitioned the township board to permanently halt the development of a tract of land identified as a peninsula that abuts the canal between East and West Crooked Lakes. Concern for the wetlands and the natural wildlife habitat were raised.

Moved by Mortensen, supported by Smith, to approve for payment vouchers totaling \$147,760.77. The motion carried unanimously.

Moved by Ledford, supported by Mortensen, to approve the Minutes of the 08/04/03 regular meeting of the board as submitted. The motion carried unanimously.

The regular meeting of the Genoa Township Board was adjourned at 9:15 p.m.



Paulette A. Skolarus
Genoa Township Clerk

(PA 08/27/03)