

GENOA TOWNSHIP
Regular Meeting
March 3, 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, Anthony Combs, Jim Mortensen and Jean Ledford. Also present were Township Manager Michael Archinal and seven persons in the audience.

Moved by Ledford, supported by Mortensen, to approve the Agenda with the addition of item 9 Adjournment to a closed session to discuss the purchase of property. The motion carried unanimously.

A call to the public was made with no response.

1. Request for approval of the environmental impact assessment (02-18-03), corresponding to site plan (02-26-03) for a proposed 22,824 sq. ft. five building office complex located in Sec. 14, on the north side of Grand River Ave. between Kellogg and Euler Rd., petitioned by Neal Nielson and discussed by the Planning Commission 02-10-03.

Moved by Ledford, supported by Mortensen, to approve the impact assessment with the following conditions:

1. Prior to the issuance of building permits for Buildings A, D, and E and the maintenance building as they are currently designated on the site plan, the petitioner shall provide elevations to Township Staff for compliance with architectural harmony with elevations, design, materials and color scheme as currently exists in the development, with the exception of windows being required in the maintenance building.
2. The maintenance building garage door will be located to the north side of the building and this building shall have the same architecture as the current buildings. Additionally, this building shall not have, at any time, greater than 50 gallons of hazardous or flammable material and there shall be no floor drains that drain into the detention pond.
3. The petitioner is to add at least three evergreen trees to the northwest corner of the maintenance building.
4. During construction of the north side maintenance road and the north side building, the petitioner shall add tree protection to the existing landscaping.
5. The petitioner is to add Evergreen trees along the north property line between any spaces of existing trees to provide as much greenbelt barrier as possible between the site and the property to the north.
6. A five foot wide concrete sidewalk shall be provided on the east side of Building E and pedestrian sidewalks shall link all buildings, however, where grade on the site requires accommodations to the physically challenged, the petitioner shall design the pedestrian sidewalk links in compliance with all current accessibility codes to accommodate the

needs of the physically challenged.

7. All outdoor HVAC equipment shall be screened with sufficient landscaping
8. Building lights shall be boxed, wall mounted, and downward facing with manufacturer's specifications and a revised photometric grid be provided to staff prior to submission to the Township Board.
9. All existing orange lights will be shielded to eliminate the outward glare.
10. All pole lights are to be shielded on the north side and downward directed.
11. All signage is to be consistent with current ordinances and prior staff approval.
12. The uses of the site by medical offices or for banking purposes shall be subject to the owner obtaining prior approval for a revised site plan if any additional parking is required by ordinance.
13. The petitioner shall comply with all Township Engineer requirements, including plan corrections and approval of the driveway width off of Kellogg Drive by the Livingston County Road Commission.
14. No additional dumpsters shall be allowed on this site. (Reference is made to the site immediately to the south and owned by the same petitioner. That dumpster site will accommodate refuse collection and disposal for both developments.)
15. The REU's shall be assessed as determined by the Township Engineer.
16. The grade for the drive on both sides of Building E is permitted to not be greater than 6%.

The motion carried unanimously.

2. Request for approval of a special use permit, site plan (02-19-03), and environmental impact assessment (02-19-03) for proposed 9000 sq. ft. warehouse addition to match existing 26, 887 sq. ft. building (Highland Engineering) in Section 8, south of Grand River Ave., on the east side of Grand Oaks Dr., petitioned by Contracting Management Corp. as discussed by the Planning Commission 02-24-03.

A. Disposition of special use permit.

Moved by Hunt, supported by Combs, to approve the special use permit for a warehouse in excess of the 40,000 square foot allowed. The motion carried unanimously.

B. Disposition of impact assessment.

Moved by Skolarus, supported by Ledford, to approve the impact assessment as presented. The motion carried unanimously.

C. Disposition of site plan.

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

1. The 9,000 square foot addition is to be used for warehouse purposes only.
2. The building materials are to be the same as to texture and color as the existing building and consistent with the color renderings provided this evening.
3. Dust control measures shall be added to the site plan as well as any construction plans.
4. All additional lighting as noted on the site plan shall be fully shielded and downward directed.
5. The petitioner shall satisfactorily meet the requirements of the Township Engineer.

The motion carried unanimously.

3. Request for acceptance of the resignation of Judith Stornant and the appointment of Dean Tengel to fill the vacated position on the Zoning Board of Appeals.

Moved by Ledford, supported by Skolarus, to regretfully accept the resignation of Judith Stornant and to appoint Dean Tengel to the Zoning Board of Appeals. The motion carried unanimously.

4. Consideration of a request for contract for services with Boss Engineering (Heximer/Service Road Extension).

Moved by Skolarus, supported by Ledford, to approve the execution of a contract with Boss Engineering for the Heximer/Service Road Extension at a cost of \$9,500.00. The motion carried unanimously.

5. Request for approval of a proposal to enter into an agreement with Hamburg Township at a cost of \$2,000.00 to host parcel information related to the Township Assessing Department on the Internet, as recommended by the Administrative Committee.

Moved by Ledford, supported by Combs, to accept the proposal for web service with Hamburg Township as recommended. The motion carried unanimously.

6. Request for approval of an agreement for collection of summer school property taxes with Howell Public Schools under the same terms and conditions as last year.

Moved by Mortensen, supported by Ledford, to allow the execution of the agreement with Howell Schools at a cost of \$3.50 per parcel plus \$725.00. The motion carried unanimously.

7. Request for approval of a resolution scheduling the second public hearing (March 17, 2003) for the Lake Chemung Aquatic Weed Control Project and the review of the roll for that project.

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

8. Request for approval of agreement with Insight Environmental Services, Inc. for a preliminary wetland evaluation and environmental assessment of the parcel of land located adjacent to Bauer Road, south of Brighton Road at a fee estimate of \$2,700.00 as a condition of the grant received relative to the construction of a bike path along Bauer.

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

9. Adjournment to a closed session to discuss the purchase of property.

Moved by Hunt, supported by Ledford, to adjourn to executive session at 7:45 p.m. The motion carried by roll call vote as follows: Ayes – Ledford, Hunt, Combs, Mortensen, Skolarus and McCririe. Nay – None. Absent – Smith.

The regular meeting of the Genoa Township Board was resumed at 8:00 p.m.

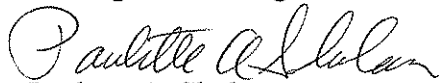
Moved by Skolarus, supported by Combs, to approve the pro-rata cost, with financial support for recycle Livingston and their annual electronics collection and disposal. The motion carried unanimously.

It was the consensus of the board to support the physically disabled athletes within the State of Michigan by proclaiming the third week in May as “Athletes with Physical Disabilities Week” as requested by J.J. Lewis, President of the Michigan Disability Sports Alliance.

Moved by Ledford, supported by Mortensen, to approve for payment vouchers totaling \$81,809.39 as requested. The motion carried unanimously.

Moved by Ledford, supported by Combs, to approve the Minutes of the 02-17-03 regular meeting of the Township Board as submitted. The motion carried unanimously.

The regular meeting of the Genoa Township Board was adjourned at 8:10 p.m.


Paulette A. Skolarus
Genoa Township Clerk

(PA 03-12-03)