

(corrected)  
**GENOA TOWNSHIP BOARD**  
**Regular Meeting**  
**Oct. 7, 2002**

**MINUTES**

Supervisor McCririe called a regular meeting of the Genoa Township Board to order at 7:00 p.m. at the Genoa Township Hall. 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 and Jim Mortensen.

Moved by Mortensen, supported by Smith, to approve the Agenda with the tabling of item 4. The motion carried unanimously.

A call to the public was made with the following response: Greg Denowski – I would like to donate \$3,000.00 to the Township General Fund. I am also asking for an extension to Euler Road. The Livingston County Road Commission has estimated a project of 275 feet to cost \$3,850.00. Moved by Skolarus, supported by Mortensen, to approve the project as outlined in Jodie Tedesco's letter of 10-01-2002. The motion carried unanimously.

**1. Request for approval of an environmental impact assessment, special use permit and site plan for a proposed 29,827 square foot addition to an existing building located in Section 5, Grand Oaks Industrial Park, on the east side of Grand Oaks Ave., south of Grand River Ave, petitioned by Schonsheck and Kraft Auto Spa as discussed by the Planning Commission July 8, 2002.**

**A. Disposition of impact assessment.**

The impact assessment was discussed with no formal action taken by the board until such time as the fumes from the operation can be successfully eliminated. Language suggested for the impact assessment is as follows: If that occurs (or odor otherwise occurs) lamination will not resume until the filtration system is functioning properly or new odor prevention technology is installed.

**B. Disposition of special use permit.**

Moved by Mortensen, supported by Smith, to approve the special use permit for a Building in excess of 20,000 square feet with the following conditions: The land owner is going to comply with Section 3.56 of the Township Ordinance as well as respond to periodic compliance checks from the Township. The special use permit is conditioned upon the petitioner receiving approval for the impact assessment from the township board at a later date. The motion carried unanimously.

**C. Disposition of site plan.**

Moved by Hunt, supported by Combs, to approve the site plan as presented with the following conditions:

1. The north wall shall have eight-feet of masonry block from ground level.
2. All material for the addition shall be as provided to the Planning Commission.
3. All pallets stored shall not be stacked higher than the screening wall.
4. All unstacked pallets on the property shall be stacked prior to the Township Board meeting.
5. Concrete bumper blocks shall be added to the five parking spaces in front of the wall protecting the transformer pad.
6. The waste receptacle enclosure shall be the same masonry material as the building.
7. Petitioner shall meet all engineering requirements.
8. Sign details shall be submitted with appropriate permits as required by the Township.
9. Additional scrubbers will be added if additional laminator or other machinery requiring scrubbers is installed.
10. Prior to construction, an easement for draining will be executed with the neighboring property to the northeast, namely Dicks Sporting Goods, subject to approval by the Township Attorney and Township Engineer.
11. "Fire Lane No Parking" signs shall be posted along the no parking side of the east and west sides of the building as requested by the Howell Fire Marshall in his letter dated June 4, 2002.
12. Dust control measures shall be added to the site and construction plans.
13. The petitioner may move forward with their project, but must eventually obtain approval of the environmental impact assessment from the township board.

The motion carried unanimously

**2. Request for approval of the impact assessment corresponding to a sketch site plan for a proposed 1,024 sq. ft. storage building located at 5362 E. Grand River, Section 10, petitioned by Robert Rhodes and reviewed by the Planning Commission Sept. 9, 2002.**

Moved by Smith, supported by Skolarus, to approve the impact assessment corresponding to site plan as presented with the following conditions:

1. The building shall be 24 x 32 with an eight-foot extension porch and shall be gray vinyl sided.

2. The building shall be located nearly centered behind the existing structure with the rear setback not less than 250 feet from the south side of the building and the side setbacks no more than 38 and 30 feet.
3. The garage doors shall not face Grand River.
4. As indicated by petitioner, two windows are to be added to the building.
5. The petitioner shall add two canopy trees along the Grand River frontage.
6. The dumpster is to be screened with a wood stockade fence and shall have a gate.
7. The location of the dumpster shall be shown on the sketch plan at the time of submission to the Township Board.
8. Lighting fixtures shall be a shoebox or enclosed-canister fixture and shall be downward facing.
9. Any signage changes shall be approved by Township Staff.
10. The petitioner will construct a five-foot wide concrete sidewalk along the Grand River frontage and said sidewalk shall be completed at such time as required by staff.
11. If plumbing and or water are added to the building, the petitioner shall obtain approval from the Township Engineer.  
The motion carried unanimously.

**3. Request for approval of a proposed reduction in the minimum lot size for Genoa Township PUD and Cluster Ordinance as discussed by the Planning Commission Sept. 9, 2002.**

Moved by Skolarus, supported by Smith, to approve the changes as requested by the Planning Commission. The motion carried unanimously.

**4. Request for approval of a letter to Linda Rairigh, Manager Local Audit & Finance, with the State Treasury office concerning the Lake Edgewood Water and Sewer Fund and a deficit reduction plan as requested by Township Auditor Ken Palka.**

Tabled until the next regular meeting of the township board.

**5. Consideration of requests from the Administrative Committee:**

**A. Purchase township logo flags.**

Moved by Hunt, supported by Smith, to approve the purchase of 25 flags at a cost of \$1,627.25. The motion carried unanimously.

**B. Approve a process of mulching for the fall leaf collection.**

Moved by Skolarus, supported by Smith, to approve the fall leaf collection program at a cost of \$900.00 for the following Saturdays: Oct. 26<sup>th</sup>, Nov. 9<sup>th</sup> and Nov. 23<sup>rd</sup> from 9:00

a.m. until 12:00 noon. The motion carried unanimously.

**6. Request for approval of an amendment to the General Fund budget for both cash and accrual as submitted by Skolarus.**

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

**7. Review of newsletter articles as submitted by Skolarus.**


Moved by Hunt, supported by Mortensen, to approve the publication of the township newsletter with minor changes. The motion carried unanimously.

**Administrative Business:**

Moved by Hunt, supported by Mortensen, to approve for payment vouchers totaling \$320,515.56 as requested. The motion carried unanimously.

Moved by Hunt, supported by Smith, to approve the Minutes of the Sept. 16, 2002 Regular Meeting of the board as presented. The motion carried unanimously.

The regular meeting of the board was adjourned at 8:45 p.m.

  
Paulette Skolarus  
Genoa Township Clerk