

GENOA TOWNSHIP BOARD

Regular Meeting

Sept. 16, 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, Jean Ledford, and Jim Mortensen. Also present were Township Manager Michael Archinal and eight persons in the audience.

Moved by Hunt, supported by Mortensen, to approve the Agenda with the deletion of item 5 and to allow Todd Smith to abstain from any discussion and decision (as a township board member) pertaining to his petition as related to item 3. The motion carried unanimously.

A call to the public was made with no response.

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.

Moved by Skolarus, supported by Mortensen, to table (at the petitioner's request). The petitioner was asked to provide a revised impact assessment with specific information for a shut down of equipment should any odor reoccur. The motion carried unanimously.

2. Request for approval of a special use permit, site plan, and environmental impact assessment for proposed new dance facility including studio spaces, play area and administrative offices, located in Sec. 9, Parcel 2, Parkway Drive, petitioned by Precision Dance Academy, Steve Chapman, as discussed by the Planning Commission 08-12-02.

A. Disposition of special use permit.

Moved by Mortensen, supported by Smith, to approve a recreation facility in an industrial district. The motion carried unanimously.

B. Disposition of impact assessment.

Moved by Mortensen, supported by Hunt, to approve the impact assessment dated 07-03-02. The motion carried unanimously.

C. Disposition of site plan.

Moved by Ledford, supported by Hunt, to approve the site plan contingent upon the following:

- Petitioner shall add one Sugar Maple along Parkway Drive and a mixture of canopy and evergreen trees shall be provided along the storm water detention area.
- Petitioner shall reduce the wall sign size by 100 square feet and obtain a sign permit.
- Site plan and dust control methods used while under construction will comply with the Township engineers' requirements.
- The Planning Commission **specifically** recommends gold as the color for the roof, and will retain the samples presented at this meeting so the Township Board knows the color the commission has specified.
- The property will be assessed three residential equivalent users.
- If a water softener is used, the petitioner will not discharge that water to the sewer system.
- The site plan specifically depicting the "gold" roof will be allowed.

The motion carried unanimously.

3. Request for approval of the environmental impact assessment corresponding to site plan for a proposed 12,604 sq. ft. multi-tenant retail office development (Savannah West) fronting Grand River Ave., east of Latson Rd., Section 9 petitioned by Todd Smith and discussed by the Planning Commission 08-26-02.

Todd Smith did step from the board table to make his presentation on the project. Moved by Skolarus, supported by Mortensen, to approve the impact assessment dated 08-09-02 with the following conditions:

- Shoebox lighting on the west side, directed downward.
- So-called "decorative" lighting on the south, east, and north with a maximum bulb light of 250 watts.
- Outside lighting will not exceed one foot-candle at the property line.
- Petitioner shall comply with all requirements of Township engineers, including: water main location on site plan, contours shown at 2' intervals on site plan, water main construction plan, and water and dust control measures during construction.
- Any water processed through a water softener will not be connected to the township sewer lines.

The motion carried unanimously.

4. Request for approval of a special use permit, site plan, and environmental impact assessment for outdoor seating proposed at the Colorado Coffee Co., located in Section 4, 4140 E. Grand River, Howell, in the Country Corners Strip Mall, petitioned by Colorado Coffee, as discussed by the Planning Commission 08-26-02.

A. Disposition of special use permit.

Moved by Ledford, supported by Mortensen, to approve the special use permit for outdoor seating with the following conditions:

- 1) There shall be no more than four 3' X 3' tables and 16 chairs.

- 2) The hours of outside dining shall be 5:00 PM to 9:00 PM during the weekdays and 5:00 PM to 11:00 PM on weekends.
 - 3) There shall be no outside music.
 - 4) There shall be no additional exterior lighting.
 - 5) This use may be undertaken from April 1st through October 31, with the chairs, tables and trash receptacles removed nightly at closing.
 - 6) Petitioner shall have available at the Township Board meeting September 3, 2002 a letter from the property owners indicating that 8 additional parking spaces will be utilized for the outside dining, which may limit the subsequent occupancy of other vacant storefronts on this site.
 - 7) Petitioner shall be limited to 2 tables and 8 chairs until petitioner has taken possession/use of property to the west.
 - 8) Outside tables and chairs in use shall be located directly in front of the property leased by petitioner.
 - 9) There shall be no advertising on the umbrellas on the outside tables
- The motion carried unanimously.

B. Disposition of impact assessment.

Moved by Mortensen, supported by Skolarus, to approve the undated impact assessment stating that impact from the operation will be "none". The motion carried unanimously.

C. Disposition of sketch/site plan.

Moved by Skolarus, supported by Ledford, to approve the sketch/site plan as submitted. The motion carried unanimously.

Note: The petitioner raised the issue of the application fee of \$500.00 versus that of the City of Brighton and Howell that was considerably lower.

5. Deleted - A Request for approval of a resolution, drafted by Rick Heikkinen, to assess fines levied by the Department of Environmental Quality for users in the sewer districts of the Township.

6. Request for approval of a resolution from F.H. & L. Development, Inc. (Lake Pointe Manor) to transfer stock (2001 licensing year) in 2002 Class C licensed business with Dance-Entertainment Permit by dropping Gregory F. Ford, deceased, as stockholder thru transfer of his 27,000 shares to Gregory F. Ford Declaration of Trust, Richard Gillikin, Successor Trustee located at 5768 E. Grand River, Howell, MI 48843, Genoa Township, Livingston County. (Note: Approved transfer on August 5, 2002 for 18,000 shares – s/b 27,000 shares.)

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

7. Consideration of a recommendation from the administrative committee for a minor change to the new rates for water and sewer related to a grace period.

Moved by Smith, supported by Ledford, to approve the memo from Archinal concerning Connection Fees with a grace period to January 1, 2003 at which time the new rates will be approved. The motion carried unanimously.

Administrative Business:

Moved by Hunt, supported by Mortensen, to approve for payment vouchers totaling \$173,225.61. The motion carried unanimously.

Moved by Ledford, supported by Smith, to approve the Minutes of the 09-03-02 regular meeting of the board as presented. The motion carried unanimously.

Moved by Mortensen, supported by Ledford, to authorize the execution of the grant (\$34,300.00) agreement terms as related to the bike path to be constructed south of Brighton Road along Bauer. The motion carried unanimously.

Note: A joint meeting of the Township Board and Planning Commission is scheduled for 09-30-02 at 7:00 p.m.



Paulette A. Skolarus
Genoa Township Clerk

(PA 09-25-02)