

**GENOA TOWNSHIP BOARD**  
**Regular Meeting**  
**April 15, 2002**

**MINUTES**

A regular meeting of the Genoa Township Board was called to order by Supervisor McCririe 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: McCririe, Skolarus, Hunt, Ledford, Smith, Combs and Mortensen. Also present were Township Manager Michael Archinal and approximately fifteen persons in the audience.

Moved by Mortensen, supported by Ledford, to approve the Agenda with the tabling of item number #2 (at the petitioner's request). The motion carried unanimously.

A Call to the Public was made with no response.

**1. Presentation by Denny Troshak, representing Howell Parks and Recreation.**

Mark Swanson addressed the board on behalf of Mr. Troshak. Swanson - The articles of Incorporation are in the final stage of completion. Ultimately a millage will be requested of the residents who reside within the authority. The board took no formal action.

**2. Consideration of a request to amend the consent Decree between Dewey Thomas and Genoa Township for an addition to his coffee shop located on the corner of Brighton and Chilson roads.**

Tabled at the petitioner's request.

**3. Request for approval of the impact assessment (10-02-01), corresponding to final site plan (04-01-02), for 47 single-family units on 66.91 acres located on the north side of Cunningham Lake Road in Section 34 of Genoa Township, petitioned by The Terra Land Group/Copperleaf, as reviewed by the Planning Commission 03-25-02.**

A letter was received from Jack Blake asking that construction traffic be restricted from any subdivision roads and that traffic use Bauer and then Cunningham Lake Roads. A call to the public was made with the following response: Rona Szydzik - I am concerned with the additional traffic on Eggert Place. Place both access roads on Cunningham Lake. Bob Herbst - Speed is a big problem on Mountain Road and this new project will increase the hazard with additional traffic. I am also concerned with the water table. Does the board know of any problem or that the water may drop? Skolarus advised the board that Mike Craine of the road commission had no problem with delaying the access to this subdivision through Eggert.

Moved by Skolarus, supported by Smith, to approve the impact assessment contingent upon the following:

1. An escrow deposit of \$20,000.00 will be made with the township after final site plan approval to cover the development of the park.
  2. A temporary gate will be placed at the entrance from Eggert until such time as the first occupancy permit is issued for the development.
  3. All construction traffic will be required to enter from Bauer and then Cunningham Lake Roads.
  4. The building parcel will be re-delineated for lots 30, 31 and 33 to include the setback from the designated wetland.
  5. A letter from the Livingston County Health Department will be received indicating that there will be no adverse affect to the water table after approval of this development.
  6. The setback of lot 11 will be redefined so as not to encroach upon the easement.
  7. The building setbacks from the buffers along Cunningham Lake Road for Lots #1 and #45 shall not be less than 20 feet.
  8. The Planning Commission recommends that Proposal A be the required building envelope and the dimensional requirements of that be adhere to with respect to Lot #45.
  9. All detention ponds are to be identified on Section B of the Master Deed as common elements.
  10. The construction plan shall provide tree preservation details with the developer being required to preserve as many 8" caliper trees and all undisturbed areas with the markings of limited grading to be inspected by the Township Landscape Architect and the granting of a grading permit.
  11. The required approvals of the Livingston County Drain Commission shall be obtained indicating that there are no adverse affects on the water table.
  12. The required approval of the Livingston County Road Commission shall be obtained.
  13. The driveway access to Lots #17, 18, 23, and 24 must meet the requirements of fire access roads as advised by the City of Brighton Fire Department.
  14. All construction plans as required by the Township Engineer shall be submitted for review before the issuance of any permits.
- The motion carried as follows: Ayes - McCririe, Hunt, Smith, Mortensen, Ledford and Combs. Nay - Skolarus.

**4. Request for approval of the impact assessment (03-13-02), corresponding to site plan (03-13-02) for a proposed 11,300 sq. ft. office addition to 3,200 sq. ft. existing building located in Section 9, on Grand River Ave. east of Latson Rd., petitioned by Savannah Office/Cedar West Development, as reviewed by the Planning Commission 03-25-02.**

Moved by Ledford, supported by Combs, to approve the impact assessment contingent upon the following:

1. Building materials, color, design, and architectural integrity of the existing 1860 farmhouse shall be in accordance with those supplied by the petitioner from the samples and drawings presented this evening.

2. The proposed shared access easement with the property to the east shall be provided to the Township Attorney for approval, with the location for access to be reserved for future consideration.
3. Petitioner shall be required to obtain a drainage easement for the detention pond and the language of such agreement is subject to approval by the Township Attorney and Township Engineer with a further recommendation by the Planning Commission that the proposed bike path to be built at a future date and not be located closer than the 100 year storm high water mark for the detention pond.
4. Traditional Genoa Township ornamental lighting fixtures shall be used for all outside light fixtures with light wattage for each fixture not greater than 250.
5. Approval of all engineering requirements of the Township Engineer.
6. Petitioner shall accept the REU's as assigned and determined by the Township Engineer.
7. The water main shall be extended along the proposed driveway with a hydrant being installed at the end.
8. Petitioner shall obtain either MDOT approval or a waiver for the Grand River curb cut and comply with all pavement markers and signage as required by MMUTCD.
9. Petitioner shall be permitted to construct the driveway at a width of 24 feet to accommodate the petitioner's attempt to save the existing walnut tree on the northwest corner of the property.
10. The dumpster location is approved as designated on the site plan, but subject to removal in the event of future development to the east.

The motion carried unanimously.

**5. Request for approval of the impact assessment (revised 02-07-02) and final site plan (03-27-02) for a 248-unit apartment complex located on the north side of Grand River Ave. in the Lorentzen PUD, Section 4 & 9, petitioned by Singh Development Co., as reviewed by the Planning Commission 03-25-02.**

**A. Disposition of impact assessment.**

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

**B. Disposition of site plan.**

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

1. The successful conveyance of the wood lot to the township as referenced on the site plan dated March 27, 2002.
2. Completion of the shared access agreements for the private road.
3. Township Engineer review and approval of all plans
4. The building materials as presented are acceptable.

The motion carried unanimously.

**6. Discussion of a request for approval of a memorandum of understanding supporting Lansing to Detroit Regional Commuter Rail.**

Moved by Smith, supported by Hunt, to approve the memorandum of understanding - deleting any mention of a contribution. The motion carried unanimously.

**7. Consideration of a request for approval of a purchase of 25 voting booths at a cost of \$3,112.50 - as recommended by the administrative committee.**

Moved by Mortensen, supported by Ledford, to approve the purchase of 25 voting booths as recommended. The motion carried unanimously.

**8. Consideration of a recommendation by the administrative committee for approval of a policy related to pickup and disposal of bulky items with the township absorbing 50% of the cost.**

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

**Administrative Business:**

Moved by Combs, supported by Ledford, to approve for payment vouchers totaling \$360,575.21. The motion carried unanimously.

Moved by Mortensen, supported by Hunt, to approve the Minutes of the 04-01-02 regular meeting of the board as presented. The motion carried unanimously.

Moved by Skolarus, supported by Mortensen, to approve a fly-over and the preliminary design for a sewer project (running from Crest Housing to Kellogg Road) and a water project (southwest side of Lake Chemung) as requested by Archinal. The motion carried unanimously.

The regular meeting of the Genoa Township Board was adjourned at 9:10 p.m.

Paulette A. Skolarus  
Genoa Township Clerk