

GENOA TOWNSHIP BOARD
Regular Meeting
March 18, 2002
7:00 p.m.

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, Combs and Mortensen. Also present were Township Manager Michael Archinal and approximately eight persons in the audience.

Moved by Ledford, supported by Mortensen, to amend the Agenda to add the disposition of an amendment to the PUD for Genoa Square and to note that the request from PMJ is preliminary. The amended Agenda was voted and carried unanimously.

A Call to the Public was made with no response.

1. Request for approval of an environmental impact assessment, corresponding to site plan, for a proposed Fire Station facility, located at the east side of Dorr Road, north of Crooked Lake Road, Section 14, petitioned by Genoa Township, as discussed by the Planning Commission on 03-05-02.

Moved by Skolarus, supported by Mortensen, to approve the impact assessment revised March 6, 2002 as submitted. The motion carried unanimously.

2. Request for approval of an environmental impact assessment, corresponding to site plan, for a proposed oil change business located south of Grand River Ave. and east of Latson Road within the Genoa Square PUD, Section 9, petitioned by Robert Mechigian, as discussed by the Planning Commission 02-11-02.

A. Disposition of amendment to the PUD.

Moved by Ledford, supported by Hunt, to approve the 3rd amendment to the PUD as requested. The motion carried unanimously.

B. Disposition of impact assessment.

Moved by Mortensen, supported by Skolarus, to approve the impact assessment dated 01-28-02 as submitted. The motion carried unanimously.

C. Disposition of site plan.

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

- The building and impervious surface coverage percentage be added to the site plan.

- All Township Engineering requirements will be met, specifically including supplying the Township Engineer with drawings and/or plans to verify compliance with the Engineer's requirements #3, 4, and 5 on their letter dated February 5, 2002.

The motion carried unanimously.

3. Request for approval of an environmental impact assessment, corresponding to the preliminary site condo plan, for a proposed 15-unit site condominium development located on the east side of Latson Road between Grand River and Golf Club Road and consists of 24.91 acres, Section 4, petitioned by PMJ Development, as discussed by the Planning Commission 03-05-02.

Moved by Mortensen, supported by Ledford, to approve the revised impact assessment dated 12-14-01 as submitted. The motion carried unanimously.

4. Request for approval of a special use permit, site plan and impact assessment, for proposed 3,300-sq. ft. bank facility with drive-through operations, located in Section 5, on the West Side of Latson Rd. in the Livingston Commons PUD consisting of 1.87 acres, petitioned by Comerica Bank as discussed by the Planning Commission 03-11-02.

The board discussed the lighting issue with Thomas Chubb representing Comerica Bank. It was determined that Archinal would resolve the lighting question administratively.

A. Disposition of special use permit.

Moved by Ledford, supported by Mortensen, to approve the special use permit allowing three drive-thru lanes and one ATM lane for the new bank. The motion carried unanimously.

B. Disposition of impact assessment.

Moved by Skolarus, supported by Mortensen, to approve the impact assessment (received 12-13-01) as submitted. The motion carried unanimously.

C. Disposition of site plan.

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

- Building material samples, including the glass, are satisfactory.
- Lighting shall be limited to 1.0 foot-candles at all boundaries, except the east, which shall be no greater than 2.4 foot-candles.
- Final review and approval of all plans.

The motion carried unanimously.

5. Consideration of an appropriation of \$20,000.00 for a south loop road planning grant match as requested by McCririe.

Moved by Skolarus, supported by Ledford, to approve the request. The motion carried unanimously.

6. Discussion of a billing for the special election for the fire millage in the amount of \$5,951.00.

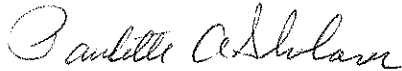
It was the consensus of the board that the special election would not be billed to the Brighton Fire Authority since our representatives to that board had decided against doing so. Moved by Skolarus, supported by Ledford, that any expenses related to future elections held separately from either the August Primary or the November General Election would be billed to the entity requesting voter action. The motion carried unanimously.

Administrative Business:

Moved by Ledford, supported by Mortensen, to approve for payment vouchers totaling \$371,673.00. The motion carried unanimously.

Moved by Ledford, supported by Hunt, to approve the Minutes of the 03-04-02 regular meeting of the board as presented. The motion carried unanimously.

The meeting was adjourned at 7:55 p.m.



Paulette A. Skolarus
Genoa Township Clerk