

GENOA TOWNSHIP BOARD
Regular Meeting
Dec. 3, 2001

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, Township Attorney Rick Heikkinen and approximately six persons in the audience.

Moved by Ledford, supported by Mortensen, to approve the Agenda as presented. The motion carried unanimously.

A Call to the Public was made with no response.

1. Public Hearing on the Pardee Lake Weed Control Project.

A call to property owners and the public was made with no response.

2. Request for approval of Resolution No. 3 (confirming the special assessment roll) for the Pardee Lake Weed Control Project.

Moved by Mortensen, supported by Ledford, to approve Resolution No. 3 as presented. The motion carried by roll call vote as follows: Ayes - Ledford, Smith, Hunt, Mortensen, Combs, Skolarus and McCririe. Nay - None.

3. Request for approval of an amendment to the zoning ordinance, section 5.06, to allow "Wedding Chapels" as a special land use in the Agricultural and Country Estate zoning districts. Section 12.25 will be amended to provide specific standards for "Wedding Chapels", as discussed by the Planning Commission 10-22-01.

When this petition was called there was no response from anyone in the audience. McCririe gave the board an overview of the request. Moved by Ledford, supported by Smith, to deny the request for an amendment to the zoning ordinance for the following reasons:

1. The use does not meet the intent of the Agricultural and Country Estate Districts because it does not contribute to the retention of the "rural atmosphere and quality of life.
2. The use will create a mixture of residential and commercial land uses that is not harmonious with the surrounding rural residential environment.
3. The use will impose excessive, incompatible traffic volumes on residential roads and is inconsistent with the goals of the Master Plan.
4. The use does not promote a well-planned, safe, balanced, and pleasant residential neighborhood.

The motion carried unanimously.

4. Request for approval of the impact assessment (11-28-01) and site plan for a proposed 10,600 square foot, one story child care facility for Tutor Time, located on 1.35 acres on the south side of Grand River Ave., within the Genoa Square PUD, west of the interstate I-96 on/off ramp near lake Chemung, as discussed by the Planning Commission on 11-12-01.

Mr. Harvey Weiss advised the board that they would financially support the installation of a traffic light at Lawson Road and Grand River. The building will be approximately 10,600 square foot in area.

A. Disposition of Impact Assessment.

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

B. Disposition of site plan.

Moved by Ledford, supported by Smith, to approve the site plan with the following conditions:

1. Discharge from any water softener may not be connected or discharged into the sanitary sewer.
2. A potassium-based regenerate should be used if a water softener is installed.
3. All signage shall be approved with the Township Manager.
4. Dust control measures will be added to the construction plan.
5. The township engineer will review and approve all plans.

The motion carried unanimously.

C. Disposition of an amendment to the PUD.

Moved by Skolarus, supported by Smith, to approve the amendment as submitted, limiting the maximum number of students within the facility at any single time to 184. The motion carried unanimously.

5. Consideration for approval of the text of a revised noise ordinance to limit unreasonable or unnecessarily loud noise or disturbance, injurious to health, peace, or quiet of the residents and property owners of the township.

Moved by Smith, supported by Mortensen, to approve the Noise Ordinance #011203 as submitted by Heikkinen. The ordinance will take effect 30 days after publication. The motion carried unanimously.

6. Request to delete \$80.80 (refuse and administration fee) from the tax roll for property belonging to Jim Baker and referenced 11-36-200-006 as requested by Hunt.

Moved by Ledford, supported by Smith, to remove \$80.80 from the tax roll for property identified as 4711-36-200-006 as requested by Hunt. The motion carried unanimously.

7. Consideration of the acceptance of a letter of resignation from Jim Heaslip from the Board of Review and an appointment to fill the unexpired term as recommended by the Supervisor.

A. Acceptance of letter of resignation from Jim Heaslip.

Moved by Hunt, supported by Skolarus, to regretfully accept the letter of resignation from Jim Heaslip to the Board of Review. The motion carried unanimously.

B. Appointment to fill the unexpired term.

Moved by Skolarus, supported by Ledford, to approve the Supervisor's appointment of Terry Newman to the unexpired term on the Board of Review. The motion carried unanimously.

Administrative Business:

Moved by Ledford, supported by Hunt, to approve for payment vouchers totaling \$175,961.30. The motion carried unanimously.

Moved by Mortensen, supported by Smith, to approve the Minutes of the 11/05/2001 regular meeting of the board as presented. The motion carried with Skolarus abstaining.

Moved by Smith, supported by Ledford, to approve the Minutes of the 11/19/2001 regular meeting of the board as presented. The motion carried with Skolarus abstaining.

Archinal advised the board that The Euler Road project will cost an estimated \$120,000.00. An amended contract with a change order, will be submitted by Rothenburger, to complete the work will be included on the agenda for the next regular meeting of the board. It is expected that the LCRC will financially support this project.

Ledford advised the board that a resident on Tri-Lakes had contacted her concerning the replacement of some missing signs in that area. Archinal will review the request.

The regular meeting of the board was adjourned at 8:15 p.m.



Paulette A. Skolarus
Genoa Township Clerk

(PA 12-12-01)