

## GENOA TOWNSHIP BOARD

Regular Meeting  
November 19, 2001

### MINUTES

A Regular Meeting of the 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, Hunt, Ledford, Smith, Mortensen and Combs. Also present were Township Manager Michael Archinal and two persons in the audience.

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

A Call to the Public was made with no response.

**1. Request for approval of impact assessment related to site plan for a proposed 8,900 square foot retail building located at the northwest corner of Grand River Avenue and Meadowview Road, Section 8, petitioned by Meadowview Associates, LLC as recommended for approval by the Planning Commission 10-22-01 and the Zoning Board of Appeals 11-13-01.**

Mr. Michael Boggio of Michael Boggio & Associates presented an overview of the project.

Board discussion regarding the 9' or 9 ½' width of the parking spaces, Mortensen advised the Board that the Planning Commission directed the petitioner to discuss further with the Township Board.

Revised plans reflecting the change in the parking spaces will need to be turned into the Township Manager as well as a copy of the letter offering landscaping sent by the developer to the adjoining property owner.

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

1. Impact Assessment, Page 3 change to Howell Fire Authority.
2. Impact Assessment, Page 7, paragraph f. change to parking spaces will be 9½' in the front and 9' in the rear and east side.
3. The rear screening wall shall be brick on both sides and materials shall match that of the building.
4. All drainage and grading shall be approved by the Township Engineer.
5. Sign permits will be required for all exterior signage, specifically the monument sign shall be a ground sign that is not in excess of 20 feet long and 3.33 feet high and the materials shall match the building.

6. All exterior lighting shall be constructed as provided on the site plan and shall not exceed 0.5 foot candles on the property lines.
7. No tenant of the building shall be permitted to have any fixtures protruding through the roof.
8. There will be no outdoor storage or sales on this site.
9. If the petitioner chooses to use a water softener, the discharge cannot be connected to the sanitary sewer and a potassium based regenerate should be used.
10. The number of REU's assessed shall be determined administratively.
11. There will be no antennae on the roof or any outside PA systems.

The motion carried unanimously.

**2. Request for approval to correct the following Winter 2001 Tax Bills and reduce the total special assessment levy for refuse: 11-27-100-042, 11-31-100-013, and 11-31-100-014.**

Moved by Ledford, supported by Mortensen, to approve the reduction of the Refuse Levy by \$240.00 and to correct the following Winter Tax Bills, 11-27-100-042/remove \$80.00 Refuse and .80 Admin. Fee, 11-31-100-013/remove \$80.00 Refuse and .80 Admin. Fee, and 11-31-100-014/remove \$80.00 Refuse and .80 Admin. Fee. The motion carried unanimously.

**Administrative Business:**

Smith supplied Board Members with copies of the 2<sup>nd</sup> Draft of the Articles of Incorporation for the Howell Area Fire Authority. There was Board discussion regarding the Recreation Authorities. McCririe advised the members that we will have to make a decision regarding the Authorities within the next month or two. No action was taken.

Moved by Hunt, supported by Mortensen, to approve for payment vouchers totaling \$167,417.89.

Moved by Smith, supported by Ledford, to table approval of the Minutes of the November 5, 2001 Regular Meeting. The motion carried unanimously.

Board discussion regarding the MERS program contribution that is included in the Township Manager's contract. Mr. Archinal explained that he is having difficulty dealing with the administrator for the program and that they have been very uncooperative.

Moved by Ledford, supported by Mortensen, to authorize Mike Archinal to determine whether the current contribution be placed in either Aetna or the MERS investment account with no change in amount.

Moved by Mortensen, supported by Combs to adjourn the regular meeting of the Genoa Township Board at 7:50 p.m. The motion carried unanimously.