

**GENOA TOWNSHIP BOARD**  
**Work Session**  
**May 7, 2001**

**MINUTES**

A work session of the board was called to order by Supervisor McCririe at 5:50 p.m. at the Genoa township Hall. The following board members were present constituting a quorum for the transaction of business: McCririe, Skolarus, Hunt, Combs, Smith and Mortensen. Township Manager Michael Archinal, Auditor Ken Palka and Assessor Debra Rojewski were also present.

Moved by Hunt, supported by Skolarus to approve the Agenda as presented. The motion carried unanimously.

**1. Presentation of a commercial and industrial reappraisal proposal for Genoa Township as offered by Landmark Appraisal Company.**

Debra Rojewski presented her proposal for the township reappraisal. The cost of service for commercial properties is \$28,000.00 and for industrial properties \$17,000.00, with an additional \$2,000.00 for startup. The board took no formal action.

**2. Discussion of the General Fund Budget for Fiscal 2001-2001, Ken Palka of Pfeffer and Hanniford.**

General Fund revenue and expenditures were discussed in detail. The board took no formal action.

The work session of the board was adjourned at 6:50 p.m.

**GENOA TOWNSHIP**  
**Regular Meeting**  
**May 7, 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, Combs, Smith and Mortensen. In addition there were present Township Manager Michael Archinal and five persons in the audience.

Moved by Hunt, supported by Mortensen to approve the Agenda with the tabling of petition #3 and the addition of a closed session to discuss pending litigation. The motion carried unanimously.

A Call to the Public was made with no response.

**1. Presentation by Chuck Breiner and Rick Terres of Howell Public School concerning the upcoming school bond issue.**

Terres advised the board that Howell Public Schools would seek additional millage of .4 mills at a special election scheduled for June 11, 2001 with the primary cost being a new elementary school for \$10,713,978.00.

**2. Request for approval of a site plan amendment (04-18-01) and impact assessment (04-03-01) for a proposed 2,834 square foot First National Bank building; located on 2.6 acres at Grand River east of Latson Road, Section 9, petitioned by National Bank/Boss Engineering, as discussed by the Planning Commission 01-22-01.**

**A. Disposition of amendment to the site plan.**

Moved by Mortensen, supported by Smith, to approve the amendment with the following conditions:

1. All building materials shall be as presented to the Planning Commissioner this evening.
  2. All exterior lighting fixtures are to be permanently pointed at a 90-degree angle.
  3. A letter of agreement from property owner requiring construction and completion of rear service drive, pathway, and ornamental lighting to be completed temporarily with the development of the adjoining land to the north.
  4. A letter of agreement shall be provided by the property owner requiring construction of the rear service drive to be recorded after Township Attorney approval.
  5. Appropriate access drive permits shall be obtained from MDOT.
  6. Elimination of the directional sign as shown on the site plan.
  7. Additional landscaping along Grand River Avenue frontage to shield headlights of vehicles in the drive thru lanes.
  8. All signing is to be shown on the site plan.
  9. Subject of approval of the Township Engineer.
  10. Dust control measures during construction shall be on the site plan and construction plan.
  11. REU's as determined by the Township Engineer and township staff shall be \$3,500 per REU for sewer and \$3,000 per REU for water.
  12. 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.
  13. The bike path shall be extended through the Detroit Edison easement to the west.
- The motion carried unanimously.

**B. Disposition of impact assessment.**

Moved by Mortensen, supported by Combs, to approve the impact assessment dated 05-07-01 as presented. The motion carried unanimously.

**3. Request for approval of an impact assessment, corresponding to site plan for proposed site condominium of thirteen single-family homes on 18.83 acres located on the west side of Char Ann Drive, ¼ mile north of Grand River, Section 6, petitioned by Norm Dymond/Boss Engineering as discussed by the Planning Commission 04-09-01.**

Tabled at the petitioner's request.

**4. Request for approval of an amendment to a previously approved site plan for approximately 7,700 sq. ft. of additional asphalt parking lot and commercial driveway on Lot #1 of Gentech Industrial Park, Section 8, located on the west side of Fendt Drive north of Grand Oaks Drive petitioned by Brivar Construction, as discussed by the Planning Commission 04-09-01.**

Moved by Skolarus, supported by Smith, to approve the amendment with the following conditions:

1. Approval of the Livingston County Drain Commissioner for an on-site detention area for storm water runoff with a copy of the final resolution being provided to the Township Engineer.
2. Petitioner shall comply with all Township Engineer requirements, including matching the curb height of the new curb with the existing curb.

The motion carried unanimously.

**5. Request for approval an impact assessment (03-05-01), corresponding to site plan (02-08-01) for proposed 10,732 sq. ft. industrial facility on 4.44 acres located on Lot #6 in the Brighton Pines Industrial Center, west of Dorr Road, Section 15, petitioned by Brivar Construction, as discussed by the Planning Commission 04-09-01.**

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

1. All building materials as presented this evening will be utilized, with a color rendering of the building being supplied prior to the issuance of a land use permit.
2. The plan shall be modified to show details of screening of any rooftop equipment match the building.
3. REU's to be calculated either pursuant to Tetra Tech's letter dated March 29, 2001 or as later determined by Genoa Township administrative staff.
4. There shall be no overnight parking of trucks in the 50-foot turnaround on the southwest corner of the site.
5. Township Engineer review and approval of all plans.
6. Dust control measures shall be included on the site plan and construction plan.
7. There will be no signage on the building.

The motion carried unanimously.

**6. Discussion of contracts with the Livingston County Road Commission:**

**A. Crooked Lake Road - Approx. \$40,000.00, limestone on Crooked Lake Road, from Fishbeck to Nixon.**

Moved by Skolarus, supported by Smith, to authorize the supervisor to execute a contract with the Livingston County Road Commission for \$58,000.00 with \$18,000.00 GRIP funds being applied toward this project. The motion carried unanimously.

**B. Euler Road Drainage - Approx. \$20,000.00.**

The project was discussed with no formal action taken by the board.

**C. Walnut Hill Sub. - Approx. \$75,000.00.**

\$75,000.00 would be the amount expended out of the General Fund toward the Walnut Hills subdivision reconstruction project. The board took no action.

**7. Request for an amendment to the General Fund Budget for fiscal 2000-2001, as submitted by Skolarus.**

Moved by Mortensen, supported by Hunt, to approve the amendment as presented. The motion carried unanimously.

**8. Request for approval of the following expenditures as recommended by the administrative committee:**

**A. Per Diem meeting fees: Township Board @ \$125.00, Planning Commission and Zoning Board of Appeals @ \$100.00, to be implemented on July 1, 2001.**

Moved by Skolarus, supported by Hunt, to approve the recommendation as submitted. Further, the chairman of each board or commission will be paid an additional \$5.00. The motion carried unanimously.

**B. Discussion of a reappraisal of commercial and industrial property as recommended by the county and previously budgeted at a cost of \$45,000.00.**

Moved by Skolarus, supported by Mortensen, to approve the expenditure as requested. The motion carried unanimously.

**C. To purchase cash receipts printer at a cost of \$1,100.00 as recommended by the administrative committee.**

Moved by Mortensen, supported by Combs, to approve the purchase as requested. The motion carried unanimously.

**D. A proposal from Desine for engineering to perform an architectural survey on the property located at the corner of Crooked Lake Road and Nixon (future fire substation site).**

Moved by Skolarus, supported by Smith, to approve the survey at a cost not to exceed \$2,200.00. The motion carried unanimously.

**E. Increase for Blue Cross/Blue Shield.**

The increase was discussed. The insurance expenditure will increase from \$71,100.00 to \$90,000.00 annually.

**9. Request for approval of a resolution supporting a request for a grant application with regard to bike/walk paths under the Greenways plan.**

Moved by Mortensen, supported by Smith, to approve the resolution as submitted by Skolarus. The motion carried unanimously.

**10. Consideration of a request from Debra Rojewski for attendance at the 2001 Michigan Assessors Association Conference.**

Moved by Combs, supported by Hunt, to approve an expenditure of \$225.00 for the conference and \$341.28 for the room as requested by Rojewski. The motion carried unanimously.

**11. Review of articles for the May Township newsletter as submitted by Skolarus.**

The newsletter was discussed and approved for publication with minor corrections.

**12. Request for approval of an amendment to the Township Zoning Ordinance with regard to Riparian Lot Common Use (Keyhole).**

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

**13. Closed session of the board to discuss pending litigation.**

Moved by Mortensen, supported by Combs, to adjourn to a closed session of the board to discuss pending litigation. The motion carried by roll call vote as follows: Ayes - Smith, Hunt, Combs, Mortensen, Skolarus and McCririe. Nay - None.

The regular meeting of the board was reopened at 8:40 p.m.

Moved by Hunt, supported by Smith, to approve for payment vouchers totaling \$181,345.93. The motion carried unanimously.

Moved by Mortensen, supported by Combs, to approve the Minutes of the April 16, 2001 regular meeting of the board as submitted. The motion carried unanimously.

Moved by Mortensen, supported by Combs, to appoint Barbara Figurski to fill the unexpired term (11-20-01) of Mike Archinal on the cemetery committee. The motion carried unanimously.

The meeting was adjourned at 8:50 p.m.



Paulette A. Skolarus  
Genoa Township Clerk

(Press Argus 05-16-01)