

**GENOA TOWNSHIP BOARD**  
**Regular Meeting**  
**April 2, 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, Hunt, Ledford, Smith, Combs and Mortensen. Also present were Township Manager Michael Archinal, Township Attorney Rick Heikkinen and approximately 7 persons in the audience.

Supervisor McCririe added a Request for approval of Resolution #4 Dorr Road Water and Sewer Improvement Project (2001) to be considered Item #10 on the Agenda.

Supervisor McCririe also requested that a closed session be held to consider agreements presented by Attorney Heikkinen.

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

A Call to the Public was made with no response.

**1. Request for approval of the impact assessment corresponding to site plan for a proposed 11,676 sq. ft. single story office building; located on the northeast corner of Euler and Grand River Roads, petitioned by Pro-Way Investment L.L.C. and Desine as discussed by the Planning Commission 03-12-01.**

Moved by Mortensen, supported by Combs, to approve the impact assessment as with the following changes:

- 1) Sample building materials, including colors that were provided to the Planning Commission on March 12, 2001, be maintained and become the property of the Township.
- 2) Petitioner shall revise the lighting to meet the Township requirements that the on-site lighting not exceed 1.00 foot candle at the property line and all lighting fixtures must be shielded.
- 3) Petitioner must submit an application for a sign permit for the proposed ground sign. The Planning Commission makes no recommendation for any additional signage.
- 4) The landscape plan shall show a green vinyl fence around the detention basin and 16 trees of similar species oriented toward Euler Road, as well as adding three canopy trees to replace trees lost during construction.

- 5) Petitioner will comply with all details and specifications of the Township Engineer.
- 6) Petitioner shall comply with administrative staff and Township Engineer in determining the dollar amount and number of REU's for public sewer and water.
- 7) 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.

The motion carried unanimously.

**2. Request for approval of a special use permit, environmental impact assessment, and site plan for a proposed 53,560 sq. ft. manufacturing and related warehouse and office for UniBoring Company, Inc., located in Brighton Pines Industrial Center-Lot #4 west of Dorr Road, petitioned by Brivar Construction Co., as discussed by the Planning Commission 03-12-01.**

**A. Disposition of special use permit.**

Moved by Mortensen, supported by Smith, to approve the special use permit for a building exceeding the 20,000 square feet allowed. The motion carried unanimously.

**B. Disposition of impact assessment.**

Moved by Ledford, supported by Mortensen, to approve the environmental impact assessment dated February 27, 2001. The motion carried unanimously.

**C. Disposition of site plan.**

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

- (1) Sample building materials, including colors that were provided to the Planning Commission March 12, 2001, be maintained and become the property of the Township.
- (2) Petitioner shall provide access ramps as required for all barrier-free parking spaces.
- (3) Petitioner must submit an application for a sign permit for the proposed ground sign.
- (4) Petitioner shall submit a photometric grid for the site demonstrating that the on-site lighting does not exceed 1.0-foot candle at the property line.
- (5) Petitioner shall comply with all design and engineer specifications of the Township Engineer.
- (6) Proposed future development as shown on the site plan be noted as not considered part of the recommendation from the Planning Commission.

(7) Petitioner shall provide not less than four additional canopy trees along the westerly portion of the site specifically for screening of I-96.

The motion carried unanimously.

**3. Request for approval of the impact assessment, corresponding to site plan, for a proposed 6,550 sq. ft. single story office building; located on Grand River between Latson and Dorr Roads, petitioned by A.D.R. Construction Co., as discussed by the Planning Commission 03-12-01.**

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

(1) Petitioner shall provide, for review by the Township Attorney, a reciprocal access easement for the Chemung Centre I and Chemung Centre II shared access drive onto Grand River.

(2) Petitioner shall submit, for review by the Township Attorney, a reciprocal access easement for the Chemung Centre I and Chemung Centre II shared access to the waste receptacle.

(3) Petitioner shall add on-site lighting fixtures and resubmit the photometric grid for clarification of details by staff:

(4) On-site light wattage shall not exceed 1.00-foot candles on the property lines.

(5) Petitioner must submit an application for a sign permit for the proposed ground sign.

(6) Petitioner will comply with all details and specifications of the Township Engineer.

(7) Petitioner shall comply with administrative staff and Township Engineer in determining the dollar amount and number of REUs for public sewer and water.

(8) 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.

The motion carried unanimously.

**4. Request for preliminary engineering services related to the Lake Chemung Water Distribution System at a cost not to exceed \$6,000.00 as submitted by Tetra Tech MPS.**

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

**5. Request for approval of an amendment to the General Fund Budget for Fiscal 2000-2001.**

Moved by Ledford, supported by Hunt, to approve the amendment to the General Fund budget. The motion carried unanimously.

**6. Request for approval of an amendment to Fund #262 and #264.**

**A. Future Development Fire Fund #262 Amendment.**

Moved by Hunt, supported by Smith, to approve the amendment to Fund #262. The motion carried unanimously.

**B. Future Road Improvement Advances #264.**

Moved by Ledford, supported by Hunt, to approve the amendment to Future Road Improvement Fund #264. The motion carried unanimously.

**7. Request for approval of a budget related to the Brighton Fire Authority.**

Moved by Mortensen, supported by Hunt, to approve the budget related to the Brighton Fire Authority. The motion carried unanimously.

**8. Discussion of the General Fund Worksheet for Fiscal 2001-2002.**

McCririe - We, as a Board, should think of what we want to prioritize in our future budgets - we need to discuss these issues further after everyone has a chance to present their ideas. The board took no formal action.

**9. Discussion and request for approval of a spring cleanup and bulky item collection date.**

It was the consensus of the board to continue with the spring cleanup Saturdays, but to put off a decision about the bulky item collection until fall. Moved by Ledford, supported by Smith, to approve April 28th and May 5th for the spring cleanup. The motion carried unanimously.

**10. Request for approval of Resolution #4 - Dorr Road Water and Sewer Improvement Project (2001).**

Moved by Hunt, supported by Ledford to approve Resolution #4 - Dorr Road Water and Sewer Improvement Project (2001). The motion carried by roll call vote as follows: Ayes - Ledford, Smith, Hunt, Mortensen, Combs and McCririe. Nay - None. Skolarus - Absent.

**Administrative Business:**

Moved by Hunt, supported by Ledford, to approve for payment vouchers totaling \$123,027.08. The motion carried unanimously.

Moved by Ledford, supported by Hunt, to approve the minutes of the March 19, 2001 regular township meeting with the following correction:

With regard to petition 4 for Bordine Investment - Under C. Disposition of site plan, #1 **Creation** of a buffer zone....shall be replaced by **deletion** of a buffer zone....." The motion carried unanimously.

Moved by Hunt, supported by Mortensen, to approve the minutes of the March 22, 2001 special meeting. The motion carried unanimously.

Moved by Ledford, supported by Smith to begin a closed session. The motion carried by roll call vote as follows: Ayes - Ledford, Smith, Hunt, Mortensen, Combs and McCririe. Nay - None. Skolarus was absent.

The regular meeting of the board was adjourned at 9:00 p.m.

Lillian Tubbs, Secretary

