

GENOA CHARTER TOWNSHIP BOARD

Regular Meeting

July 16, 2007

6:30 P.M.

MINUTES

Supervisor McCririe called the regular meeting of the Genoa Charter Township Board to order at 6:30 p.m. The Pledge of Allegiance was then said. The following persons were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Todd Smith, Jean Ledford, Steve Wildman and Jim Mortensen. Also present were Township Manager Michael Archinal and approximately eleven persons in the audience.

A Call to the Public was made with the following response: Konrad Stauch – I want to commend the staff at the township. Questions and concerns are answered efficiently and phone calls are returned. It is a pleasure to do business here.

Approval of Consent Agenda:

Moved by Skolarus, supported by Mortensen, to approve all item listed under the consent agenda. The motion carried unanimously.

1. Payment of Bills

2. Approval of Minutes: June 16, 2007

3. Request for DS Genoa Retail Center, Parcel #4711-13-103-001, to add connection fees of \$64,900.00 to the Lake Edgewood West Sewer Roll (X2021) and \$35,100.00 to the Lake Edgewood West Water Roll (X2525) for Konrad Stauch.

4. Review of extension of site plan approval for a parking lot expansion and related site improvements to the existing office utilized by Desine, Inc., located at 2183 Pless Drive, Sec. 13, petitioned by Desine Inc., as discussed by the Planning Commission 07/09/07.

5. Request for approval of the purchase of 2 new replacement computer workstations and 1 new GIS computer performance workstation at the cost of \$3,584.00 and approval of the purchase of an additional GIS user license for the GIS software at the cost of \$2,813.42.

6. Request for approval of water and sewer rates for Pine Creek Water and Sewer as reviewed by Township Auditor Ken Palka with connection fees for water at

\$2,200.00 and sewer at \$5,500.00; the commodity charge for water will be Pine Creek - \$2.64, Dillon - \$2.90, Northstar - \$3.04 and Lake Edgewood - \$2.90. Pilot will be \$8.33 per month. The commodity for sewer will be \$3.52 with an administrative fee of \$15.54.

7. Request to the County Board of Commissioners to waive permit fees for the construction of the new Genoa Township Fire Sub Station #35 at Chilson and I-96.

8. Reappointment to the Zoning Board of Appeals and the Planning Commission.

A. The Zoning Board of Appeals – to reappoint Joseph Perri to a three year term expiring 06/30/10.

B. The Planning Commission – to reappoint Teri Olson for a three year term expiring 06/30/10 and to appoint Chris Grajek to a three year term expiring 06/30/10 (replacing Curt Brown).

9. Request for approval to purchase a drive up mail box at the cost of \$529.00.

10. Request for approval of a \$100.00 monthly increase in the salary of the Liquor Enforcement Officer as requested by the Administrative Committee.

11. Request for acceptance of a quit claim deed for property located in the east ¼ corner of Section 7 subject to final Township Attorney Review for construction of the new township fire station, changing all references from 6 months to 12 months within the document.

12. Request for approval to award a management contract for the construction of the Nielsen Fire Substation to Corrigan Construction as provided for in the bid tabulation provided by Lindhout Associates.

Approval of Regular Agenda:

Moved by Skolarus, supported by Mortensen, to approve for action all items listed under the Regular agenda. The motion carried unanimously.

13. Consideration of request from Livingston County Economic Development Council for renewal of contract between EDC and Genoa Charter Township.

Cindy Denby and Stan Brish addressed the board concerning the renewal of the contract. Board members asked that a list of project and jobs created for southeast Livingston County be provided to the board. Moved by Ledford, supported by Smith, to table the request until the next regular meeting of the board.

14. Public Hearing on the revised Ordinance addressing the regulation of Solicitors

and Peddlers within the Township.

A call to the public was made with no response. Moved by Hunt, supported by Smith, to approve the new ordinance No. 070716-A as submitted. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None.

15. Public Hearing on the Ordinance addressing Floodplain Management Provisions of the State Code.

A Call to the Public was made with no response. Moved by Smith, supported by Mortensen, to approve the ordinance 070716-B as submitted. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None.

16. Consideration of a request to authorize a publication and set a public hearing for August 6, 2007 at 6:30 p.m., for approval of amendments to Zoning Ordinance Articles 9,11,16,18, & 22. (07-16).

Moved by Mortensen, supported by Smith, to introduce and set a public hearing on August 6, 2007 for consideration of Ordinance 07-04 to amend the code of ordinances of the Genoa Charter Township by amending articles 9, 11, 16, 18, and 22 of the Genoa Charter Township Zoning Ordinance. The motion carried unanimously.

17. Request for approval of impact assessment and site plan for a proposed 38,900 sq. ft. clubhouse for the Oak Pointe Country Club located at 4500 Club Drive, Sec. 28, petitioned by Oak Pointe Country Club, as discussed by the Planning Commission 07/09/07.

A. Disposition of the impact assessment.

Moved by hunt, supported by Ledford, to approve the impact assessment dated 07/10/07, correcting Paragraph G to make reference to Oak Pointe Water Distribution. The motion carried unanimously.

B. Disposition of site plan.

Moved by Hunt, supported by Ledford, to approve the site plan dated 07/10/07 contingent upon the following:

1. The dumpster will be stone to match the building.
2. The material and renderings are acceptable and will become township property. Township staff shall approve any changes to the building materials.
3. The photometric plan will be revised to eliminate those places in excess of 0.1 foot-candles at the property line.
4. The parking recommended by the MDEQ will be complied with and the deferred

parking will be installed after the review and approval by the Township Engineer.

5. The requirements of the Brighton Area Fire Department in their correspondence dated July 3, 2007 will be complied with.

6. The item #3 in the Tetra Tech letter of July 2, 2007 regarding utilities will be complied with.

The motion carried unanimously.

18. Request for approval of a rezoning application, impact assessment, conceptual PUD plan and PUD agreement to rezone 10.4 acres located on the South-West corner of Sterling Drive and Dorr Road, (11-15-200-018) from IND (Industrial) to MUPUD (Mixed Use Planned Unit Development) to construct a 16,101 sq. ft. retail, 5,935 sq. ft. office and a 41,966 sq. ft. industrial buildings, petitioned by Sterling Development Properties, L.L.C., as discussed by the Planning Commission 07/09/07.

A. Disposition of the Rezoning Request.

Moved by Smith, supported by Wildman, to approve Ordinance Number Z-07-01 for the rezoning of 10.4 acres located on the southwest corner of Sterling Drive and Dorr Road, Parcel No. 11-15-200-018, from IND/TC (Industrial/Town Center Overlay) to MUPUD (Mixed Use Planned Unit Development). The rezoning is granted because it meets the criteria of Section 22.04 of the Genoa Charter Township Zoning Ordinance. The motion carried unanimously.

B. Disposition of the PUD Agreement.

Moved by Smith, supported by Ledford, to approve the PUD Agreement received July 7, 2007 for a MUPUD (Mixed Use Planned Unit Development) for 10.4 acres located on the southwest corner of Sterling Drive and Dorr Road, Parcel No. 11-15-200-018, to construct a 16,101 sq. ft. retail, 5,935 sq. ft. office and 41,966 sq. ft. industrial buildings subject to the following:

1. Review and approval by the Township Attorney.
2. Exhibit C, Page 10 – Dry Cleaning Drop-off Stations shall be allowed without drive-through service.
3. The use conditions listed under Exhibit C, section 7.02.02 on pages 11-14 shall be removed.
4. The use conditions listed under Exhibit C, section 8.02.02 on pages 17-18 shall be removed.

The motion carried unanimously.

C. Disposition of the Conceptual PUD.

Moved by Smith, supported by Ledford, to approve the conceptual PUD plan revised April 23, 2007 for a MUPUD (Mixed Use Planned Unit Development) for 10.4 acres located on the southwest corner of Sterling Drive and Dorr Road, Parcel No. 11-15-200-

018, to construct a 16,101 sq. ft. retail, 5,935 sq. ft. office and 41,966 sq. ft. industrial

buildings subject to the following:

1. The conceptual plan complies with Section 10.07 of the Genoa Charter Township Zoning Ordinance.
2. Grading within the wetland setback is acceptable.
3. The requirements set forth in Tetra Tech's letter dated May 9, 2007 will be complied with.

The motion carried unanimously.

D. Disposition of the Impact Assessment.

Moved by Smith, supported by Wildman, to approve the Environmental Impact Assessment dated April 24, 2007 for a MUPUD (Mixed Use Planned Unit Development) for 10.4 acres located on the southwest corner of Sterling Drive and Dorr Road, Parcel No. 11-15-200-018, to construct a 16,101 sq. ft. retail, 5,935 sq. ft. office and 41,966 sq. ft. industrial buildings. The motion carried unanimously.

19. Request for approval of impact assessment for a 7,000 sq. ft. retail auto parts store located at 2797 E. Grand River, Sec. 6, petitioned by WXZ Retail Group, as discussed by the Planning Commission 05/14/07.

The petitioner advised the board that they could not secure an agreement with the property owner to the west and instead a costly retaining wall will need to be constructed.

Moved by Smith, supported by Skolarus, to approve the impact assessment (revised 05/02/07) contingent upon the following:

1. Petitioner will submit a cross access easement or other agreement acceptable to the Township Attorney across the 26' aisle way to the east and west in recordable form prior to the issuance of a land use permit.
2. Rooftop mechanical equipment screening is required on the front and sides of the building.
3. The landscape plan shall be revised to include an additional one tree and forty shrubs around the detention pond and the table shall be corrected to thatch the plan showing 17 European Cranberry bushes.

The motion carried unanimously.

Correspondence:

Archinal was asked to contact James Piggush, Assistant Attorney General and ask for a copy of any correspondence received from Lake Chemung Outdoor Resorts, Inc. in response to their letter of May 25, 2007 asking for compliance in operating a marina without a permit from the Department of Environmental Quality.

Waste Management advised the board of an increase in the rate for service effective July 1, 2007. The new rate per home is \$9.97 per month.

*GENOA CHARTER TOWNSHIP BOARD – Regular Meeting and Public Hearing –
July 16, 2007*

The Uniform Video Service Local Franchise Agreement that was filed by Michigan Bell Telephone. Co. doing business at AT&T is now deemed approved.

Resolutions were received from The Livingston County Board of Commissioners in support of 911 funding and opposing House Bill 4852.

It was the consensus of the board that sub categories be added to the Agenda under the bookmarks sections of Adobe with regard to the computer generated board file.

The regular meeting and public hearing of the Genoa Charter Township Board was adjourned at 8:10 p.m.

Respectfully submitted,

Paulette A. Skolarus
Genoa Township Clerk

(Press/Argus 07/26/07)