

(Corrected)

**GENOA CHARTER TOWNSHIP**  
**Regular Meeting**  
**Jan. 4, 2007**

**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, Robin Hunt, Todd Smith, Jean Ledford, Steve Wildman and Jim Mortensen. Also present were Township Manager Michael Archinal and nine persons in the audience.

A Call to the Public was made with no response.

**Approval of Consent Agenda:**

Moved by Hunt, supported by Mortensen, to approve all items listed under the Consent Agenda. The motion carried unanimously.

- 1. Payment of Bills**
- 2. Approval of minutes of the December 18, 2006 Regular Board Meeting.**
- 3. Approval to enter into agreements to collect 2007 summer school property taxes with Hartland Consolidated Schools and Brighton Area Schools as submitted by Treasurer Hunt.**
- 4. Approval of the Holiday schedule for 2007 as submitted by Clerk Skolarus.**
- 5. Approval of an agreement between Genoa Charter Township and the Livingston Amateur Radio Klub to affix an antenna on the Genoa/Cleary Water tower as reviewed and approved by the Township Attorney and the Township Engineer.**

**Approval of Regular Agenda:**

Moved by Ledford, supported by Wildman, to approve for action all items listed under the Regular Agenda. The motion carried unanimously.

- 6. Request for approval of rezoning application and impact assessment to rezone 60.16 acres located north of Crooked Lake Road between Springhill Drive and Fishbeck Road. The rezoning consists of the following 20 parcels: 11-16-400-006, 008, 010, 014, 015, 018, 019, 020, 022, 023, 024, 025, 026, 030, 031, 032, 033, 034, 038 and 039. The request is to rezone from Country Estates (CE) to Rural Residential**

**(RR) and is petitioned by David and Elizabeth Bonten, Cheryl Reed and Genoa Charter Township. (06-22) as discussed by the Planning Commission on 11-13-06.**

Mr. Bonten was in attendance to present his application. He noted that the Township was the volition of the larger rezoning request and that 17 of the 20 subject parcels do not conform to current zoning. The request is in conformance with the recently adopted Master Plan and will eliminate nonconformity. He asks that if the larger area is not approved that a smaller area, including his original request, be considered.

Supervisor McCririe noted that the area has changed recently. North shore Subdivision is mostly complete and Crooked Lake Road has been paved to beyond Mr. Bonten's property.

Treasurer Hunt noted in the Planning Commission minutes that a Mrs. Mays had asked to be included for consideration.

Manager Archinal indicated that Mrs. Mays property is to the north and that such a request would be inconsistent with the Master Plan.

Moved by Hunt, supported by Wildman, to approve the rezoning of parcels 11-16-400-006, 008, 010, 014, 015, 018, 019, 020, 022, 023, 024, 025, 026, 030, 031, 032, 033, 034, 038, and 039 from Country Estate (CE) to Rural Residential (RR) for the following reasons:

1. The rezoning is consistent with the Master Plan.
2. Based upon the minimum lot size requirements and allowable uses in the RR district, development permitted under the RR designation would be compatible with the environmental conditions found in the area.
3. Of the 20 parcels, the rezoning will decrease the number of non-conforming lots from 16 to 9 and will further reduce the non-conformity of the remaining 9 parcels.
4. The potential uses in RR are compatible with the surrounding uses in terms of suitability, environmental impact, and density, nature of use, traffic impacts, aesthetics, infrastructure and influence on property values.
5. The rezoning to RR is compatible with the capacity of the Township infrastructure and services.
6. The rezoning represents a balance between supporting the demand of current and projected population trends with the availability and capacity of infrastructure.
7. The rezoning is reasonable based upon the criteria listed in §22.04.01-22.04.06 of the Zoning Ordinance. The RR district is more appropriate than another district or amending the list of permitted or Special Land Uses within the District.
8. The rezoning has not been requested within the past year.

The motion carried unanimously with one absent.

**7. Request for approval of rezoning application and impact assessment to rezone 126.92 acres centered on Westgate Drive, south of Beck Road and extending west along Chilson Road. The rezoning consists of the following 29 parcels: 11-07- 400-001, 002, 003, 004, 005, 010, 011, 024, 025, 026; 11-08-300-001, 006, 009, 023, 025, 026, 027, 028, 029, 030, 031, 032, 033, 037, 038, 039, 040, 041 and 042. The request is to rezone from Country Estates (CE) to Rural Residential (RR) and is petitioned by Leonard Wilks and Genoa Charter Township (06-23) as discussed by the Planning Commission on 11-13-06.**

Mr. Wilks gave a brief description of his request noting consistency with the Master Plan.

Supervisor McCririe noted that the timing of the rezoning is appropriate and that it matches the Master Plan.

Mr. Smith noted that this request will make the zoning consistent with the Master Plan.

Steve Morgan was in attendance and noted that after the tremendous effort expended during the Master Plan update that he would be disappointed if the Board did not approve this request.

Moved by Hunt, supported by Ledford, to approve the rezoning of parcels 11-07-400-001, 002, 003, 004, 005, 010, 011, 024, 025, 026, 11-08-300-001, 006, 009, 023, 025, 026, 027, 028, 029, 030, 031, 032, 033, 037, 038, 039, 040, 041, and 042 from Country Estate (CE) to Rural Residential (RR) for the following reasons:

1. The rezoning to RR is consistent with the Master Plan.
2. Based upon the minimum lot size requirements and allowable uses in the RR district development permitted under the RR designation would be compatible with the environmental conditions found in the area.
3. The potential uses in RR are compatible with the surrounding uses in terms of suitability, environmental impact, and density, nature of use, traffic impacts, aesthetics, infrastructure and influence on property values.
4. The rezoning to RR is compatible with the capacity of the Township infrastructure and services.
5. The rezoning represents a balance between supporting the demand of current and projected population trends with the availability and capacity of infrastructure.
6. The rezoning is reasonable based upon the criteria listed in §22.04.01-22.04.06 of the Zoning Ordinance. The RR district is more appropriate than another district or amending the list of permitted or Special Land Uses within the District.
7. The rezoning has not been requested within the past year.

**The motion carried unanimously with one absent.**

**Correspondence:**

A letter was received from LSL Planning noting that their fees will not change for the next fiscal year.

A letter was received from Secretary of State, Terry Lynn Land, thanking Township Clerk Skolarus for her dedication and hard work during the recent election.

A permit application from the DEQ was received for the installation of a sea wall on Lake Chemung.

**Member Discussion:**

Mr. Smith noted the budget issues related to Howell Parks and Recreation given the voters recent defeat of the millage proposal. Genoa will be asked to pay more for the service and perhaps we can explore a voucher system that would reimburse our residents who participate.

Supervisor McCririe gave the Board an update on the status of the Brighton Area Fire Department agreement with the Howell Area Fire Department to provide protection to the western portion of the Township.

Supervisor McCririe showed the Board pictures of the entrance to the Copperleaf Subdivision adjacent to Eggert Place. The minutes read that there was to be no lighting at this location. The intent, he believes, was not to vary from the Planning Commission's recommendation. The concern was related to the pole lights at Eggert which have since been removed.

Moved by Ledford, supported by Wildman, to amend the minutes of the 10/18/02 meeting to read:

1. Two lights will be allowed at the Cunningham entrance.
2. Two spotlights will be allowed at the Cunningham and Eggert entrance directed upon the landscaping, not to exceed .1 foot-candles at the property line.
3. No pole lighting will be allowed at Eggert Place.
4. Four internal lights will be allowed in the development according to the previously approved site plan. These lights may be eliminated should the developer so choose.
5. The landscaping and brick walls and the entrances as presently constructed at Cunningham Lake and Eggert are acceptable and may remain.

The motion carried unanimously with one absent.

**Adjournment:**

The meeting was adjourned at 7:20 P.M.

A handwritten signature in black ink, appearing to read "Michael C. Archinal", written over a horizontal line.

Michael C. Archinal  
Township Manager

(press/argus 01/17/07)