

GENOA CHARTER TOWNSHIP
REGULAR MEETING
APRIL 6th, 2009
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 seven persons in the audience.

A Call to the Public was made with the following response: Pauline Wood – It would not be in the best interest of Genoa Township to separate from the Brighton Area Fire Authority. I request that you consult with Mark Jones who has 30 years experience in fire service. For many months the board and fire personnel expressed concerns with low morale in the department. I challenge the board to put all personal feelings and agendas aside and not to be intimidated to do the right thing for all involved. Brian Golf – This board should be looking at all options. I request that you table agenda item 10 until next month.

McCririe - I would ask the board to allow item 10 to remain on the agenda.

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. Request to approve minutes: 3-16-09 as amended – adding – Manager Archinal asked a question regarding the status of the lease since it technically expires at the end of the month. The consensus of the Board was that the lease would continue on a month to month basis at no charge to the United Way.

3. Request for approval of a special use application and sketch plan for an existing contractors yard with outdoor storage located at 1150 Victory Drive, Howell, Sec. 5, petitioned by TJ Mark LLC on behalf of ISCO.

4. Request for an award of lawn mowing contracts for Lake Edgewood Wastewater Plant, Oak Pointe Wastewater Plant and Genoa Township Hall to Cooper's Turf Management.

5. Request for approval of a quit claim deed conveying property from Genoa Charter Township to the Livingston County Road Commission for Whitehorse Drive right-of-way.

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 an amendment to the Livingston Commons PUD, PUD Plan and environmental impact assessment for property located at the SW corner of Grand River and Latson Road. Sec. 5, petitioned by RG Properties.

Beau Gunlock addressed the board on behalf of Livingston Commons. Approximately 13.3 acres will be donated to the Michigan Department of Transportation and the Livingston County Road Commission for the Interstate interchange. Livingston Commons is asking MDOT to accept the storm-water runoff in the regional pond included in the interchange. The master plan for the regional service district will need some modifications for landscaping. We are also asking that the traffic study be waived because of cooperation with MDOT and the L.C.R.C. We will comply with all conditions listed in the Planning Commission Minutes of 03/09/09. We also agree with the current residential equivalent user schedule.

A. Disposition of PUD agreement

Moved by Ledford, supported by Wildman, to approve the amendment to the PUD agreement as recommended for approval from the Planning Commissions. Note: R.G. Properties will not be required to pay for the proposed traffic light. The conditions from the Planning Commission are as follows:

1. The requirements of the Township Engineer as outlined in her letter of 3/4/09 will be complied with, with the following modifications to that letter:
 - a. Item 6 in the engineer's letter will be revised to indicate that no traffic study will be required by the developer unless required by another governmental agency such as MDOT or the County Road Commission. However, the requirements for traffic studies for acceleration and deceleration lanes for properties developing along Grand Oaks will still be required of the developer;
 - b. Item 7 will be expanded to include the requirement that lot A shall share access to Grand Oaks Drive with Lowe's and lots B & C shall share access, aligned with the lot A and Lowe's access to Grand Oaks. Any proposed changes from those depicted on the preliminary site plan shall require the approval of the Township Engineer. The right for a curb cut along Grand Oaks will be permitted by right and will be shared between Lowe's and lot A;
2. Section 1.3 - will add the words developer funded for the acceleration and deceleration lanes in the last sentence;
3. Section 1.4 - the last sentence, the word "will" will substitute the word "should";

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4. Section 2.1 – the last four lines after “exhibit C” will be deleted;
5. Section 2.4 – entire paragraph will be deleted and the words “intentionally left blank” will be inserted;
6. Section 2.8 – in the minimum lot area, a footnote will be added to the words “one acre” which shall read that “lot A-1 can be .6 acres”;
7. In Zone 1, the parking lot will be revised to read twenty feet instead of ten feet and a footnote will be added saying that this requirement may be reduced to ten feet for the lots north of Grand Oaks Drive;
8. In Zone 1, a footnote will be added to say 90% impervious surface is permitted in the area north of Grand Oaks and the remainder will be 85%;
9. In Zone 2, the rear yard setback will be changed to 20 feet from 25 feet;
10. Article 3, Section 3.2, paragraph C. - eliminate the words “if the main access point is signalized”;
11. Article 3, Section 3.2, paragraph E – strike the last words of the paragraph, “per sub-paragraph A above” and substitute those words for “as determined by a traffic impact study referenced in 3.2.A. above”;
12. Article 3, Section 3.2, paragraph G – add the words to the end of the sentence that “the sidewalk will be required along lot B on Latson Road if a sidewalk is built along the interchange by” This will be paid by the person developing the lot;
13. Article 3, Section 3.2, paragraph K – Add to the beginning: “In Phase 1, the northern access point to Latson Road between lots four and five” shall have...;
14. Section 6.2 – “in phase one” should be added after third word in sentence and the last sentence will be modified to indicate 8’ concrete sidewalks will be paid for by the lot owners;
15. Section 6.4, paragraph F – The words “through a lot owners association” will be deleted and the words “by either the developer, or a lot owner, or association” will be inserted;
16. Section 8.2 – The words “commercial, industrial and residential” will be removed from sentence.
17. Exhibit C of the PUD agreement will be revised as follow:
 - a. Pharmacy drive-thru, dry cleaner drive-thru, accessory drive-thru, open front window restaurants, five-lane banks and stand alone ATM’s shall be allowed as a permitted use once by right. Any additional ATM’s shall require a special use permit;
 - b. The schedule will be revised to add that truck stops are not permitted by either right or special use;
18. There will not be a 500 foot separate required between gas service stations and drive-thru restaurants;
19. This approval is granted for a period of two years from completion of interchange by MDOT;
20. The Township attorney will review this agreement prior to execution.

The motion carried unanimously.

B. Disposition of environmental impact assessment dated 03/12/09

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

1. Section 8.2 from the PUD Agreement should be inserted in the environmental impact assessment under Item D;
2. Dust control measures should be included.

The motion carried unanimously.

C. Disposition of PUD plan

Moved by hunt, supported by Ledford, to approve the PUD plan with the modifications as discussed by the planning commission on 03/09/09. The motion carried unanimously.

7. Discussion regarding Old Township Hall lease.

Moved by Skolarus, supported by Smith, to approve the finalization of the lease agreement with the Livingston County United Way and the granting of the deed with the provision that the reversionary clause will be removed from the property after ten additional years of occupancy by the Livingston County United Way. Further, that a PUD will be initiated from the manager's office and referred to the Planning Commission for approval with final approval being granted from the Township Board. The motion carried unanimously.

8. Discussion regarding Howell Area Parks and Recreation Authority 2009/2010 proposed budget.

Moved by Mortensen, supported by Wildman, to approve the proposed budget for Howell Parks and Recreation with Township support of \$61,925.00 for this fiscal year. The motion carried unanimously.

9. Request for approval of a credit card resolution as provided by Chase Bank.

Moved by Skolarus, supported by Ledford, to approve the resolution with Chase Bank for the use of credit cards for the following persons: Jean Ledford, Michael Archinal and Gary McCririe. Other officials have the option available at their discretion. This resolution supercedes any previous action of the Genoa Charter Township Board. The motion carried unanimously.

10. Request for approval of appointments to the Fire Advisory Committee.

Moved by Skolarus, supported by Wildman, to appoint to the committee the following persons: Todd Smith and Jim Mortensen (to be paid the regular board per diem) Bob Murray and Jeff Dahaenas (to be paid the planning commission per diem). The advisory committee will be allowed the full legal counsel of the township in making their recommendation. The motion carried unanimously. (Note: Please refer to the Minutes of the 03/16/09 regular meeting of the Township Board for further explanation related to the establishment of the Fire Advisory Committee.)

The regular meeting of the Genoa Charter Township Board was adjourned at 7:20 p.m.

Paulette A. Skolarus
Genoa Township Clerk

(Press/argus 04/10/09)