

**GENOA CHARTER TOWNSHIP
REGULAR MEETING
MAY 4, 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, Township Attorney Rick Heikkinen and approximately seven persons in the audience.

A Call to the Public was made with the following response: William Bostock addressed the board concerning a fence permit that was issued in error for property adjoining his home on Lake Chemung. Pictures of the fence were provided to the board in addition to a letter dated May 4, 2009 outlining the request for removal. McCririe – We are working with your neighbor to work out that issue. The permit was issued in error and we will make every effort to correct our mistake. Henry Hague – Their request for a fence was to contain their dogs and this does not meet that objective.

Approval of Consent Agenda:

Moved by Hunt, supported by Smith, to approve all items listed under the consent agenda as requested. The motion carried unanimously.

1. Payment of Bills

2. Request to approve minutes: 4-20-09

3. Request for approval to remove Mary Krencicki from the list of approved check signers and add Sue Sitner.

Approval of Regular Agenda:

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

4. Request for approval of a dance entertainment permit to be held in conjunction with a proposed Class C licensed business for Fast Casual L.L.C., (Bennigan's Restaurant) located at 3950 E. Grand River, Howell, MI 48843, Genoa Township, Livingston County, MI.

Moved by Mortensen, supported by Wildman, to approve the dance entertainment permit as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None.

5. Request for approval of an amendment to the Intech PUD, environmental impact assessment and PUD conceptual plan for property located on the South-west corner of Dorr Road and Sterling Road, Howell 48843, Sec. 15 to allow a proposed 84 bed nursing facility with future office/retail use in later phase, petitioned by Fusco, Shaffer and Pappas, Inc.

A. Disposition regarding PUD amendment.

Moved by Skolarus, supported by Smith, to approve the amended PUD agreement, subject to the following: 1. Exhibit A should only apply to building A. 2. Reference to 173 parking spots will be deleted and 73 parking spots will be allowed for Building B and 45 parking spots for building A. 3. All reference to pole signs will be stricken and the language “internal directional” signs will be used. The motion carried unanimously.

B. Disposition regarding impact assessment.

Moved by Ledford, supported by Smith, to approve the impact assessment dated 05/04/09 as submitted. The motion carried unanimously.

C. Disposition regarding PUD conceptual plan.

Moved by Smith, supported by Skolarus, to approve the PUD conceptual plan, subject to the following: All previous business park references should be changed to skilled nursing facility. The motion carried unanimously.

6. Request for approval of PUD final plan for property located on the South-west corner of Dorr Road and Sterling Road, Howell 48843, Sec. 15, to allow a proposed 84 bed nursing facility with future office/retail use in later phase, petitioned by Fusco, Shaffer and Pappas, Inc.

A. Disposition regarding PUD Final plan.

Moved by Smith, supported by Wildman, to approve the final PUD site plan subject to the following:

1. The following items of the Township Planner’s review letter dated 4-6-09:
 - A. The sidewalk along Dorr Road needs to provide a minimum width to 8 feet.
 - B. The number of Oak Trees on the landscape plan and table must be corrected.
 - C. The TCOD required pedestrian scale ornamental street lighting along all sidewalks and with parking areas.
 - D. The brick on the exterior of the waste receptacle enclosure must match that used for the building.
 - E. A permit is required from MDEQ for the storm water management design.
2. The grading and utility work will be permitted within the 25’ wetland buffer.
3. The following items of the Township Engineers review letter dated 4-8-09:
 - A. It appears the proposed sanitary sewer layout crosses the existing wetland on site: however the wetland permit did not include this work. The petitioner should update the wetland permit to include this crossing.
 - B. The petitioner is proposing to install approximately 1,000 linear feet of retaining wall at this site. The petitioner should submit calculations for the structural analysis of the proposed retaining wall where the retaining wall is within a 1 on 1 influence of a proposed building or parking lot. The petitioner should also add a detail of the proposed wall to the plans.
 - C. An approval letter from the Drain Commissioner’s office should be provided to the Township prior to land use permit issuance.
 - D. Approval from the Livingston County Road Commission for the proposed curb cut onto Dorr Road is required.

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- E. Review by the township attorney.
 - F. Compliance with the consultant and fire review.
 - G. A copy of the certificate of need will be provided from the State of MI.
4. In addition the petitioner will provide a recorded survey document prior to land use issuance designating the existing wetland/drainage area as either a conservation or drainage easement.
The motion carried unanimously.

A letter dated April 28, 2009 was received from Jay Schebel concerning the summary disposition Schebel vs Pinecreek Homeowners Association.

The regular meeting of the Genoa Charter Township Board was adjourned at 7:15 p.m.

Paulette A. Skolarus
Genoa Township Clerk

(Press/Argus 05/08/2009)