

GENOA CHARTER TOWNSHIP BOARD

Regular Meeting

Oct. 4, 2010

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

A call to the public was made with no response.

Approval of Consent Agenda:

Moved by Smith, supported by Ledford, to approve all items under the consent agenda with the exception of petition no. 5 (to be moved to the regular agenda for board action). The motion carried unanimously.

1. Payment of Bills

2. Request to approve minutes: 9-20-10

3. Request for approval of Michigan Association of Planning 2010 Annual Conference budget

4. Request for approval of a proposal for asphalt sealing of the Genoa Charter Township driveway in the amount of \$1880.00.

Approval of Regular Agenda:

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

5. Request for approval of a proposal and authorize a one-year contract with Stonebridge Business Solutions (SBS) for on-line document management services at a cost of \$5,000.00 of which \$1,200.00 will be paid by the Utility Department.

Moved by Mortensen, supported by Smith, to approve the proposal and contract with SBS as requested. The motion carried unanimously.

6. Request for approval of the impact assessment corresponding to site plan for a proposed wireless communication equipment shelter facility located within Oak Pointe at the east terminus of Moret Court adjacent to the water tower.

Moved by Smith, supported by Wildman, to approve the impact assessment dated 09/02/09 with changes to items d, g and h (addressing the impact of storage of diesel fuel for the generator and with dust control measures being added). This action corresponds with approval of the site plan with the following conditions set by the Planning Commission:

1. Board approval is contingent upon the Township attorney providing the board with clarification of the legal issues related to township easement and property rights. Homeowners Association shall enter into these agreements;
 2. The Township attorney will provide documentation to the Township Board indicating when the T-Mobile option to lease expires. The land use permit will not be provided for construction of the outbuilding until the T-Mobile option to lease has expired;
 3. The exterior of the building in terms of materials and colors will be as depicted in the rendering that was provided to the Township. The Township staff will be authorized to revise the colors and materials to match the local residences if that is the desire of the Homeowners Association;
 4. The antennae will be the same color as the water tower;
 5. No lighting will be on the water tower;
 6. A maintenance agreement satisfactory to the Township attorney is to be provided;
 7. Performance guarantee is to be provided and reviewed by Township attorney;
 8. The internal generator in the building is for power outages only and will comply with the sound ordinance;
 9. Dust control measures will be added to site plan;
 10. Requirements in the Township engineer's letter dated 10-7-09 will be complied with in regard to item #1, two electrical service meters will be provided for both the Township and cell tower. Item #4 shall require that no more than 10 feet of the driveway will be removed;
 11. The requirements filled out in the letter from the Township Utility Director and the Brighton Area Fire Department letter dated 10-5-09 will be complied with;
 12. A final review to be completed by the township attorney.
- The motion carried unanimously.

7. Request for approval of a special use permit, environmental impact assessment and site plan for an existing non-compliant outdoor storage for Industrial Resin Recycling located at 1480 Grand Oaks Drive, Howell, and Section 8, petitioned by Industrial Resin Recycling, Inc.

A. Disposition of Special Use Permit

Moved by Ledford, supported by Smith, to approve the special use permit for outdoor storage with the following conditions:

1. To reduce the outside storage area and decrease the impervious surface back to the prior level before occupancy by Resin Recycling;
2. The height of the outdoor storage racks shall be reduced from a 12-foot height to an 8-foot height and racks shall be moved completely behind the building within a two year period;

3. The special use permit will be granted for 2 years with a requirement for annual review and approval by the Planning Commission. Phase one approval is granted through November 1, 2011. Prior to expiration of the Phase 1 permit, the applicant shall submit a letter to the Township requesting approval for Phase 2 and outlining the reduction status of outside storage on the site;
4. Review of Phase 2 of the Special Use Permit shall not require additional application fees;
5. The materials stored on the site in outside storage will continue to be non-toxic; and
6. For Phase 1, a water truck shall be used to irrigate the required landscaping. The motion carried unanimously.

B. Disposition of environmental impact assessment

Moved by Skolarus, supported by Wildman, to approve the impact assessment dated 09/27/10 as submitted. The motion carried unanimously.

C. Disposition of Site Plan

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

1. The plans shall be amended to state that Phase 1 landscaping will be installed by June 1, 2011. Any other additional landscaping requirements (including those labeled as Phase 2) will apply only to the targeted future area of outside storage and will be reviewed in connection with the re-application for special use permit on November 1, 2011;
2. At the end of Phase one and prior to approval for Phase 2, the petitioner will re-evaluate the required storm water management plan for the site per the anticipated reduction in impervious area;
3. The petitioner shall comply with the requirements of the Brighton Area Fire Department.

The motion carried unanimously.

7. Request to approve leases for the Chilson and Dorr Road Fire halls.

Moved by Smith, supported by Wildman, to approve “in form” a five-year contract with the Brighton Fire authority, commencing at a term to be defined in conjunction with other members of the authority. The motion carried unanimously.

Skolarus advised the board that a minor change will be made to the life insurance program resulting in all members maintaining a minimum of \$10,000.00 of life insurance. No formal action was requested of the board.

The regular meeting of the Township Board was adjourned at 6:55 p.m.

Paulette A. Skolarus
Genoa Township Clerk