

GENOA CHARTER TOWNSHIP BOARD

Regular Meeting
September 16, 2013

MINUTES

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

A Call to the Public was made with the following response. Joe Perri (Representing his mother Rosemary Perri) - The Zoning Board of Appeals approved four variances for a Mr. Brown in June. The original petition asked for two variances. There is now a two story garage that is double in size permitted under the ordinance. This “garage” is actually an indoor basketball court. The ZBA did not follow proper procedure when allowing this variance. Neighbors should have been given notice of the change after the request was tabled from the first meeting. Mancuso – A Zoning Board decision is final and the only way to change that decision is through the courts.

Note: The board did discuss this comment at the end of the meeting and it was the consensus of the board to change the staff procedures when there is a change in the variance request.

John Wallbank – I am concerned with the traffic on Chilson and Coon Lake Roads. The traffic is heavy in that area and there is difficulty turning left onto Coon Lake. Is there any plan or funding available to make that interchange safer? McCririe – That is a road commission decision but we can look at it after the completion of the Latson interchange.

Jim DelCamp - I am voting no on the road millage. This is the county’s responsibility and they can do the work cheaper. I would suggest a county wide millage for this project. Crooked Lake Road needs to be a priority. Please don’t widen the shoulder on Conrad. We already have enough bonds in place in this township. It has become too expensive to live here.

Approval of Consent Agenda:

Moved by Ledford and supported by Mortensen to approve all items under the consent agenda as requested. The motion carried unanimously.

1. Payment of Bills.

2. Request to approve minutes: September 3, 2013.

3. Request Board approval to remove Parcel #4711-27-101-021 from the East/West Crooked Lake Weed Assessment roll and to correct the 2013 summer tax roll as submitted by the Township Treasurer.

4. Request for an extension to the Township Manager's employment agreement.

5. Recommendation by the clerk to appoint officials to work the Nov. 5, 2013 Special Election requesting millage approval for roads.

6. Request to award contract in the amount of \$103,865 to Nagle Paving for parking lot expansion and driveway reconstruction.

Approval of Regular Agenda:

Moved by Mortensen and supported by Skolarus to approve for action all items listed under the regular agenda with the deletion of item #7 as the issue has been resolved. The motion carried unanimously.

7. Dangerous building hearing for 5171 Walnut Hills.

No action taken by the board.

8. Review of site plan, special use, and environmental impact assessment for proposed 16,120 square-foot gymnasium and classroom addition for Brighton Nazarene Church, located at 7669 Brighton Road in Section 25, petitioned by Brighton Nazarene Church.

A. Disposition/on of Special Use

Moved by Hunt and supported by Rowell to approve the expansion of an existing special land use for a proposed 16,120 square foot gymnasium and classroom addition with the following conditions:

1. The conditions of the special use permit granted on June 2, 2003 shall be complied with and shall be expanded to include maintenance of all of the additional trees and bushes proposed with this project;
2. The petitioner, with respect to the original conditions, shall provide a security guard to patrol the parking lot on the days the skate park is open between the hours of 9 p.m. and 12 a.m. The church employee living on the site will be permitted to perform the security guard duties provided he is appropriately licensed;
3. Procedures will be in place, available for Township inspection, regarding the maintenance of the underground detention system;
4. Trash pick-up will not be permitted until after 8 a.m.;

This Special Land Use is recommended for approval because it complies with the standards provided in Sections 19.03.

The motion carried unanimously.

B. Disposition of Environmental Impact Assessment dated July 30, 2013.

Moved by Ledford and supported by Skolarus to approve the impact assessment dated July 30, 2013 subject to the following:

1. The parsonage should be listed as to the north, rather than the south in section C.

The motion carried unanimously.

C. Disposition of Site Plan (July 30, 2013).

Moved by Skolarus and supported by Ledford to approve the site plan with the following conditions:

1. A note will be added to the site plan describing how the underground detention system will be maintained;
2. The requirements of the Township Engineer as stated in the 8/18/13 letter, as well as the requirements of the Brighton Fire Department as stated in their letter of 8/6/13 will be complied with;
3. Lighting will comply with the ordinance in terms of foot-candles at the property line;
4. Language will be added to the landscape plan as it relates to how the landscaping will be maintained to avoid past mistakes and ensure that all materials will be maintained in a healthy and thriving condition in perpetuity.

The motion carried unanimously.

9. Consider request to enter into closed session for discussion pending litigation pursuant to Section 8(e) of the 1976 Open Meetings Act.

Moved by Smith and supported by Rowell to enter into closed session at 6:50 p.m. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Rowell, Mortensen, Skolarus and McCririe. Nays - None

The regular meeting was continued at 7:50 p.m. with discussion of correspondence and the public comment by Mr. Perri. The regular meeting of the township board was adjourned at 8:00 p.m.

Paulette A. Skolarus, Clerk
Genoa Charter Township

(Press/argus 0/20/2013)