

GENOA CHARTER TOWNSHIP BOARD

Regular Meeting
December 2, 2013

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, Linda Rowell, Jim Mortensen, Todd Smith and Jean Ledford. Also present were Township Manager Michael Archinal and five persons in the audience.

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Hunt and supported by Ledford to approve all items listed under the consent agenda. The motion passed.

1. Payment of Bills.

2. Request to approve minutes: Nov. 4, 2013

Approval of Regular Agenda:

Moved by Ledford and supported by Mortensen to approve for action all items listed under the regular agenda. The motion passed.

3. Review of special use permit, PUD Amendment, environmental impact assessment and site plan to construct a new 2,837 square foot Qdoba drive through restaurant located at the Meijer outlot at 3883 E. Grand River, Howell, petitioned by Kevin Egnatuk of Southwind Restaurants, LLC.

A. Disposition of the Special Use Permit.

Moved by Hunt and supported by Smith to approve the Special Land Use Permit for a drive-through restaurant with outdoor seating for the Qdoba restaurant. This Special Land Use is recommended for approval because the use is consistent with other uses in the Lorentzen PUD and because it complies with the standards provided in Sections 19.03. The motion passed.

B. Disposition of PUD Amendment.

Moved by Ledford and supported by Skolarus to approve the amendment to the PUD agreement with the following conditions:

1. The five building and parking setbacks listed under Section 1, Items (a.) through (d.) in the draft agreement are approved;
2. Section 1, Item (e.) in the Agreement shall be modified to allow 2 wall signs instead of 3;
3. An additional setback deviation is permitted for the ground sign to be less than 10 feet from the property line as depicted on the site plan. The setback amount should be specifically listed in the Agreement;

4. The parking setback deviation is approved for the three parking spaces to the east of the sign. The specific setback amount shall be added to the Agreement;
5. Language should be added to the Agreement stating that the Township waives the requirement for 2 larger/RV parking spaces on the site;
6. The changes recommended by the Township Attorney in his letter dated 11/21/13 will be incorporated and will require a second review by the Township Attorney prior to submission for a Land Use Permit.

The motion passed.

C. Disposition of Environmental Impact Assessment dated 10/28/2013

Moved by Skolarus and supported by Ledford to approve the environmental impact assessment subject to the following:

1. Language should be added indicating that this is a single user facility;
2. The word cubit should be changed to cubic.

The motion passed.

D. Disposition of Site Plan

Moved by Ledford and supported by Rowell to approve the site plan dated Oct. 25, 2013 with the following conditions:

1. Revised site plans shall be submitted incorporating required changes and the revision dates shall be listed on each sheet of the plan set. The revised plans shall be submitted prior to application for a Land Use Permit;
2. The building elevations and materials are acceptable and the display board will become the property of the Township;
3. A trash container will be added to the outdoor seating area;
4. There is concern about sheet flow exiting the site at the northwest entrance and further engineering review will be required with a possibility of an additional catch basin being installed. This shall be addressed prior to the submittal for a Land Use Permit ;
5. The requirements of the Township Engineer as set forth in their 11/1/13 letter will be complied with. The tree shown above the sanitary sewer lead shall be relocated.
6. The requirements of the Brighton Area Fire Department letter of 11/7/13 will be complied with;
7. There will be minor adjustments to the landscape plan as referenced in the LSL Planning letter dated 11/19/13.

The motion passed.

4. Resolution to approve the 2014 Poverty Guidelines and Income Levels as presented by the Assessor.

Moved by Skolarus and supported by Mortensen to approve Resolution #131202 governing the poverty guidelines application and exemption worksheet as requested by Township Assessor Debra L. Rojewski. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Rowell, Mortensen, Skolarus and McCririe. Nays – None.

Note: Veterans, Please review Michigan's recent law concerning disability exemptions on the township website @ www.genoa.org.

5. Consideration of a request from the DPW Director to implement results and recommendations of the 2013 Utility Department wage study.

Moved by Skolarus and supported by Ledford to approve the recommendation from Dr. Tatara: To implement new titles for the water and waste water division of the DPW for all divisions. To implement revised salary range structure for all divisions. This action is effective Jan. 1, 2014. The motion passed.

6. Discussion of proposed compensation study for

Genoa Township staff.

No formal action was taken by the board.

7. Consider approval of the proposals to purchase one recycler unit and two solar trash compactor units.

Moved by Skolarus and supported by McCririe to approve the purchase of a recycler and two solar trash compactors at a cost of \$3,100.00. The motion failed.

8. Discussion and direction to staff related to the Capital Improvements Program.

It was the consensus of the board to continue to provide for bike/walk paths, financial support of subdivision roads, limited maintenance of roads and recreation.

The regular meeting of the Genoa Charter Township Board was adjourned at 8:05 p.m.

Paulette A. Skolarus, Clerk
Genoa Charter Township

(Press/argus 12/06/2013)