

GENOA CHARTER TOWNSHIP BOARD

Regular Meeting

July 21, 2014

MINUTES

Supervisor McCririe called the regular meeting of the Genoa Charter Township Board to order at 6:30 p.m. at the Township Hall. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Jim Mortensen, Linda Rowell, Todd Smith and Jean Ledford. Also present were Township Manager Michael Archinal; Township Attorney Frank Mancuso and approximately 25 persons in the audience.

A call to the public was made with no response.

Approval of Consent Agenda:

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

1. Payment of Bills.

2. Request to Approve Minutes: July 7, 2014.

3. Consider approval of proposal from Tetra Tech for 2014 Sidewalk Installation, Construction and Design Phase engineering services at a cost of \$53,000.00.

Approval of Regular Agenda:

Moved by Ledford and supported by Smith to approve for action all items listed under the regular agenda deleting language that states "open public hearing and ..." The motion carried unanimously.

4. Request for approval of a modification of connection fees for the MHOG Water District and the GO Sanitary Sewer District as recommended by Township Engineer Tesha Humphriss and Tetra Tech.

Township Utility Director Dr. Greg Tatara, Township Engineer Tesha Humphriss and Tetra Tech Engineer Gary Markstrom presented an overview of the MHOG and GO water and sanitary sewer districts. There are approximately 20,000 customers within 36 square miles of service area that can produce 6 million gallons of water daily. The presentation included the existing municipal water and sewer systems, including their existing limitations, plans for future growth, capital improvement costs, and how the anticipated costs are accounted for in the proposed connection fee modifications.

Mortensen – I am concerned with the pledging the full faith and credit of the township. Tataro – This will be a step project with connection fees being paid up front. Rowell – How do the fees compare to other communities. Humphriss – We have done studies and as of that time we were low. Markstrom – The fees are reasonable based upon a new system. Mortensen – Can we insure the debt? McCririe – The debt may be tied to pledge revenues within the district.

A call to the public was made with the following response: Leo Nicholas – How much would it cost to keep the Oak Pointe plant operating? Tataro – We are at capacity for sludge and there is no good way to keep it operating under the requirements of the D.E.Q. Desalination is very expensive and there is no way to get rid of the waste product. Ed Bishop – Does Three Fires School have septic. Tataro - They have sewer. Bo Gunlock (R.G. Properties) – We were part of the original S.A.D. and we should be credited for those contributions. Within the PUD agreement there is service for additional capacity for sewer and water. Tap fees scare a lot of people away from development. Please consider a process in which those fees can be paid off over time, along with the investments made by developers. Victor Wooster – Can the pipe size be increased to accommodate future development. The cost for this would be minimal. Humphriss – That is not part of the plan. Tataro – Waste would not move fast enough through the pipe and would cause sediment buildup along the line which would financially burden the Oak Pointe District. It would be a more efficient operation to treat everything at the GO plant.

Moved by Mortensen and supported by Smith to modify the connection fees according to the 07/18/2014 correspondence, further coordinating with R.G. Properties and other developments within the previous Special Assessment Districts. The motion carried unanimously.

5. Request for approval of a site plan application and environmental impact assessment for a 1,000 square foot addition, located at 900 S. Latson Road, Howell, Parcel #4711-05-400-059 as petitioned by Buffalo Wild Wings.

A. Disposition of Environmental Impact Assessment

Moved by Smith and supported by Skolarus to approve the impact assessment dated 05/01/2014 with the addition of dust control measures as recommended by the Planning Commission. The motion carried unanimously.

B. Disposition of Site Plan. (06-27-14)

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

1. The details of the proposed mounted light fixtures will be reviewed by Township Staff to assure that they are in compliance with the ordinance and PUD agreement prior to the issuance of a land use permit;
2. The second wall sign is approved, the two of which will not exceed 100 square feet and channel lettering shall be used rather than the box configuration shown on the site plan;
3. The requirements of the Township Engineer as outlined in his letter of 7/3/14 regarding issuance of a soil erosion and sedimentation control plan to be submitted with construction plans will be complied with;

4. The requirements of the Brighton Area Fire Authority letter dated 7/7/14 will be complied with.

The motion carried unanimously.

6. Request for approval of a site plan, environmental impact assessment, and special use for a proposed USA2GO gas station and drive thru restaurant, located at a vacant lot on the west side of Latson Road, south of Grand River Avenue on the corner or Grand Oaks Drive, Sec. 8, Howell as requested by Karum Bahnam.

A. Disposition of Special Use Permit

Moved by Smith and supported by Rowell to approve the special use permit for a gas station and drive thru restaurant as requested. The motion carried unanimously.

B. Disposition of Environmental Impact Assessment

Moved by Smith and supported by Rowell to approve the impact assessment dated 06/30/2014 contingent upon dust control measures being included and the lighting being recessed into the canopy with the understanding that the lighting may need to be downgraded if approval does not meet with township staff. The motion carried unanimously.

C. Disposition Regarding Site Plan. (06-26-14)

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

1. The applicant will retain any governmental permits necessary from MDEQ;
2. The building elevations reviewed this evening are acceptable. However, the canopy is to be salmon colored, subject to review by Township Staff and must be consistent with the exterior finishes of the building;
3. The five parking spaces which potentially could be blocked by fuel delivery trucks will be designated for employee parking;
4. Lighting intensity while consistent with the Township ordinance at the property line is beyond the intensity under the canopies and the gooseneck fixtures. These will be downgraded if a staff review subsequently indicates that the lighting is unacceptable;
5. The two signs as shown and sizes as shown are acceptable;
6. The requirements of the Township Engineer with reference to their correspondence of July 3, 2014 will be complied with. In particular, easements will be granted for a water main and the sanitary sewer lead in recordable form prior to the land use permit being granted. These easements shall be designated and shown on a revised site plan;
7. The requirements of the Brighton Fire Authority as addressed in their letter of July 7, 2014 will be complied with. The sprinkler system will not be required if it is not required under the International Fire Code.

The motion carried unanimously.

7. Request for approval of the site plan and impact assessment for a 58 space parking lot expansion, located at 2200 Dorr Road, Brighton Parcel #4711-15-200-018 as petitioned by

Jim Branscum on behalf of Wellbridge of Brighton.

A. Disposition of Environmental Impact Assessment.

Moved by Smith and supported by Hunt to approve the impact assessment dated 06/4/2014 conditioned on Wellbridge's addressing the unacceptable materials being put into the sewer system. A grinder pump will be installed by the owner if this measure is not met to the satisfaction of the Sanitary Sewer Operator. The motion carried unanimously.

B. Disposition of Site Plan. (06-24-14)

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

1. The addition of 10 canopy trees along Dorr Road in the vicinity adjacent to the new parking lot;
2. A revision of the sidewalk on the northeast corner of the property to stop at the east side of the access onto Sterling Drive;
3. The Planning Commission recognizes that the parking exceeds 120% of the standards, but accepts the explanation of the petitioner that their experience indicates that the parking ratio is required due to the unique characteristics of their business;
4. The PUD agreement to be amended to adjust the dimensional deviation.

The motion carried unanimously.

8. Request for approval of a sketch plan, impact assessment, and special use permit for automotive sales, located at 2860 E. Grand River Avenue, Howell, Parcel #4711-06-200-056 as petitioned by Joseph Hood (Uncle Joe's Used Cars).

Joseph Hood – This is our pilot store. The lighting will not be intrusive to the neighboring residential properties. The roof top and windows will be changed to something more modern. Trash will be removed on the side street (Tahoe). There will be no car service on the site. A sidewalk will be installed by the end of June 2015. There will be no public address system outdoors.

A. Disposition of Special Use Permit

Moved by Ledford and supported by Hunt to approve the special use permit for the sale of used cars. The motion carried unanimously.

B. Disposition of Environmental Impact Assessment

Moved by Hunt and supported by Ledford to approve the environmental impact assessment subject to the addition of dust control measures. Further, that vehicles delivered to the site will be one at a time and car hauler trucks will not be used with a limit of 55 cars on the lot at any time. The motion carried unanimously.

C. Disposition of Sketch Plan. (06-06-14)

Moved by Hunt and supported by Skolarus to approve the sketch plan dated 06/06/2014 with the following conditions:

1. The design and materials reviewed are acceptable. The applicant will attempt to shield rooftop equipment if further modifications are made to the building after the next three years;
2. The site plan will be noted that the used car inventory will not exceed 55 cars;
3. An 8-foot wide pathway subject to staff approval will be installed along Grand River on the property by June 2015;
4. Waste receptacles will be limited to two curb carts located in the alcove near the southwestern part of the building;
5. Any lighting subsequently added to the site will comply with the Township ordinances and staff;
6. Details regarding the existing pylon sign and any modifications will require Township staff review;
7. Any new landscaping and signage will be constructed so as not to obscure signage for the apartment complex to the south nor interfere with vision for cars exiting onto or from Tahoe Drive and will be reviewed beforehand by Township staff;
8. The proposed roof sign is prohibited by Township ordinance and if pursued further by the petitioner will have to be submitted to the Zoning Board of Appeals;
9. The requirements as spelled out in the Brighton Fire Department letter shall be complied with.

The motion carried unanimously.

9. Request for approval of annual rate adjustments for the Lake Edgewood Water and Pine Creek Sewer and Water customers as requested by Utilities Director Greg Tatara.

Moved by Ledford and supported by Smith to approve rate adjustments corresponding to the City of Brighton increases which include a township fee to cover delinquent charges with new rates effective 09/01/2014 as follows:

- Increase the Lake Edgewood Conference Center Quarterly Water Fee to \$3.33/1,000 gallons from \$3.32/1,000 gallons;
- Increase the Lake Edgewood other Quarterly water fee to \$3.20/1,000 gallons from \$3.19/1,000 gallons;
- Increase the Pine Creek quarterly water fee to \$2.92/1,000 gallons from \$2.91/1,000 gallons and the Quarterly Sewer Fee to \$4.33/1,000 gallons from \$3.58/1,000 gallons; and
- Increase the Pine Creek water connection fee to \$2,712 per REU.

The motion carried unanimously.

10. Oak Pointe Wastewater Treatment Plant consolidation project:

A. Update on bond sale and request for approval of the First Amendment effective July 21, 2014, to the Sewage Treatment Agreement dated April 17, 2013, between the Genoa Oceola Sewer and Water Authority and Genoa Charter Township.

Tatara – We have completed 8 years of work and the bonds have been sold. Genoa Township has a rating of AA+ by Standard and Poor's. This rating allowed for a sale of bonds at 3.40%.

Moved by Skolarus and supported by Hunt to approve the First Amendment effective July 21, 2014, to the Sewage Treatment Agreement dated April 17, 2013, between the Genoa Oceola Sewer and Water Authority and Genoa Charter Township. The motion carried unanimously.

B. Consider approval of a construction contract with Fonson Construction for the installation of the Chilson Road force main.

Moved by Hunt and supported by Mortensen to issue the Notice of Award to Fonson, Inc., for the Genoa Township Chilson Road Force Main Improvement, Contract 12736-13005-S-1 and to authorize the Supervisor to sign the Notice of Award, the Notice to Proceed, and construction contracts. The motion carried unanimously

C. Consider approval of a construction contract with A.Z. Shmina for Oak Pointe equalization pump station and Genoa Oceola Wastewater Treatment Plant Bio solids Handling Facility.

Moved by Smith and supported by Rowell to issue the Notice of Award to A.Z. Shmina., for the Oak Pointe Equalization Pump Station and Genoa Oceola WWTP Bio-Solids Handling Facility, Contract 12736-13005-S-2, and to authorize the Supervisor to sign the Notice of Award, the Notice to Proceed, and construction contracts. The motion carried unanimously.

D. Consider approval of a construction phase services proposal from Tetra Tech dated July 14, 2014.

Moved by Mortensen and supported by Rowell to approve the Oak Pointe WWTP Equalization Pump Station and GO WWTP Bio Solids Facility Construction Phase Proposal as prepared by Tetra Tech Inc., and dated July 14, 2014. The motion carried unanimously.

11. Discussion of a joint overlay project on Golf Club Road with Oceola Township.

It was the consensus of the board to not pursue an overlay project this fiscal year.

The regular meeting of the Genoa Charter Township Board was adjourned at 9:10 p.m.

Paulette A. Skolarus, Clerk
Genoa Charter Township

(Press/Argus 07/25/2014)