

GENOA CHARTER TOWNSHIP BOARD

Regular and Public Hearing Meeting

June 1, 2015

MINUTES

Manager Archinal called the regular meeting of the 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: 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 15 persons in the audience.

Clerk Skolarus asked that the board appoint Todd Smith as Chairman in lieu of the absence of McCririe. Moved by Hunt and supported by Rowell to approve the appointment for this meeting. The motion carried unanimously.

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Rowell 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: May 18, 2015

3. Request to approve the Assessor's affidavit of the 2015 Millage levies for Genoa Charter Township establishing the Millage Rate at 0.8146 as requested by Debra Rojewski.

Approval of Regular Agenda:

Moved by Hunt and supported by Rowell to approve for action all items listed under the regular agenda. The motion carried unanimously.

4. Consideration of PUD Amendment, environmental impact assessment and site plan for a proposed 60,000 square foot, three-story medical office building located on parcel 4711-09-100-036 at 1201 S. Latson Road, Howell, Michigan as petitioned by Providence Health System.

a. Disposition of PUD Amendment received on 5/21/15.

Moved by Mortensen and supported by Ledford to approve the agreement with the following changes or conditions:

- Reducing the front yard parking setback from 20’ to 0’ in consideration of the old right-of-way for Latson Road
- Allow for small delivery truck loading in the front yard
- The gateway feature will be considered as part of phase 2 of the medical office building or upon construction of one of the out-lots
- A final review by the township attorney

The motion carried unanimously.

b. Disposition of Environmental Impact Assessment revised on 5/4/15.

Moved by Hunt and supported by Ledford to approve the impact assessment as submitted. The motion carried unanimously.

c. Disposition of Site Plan revised on 5/20/15.

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

- This approval is only for the phase one medical office building. Future phases and/or development of out-lots will require site plan review and approval.
- The proposed building colors and materials as shown in the renderings are subject to verification by Township Staff that they are consistent with what was presented to the Planning Commission.
- Building material sample boards will become Township property.
- The pedestrian crossing signs in the north/south marked walkway should be increased and placed so they are oriented to motorists in the drive aisles.
- Easements for sanitary sewer and water shall be provided prior to issuance of a land use permit.
- Construction plan review and approval shall be required by the MHOG Utility System.
- Connection fees shall be paid upon issuance of a land use permit.

The motion carried unanimously.

5. Consideration of a rezoning (Ordinance Z-15-02) for parcels 4711-11-300-021, 4711-11-300-27, and 4711-11-300-28 totaling approximately 4.19 acres located in Section 11 at 6253 Grand River Avenue, Howell. The requested rezoning is to remove the Town Center Overlay District from the property which will change the zoning from General Commercial District/Town Center Overlay (GCD/TC) to General Commercial District (GCD). The request is petitioned by Chestnut Development, LLC.

A Call to the Public was made with no response.

Moved by Rowell and supported by Skolarus to adopt Ordinance Z-15-02 as submitted. This zoning complies with Section 22.04 of the Township Zoning Ordinance and is consistent with the existing developed properties in the neighborhood. The motion carried by roll call vote as

follows: Ayes – Ledford, Hunt, Rowell, Mortensen, Skolarus and Smith. Nays - None. Absent – McCririe.

6. Consideration of an environmental impact assessment corresponding to a site plan for a proposed 15,480 sq. ft. office building located at 6253 Grand River Avenue between Hughes Road and Kellogg Road on parcels 4711-11-300-021, 27, and 28. The request is petitioned by Chestnut Development, LLC.

Moved by Rowell and supported by Skolarus to approve the impact assessment with the following conditions:

- The three lots shall be combined into one parcel.
- The number of REU’s shall be indicated in the impact assessment as follows: Using “Office Buildings” each proposed building requires 2.2 REUs. This amount will be subject to increase if medical office or another user is proposed as provided in the Equivalent User Table.
- Language shall be added to the impact assessment regarding banked parking for phase 2.
- A statement that no large trucks will use the site shall be added.
- A copy of the DEQ permit will be provided.

The motion carried unanimously.

7. Consider approval of a request to the Livingston County Road Commission for a speed study on McClements Road between Kellogg and Hacker.

A call to the public was made with the following response: Matt Foisy – A reduction in speed is needed for this area. *Note: Correspondence to that affect was received from Mr. Foisy.* Moved by Ledford and supported by Rowell to request a speed study from the Livingston County Road Commission for McClements Road between Kellogg and Hacker. The motion carried unanimously.

8. Discussion of newsletter articles to be included in the summer tax bills.

No objections were raised with regard to the newsletter.

Note: Genoa Township Offices will be closed Wednesday, June 3, 2015 from 1:30 p.m. until 5:00 p.m. to allow staff to attend the memorial service for Karen Saari.

The regular meeting and public hearing of the board was adjourned at 7:10 p.m.

Paulette A. Skolarus, Clerk

Gary McCririe, Supervisor