

**GENOA CHARTER TOWNSHIP BOARD**  
REGULAR MEETING  
SEPTEMBER 21, 2015

MINUTES

Supervisor McCririe called the regular meeting of the Genoa Charter Township Board to order at 6:30 p.m. at the Genoa 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, Robin Hunt, Todd Smith, Jean Ledford, Linda Rowell, and Jim Mortensen. Absent: Paulette Skolarus. Also present were: Township Manager Michael Archinal and twenty-four persons in the audience.

A call to the public was made with no response:

**APPROVAL OF CONSENT AGENDA:**

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

**1. Payment of Bills.**

**2. Request to Approve Minutes: September 8, 2015**

**3. Request for a partial road closure of Snowden Lane from Sugarbush to Natanna Avenues from 5:00 p.m. on Oct. 31, 2015 to 2 a.m. on Nov. 1, 2015.**

**APPROVAL OF REGULAR AGENDA:**

Moved by Smith and supported by Ledford to approve for action all items listed under the regular agenda as requested, adding agenda item 12 a motion on refuse collection. The motion carried unanimously.

**4. Request for approval of Resolution No. 3 [approving the project, cost estimates, special assessment district, and causing the special assessment roll to be prepared] for the Homestead Drive Road Improvement Project Special Assessment District Summer 2016.**

A bid from D&H would levy \$572.00 a year for five years.

A call to the public was made with the following response:

Ms. Linda Williams of Homestead Drive thanks resident Ms. Nancy McDonald for the work she did. It's not for the whole road. Ms. Williams is concerned that the rest of the road will need repaving in a couple of years and it might cost twice as much.

Ms. Nancy McDonald clarified which part of the road would be repaved. There is erosion which is also scheduled to be fixed as part of this project. To do the entire road is \$100,000 more. The project would begin with road grinding, starting around Oct. 12, done by Oct. 19. The road is sinking at the culvert.

Mr. Pete Wood of Homestead Drive asked if part of Oak Pointe would be responsible for the cost. He would like to see more bids. Most of the road is in relatively good condition. When was the last time someone patched holes? I would highly recommend that the board drive the road before they vote. There should be an opportunity to petition against it. It doesn't seem like a necessarily expense right now.

[Type text]

Ms. Nancy McDonald stated that every year holes are patched; the last time the road was patched was this past spring. The contractors indicated that the road is beyond patching. The entrance is part of a LCRC road.

Mr. McCririe stated that the road work would be scheduled to begin after October 5. The role of the board is in financing. The decision is made by the homeowners. If enough residents are interested, then the board makes the financing available. A majority is interested in this project. Plans are available for review. More than 50% of residents have indicated they are in agreement with the special assessment. The petitions are available during business hours. Another meeting will be held in a couple of weeks.

Ms. Marie Racine of Homestead Drive stated that she and her husband are taken aback at the prospect of paying \$8500.00 to repair this road. It does not need a complete overhaul. We did not see plans. We did not sign the petition in favor. We are seasonal residents. We own three lots. We will be paying this cost three times.

Ms. McDonald stated that they went by addresses only, not by lot. The dwelling will be the only lot charged.

It was clarified that Ms. Racine would pay for one lot. Ms. Racine indicated that she is still concerned with the cost. It will now be \$2,800.00 but there surely are less expensive ways to improve the area. Ms. Racine asked what is the cost of the project?

Ms. McDonald stated that the cost is approximately \$177,580.00 and that more than 60% of residents signed the petition.

Mr. Dave Andrews of Homestead Drive stated that he and his wife have seen that the road has been fixed in a patchwork for over 19 years. This is a pay me now or pay me later situation.

Moved by Ledford, supported by Smith to approve Resolution No. 3 [approving the project, cost estimates, special assessment district, and causing the special assessment roll to be prepared] for the Homestead Drive Road Improvement Project Special Assessment District Summer 2016 with the following provisions: The resolution should read "Summer 2016," on page 15 of the pdf, paragraph number one. The motion carried as follows: Ayes – McCririe, Hunt, Smith, Ledford, Rowell, and Mortensen. Nay – None. Absent – Skolarus.

**5. Request for approval of Resolution No. 4 [acknowledging the filing of the special assessment roll, scheduling the second hearing and directing the issuance of statutory notices] for the Homestead Drive Road Improvement Project Special Assessment District Summer 2016.**

Moved by Mortensen, supported by Hunt to approve Resolution No. 4 [acknowledging the filing of the special assessment roll, scheduling the second hearing and directing the issuance of statutory notices] for the Homestead Drive Road Improvement Project Special Assessment District Summer 2016 with the following provisions: Page 20, third whereas paragraph should read "Summer 2016." The second public hearing will be held on Oct. 5. The motion carried as follows: Ayes – McCririe, Hunt, Smith, Ledford, Rowell, and Mortensen. Nay – None. Absent – Skolarus.

**6. Request for approval of Resolution No. 1 [to proceed and direct the preparation of plans and cost estimates] for the Grand Oaks Drive Road Improvement Project Special Assessment District Summer 2016.**

[Type text]

Mr. Mike Archinal stated this project has been discussed for three or four years. This project has received public support. There are 21 signatures received out of 35 residents, which allows the project to proceed.

Moved by Smith, supported by Rowell to approve Resolution No. 1 [to proceed and direct the preparation of plans and cost estimates] for the Grand Oaks Drive Road Improvement Project Special Assessment District Summer 2016. The motion carried as follows: Ayes – McCririe, Hunt, Smith, Ledford, Rowell, and Mortensen. Nay – None. Absent – Skolarus.

**7. Request for approval of Resolution No. 2 [to approve the project schedule the first hearing and direct the issuance of statutory notices] for the Grand Oaks Drive Road Improvement Project Special Assessment District Summer 2016.**

Moved by Mortensen, supported by Rowell to approve Resolution No. 2 [to approve the project schedule the first hearing and direct the issuance of statutory notices] for the Grand Oaks Drive Road Improvement Project Special Assessment District Summer 2016. The motion carried as follows: Ayes – McCririe, Hunt, Smith, Ledford, Rowell, and Mortensen. Nay – None. Absent – Skolarus.

**8. Request for approval of a rezoning (Ordinance Z-15-03), PUD agreement, environmental impact assessment, and conceptual PUD Plan concerning 37.97 acres of land (6 parcels) located at 3750 Cleary Drive. The rezoning involves parcels #11-05-400-012, 024, 062; 11-05-301-004; 11-05-302-005, 011. The application is petitioned by Cleary University and the requested rezoning is from Office Service District (OSD) and Industrial (IND) to a Mixed Use Planned Unit Development (MUPUD).**

A call to the public was made with no response.

**A. Approval and adoption of Ordinance Z-15-03.**

Moved by Hunt, supported by Ledford to approve the adoption of Ordinance Z-15-03, concerning 37.97 acres of land (6 parcels) located at 3750 Cleary Drive. The rezoning involves parcels #11-05-400-012, 024, 062; 11-05-301-004; 11-05-302-005, 011. The application is petitioned by Cleary University and the requested rezoning is from Office Service District (OSD) and Industrial (IND) to a Mixed Use Planned Unit Development (MUPUD). The motion carried as follows: Ayes – McCririe, Hunt, Smith, Ledford, Rowell, and Mortensen. Nay – None. Absent – Skolarus.

**B. Disposition of PUD Agreement revised on August 26, 2015.**

Moved by Ledford, supported by Hunt to approve the PUD agreement revised on August 26, 2015, subject to the following provisions:

1. The agreement applies only as long as it is a university or college.
2. There is no guarantee of the availability of utilities.
3. The revisions suggested by the Township Attorney shall be incorporated and the final draft shall be reviewed and approved by the Township Attorney.
4. The PUD Agreement shall be recorded on all subject parcels at the Livingston County Register of Deeds office.

Motion carried unanimously.

**C. Disposition of Environmental Impact Assessment dated August 19, 2015.**

Moved by Hunt, supported by Rowell to approve the Environmental Impact Assessment dated August 19, 2015. Motion carried unanimously.

[Type text]

**D. Disposition of Conceptual PUD Plan dated July 22, 2015.**

Moved by Ledford, supported by Smith approve the Conceptual PUD Plan dated July 22, 2015. Motion carried unanimously.

**9. Review of a special use, environmental impact assessment, and sketch plan application for a proposed market and storage facility with outdoor sales and display for a property located at 7300 Grand River Ave., Brighton, Michigan 48114, parcel # 4711-13-300-021. The request is petitioned by Simply Rock Properties, LLC.**

**A. Disposition of Special Land Use Permit.**

Moved by Ledford supported by Rowell to approve special use application for a proposed market and storage facility with outdoor sales and display for a property located at 7300 Grand River Ave., Brighton, Michigan 48114, parcel # 4711-13-300-021. The request is petitioned by Simply Rock Properties, LLC. Motion carried unanimously.

**B. Disposition of Environmental Impact Assessment dated August 26, 2015.**

Moved by Hunt, supported by Ledford to approve the Environmental Impact Assessment dated August 26, 2015. Motion carried unanimously.

**C. Disposition of Sketch Plan dated September 15, 2015.**

Moved by Hunt supported by Ledford approve the Sketch Plan dated September 15, 2015, with the following provisions:

1. A land use permit for tenant build-out must be acquired prior to occupancy.
2. The petitioner shall provide a performance guarantee for the 5' sidewalk along Grand River in compliance with Section 21.03 of the Township Ordinance which is to be approved by the Township Attorney. The performance guarantee shall be provided prior to issuance of a land use permit.

Motion carried unanimously.

**10. Review of the draft Master Plan and request for approval to distribute the draft plan pursuant to the Michigan Planning Enabling Act (MCL 125.3481).**

Moved by Hunt, supported by Smith to approve the request to distribute the draft plan pursuant to the Michigan Planning Enabling Act (MCL 125.3481). Motion carried unanimously.

**11. Request to approve the bid from Highway Construction for the Township Hall Parking Lot in an amount not to exceed \$107,125.00.**

Moved by Mortensen, supported by Hunt to approve the bid from Highway Construction for the Township Hall Parking Lot in an amount not to exceed \$107,125.00. Motion carried unanimously.

**12. Request for clarification of changes to the refuse collection fee for 2016.**

Ms. Hunt indicated that a discussion was last held on March 3, 2014 which clarified a previous motion and it is not clear. Is it reviewed on an annual basis or is an annual fee structure set? Duncan's contract expires in 2016.

[Type text]

Mr. Mortensen indicated that the contract is renewed every five years.

Moved by Rowell, supported by Smith to approve a \$2 per year increase until the contract expires in 2016. Motion carried unanimously.

The regular meeting of the Genoa Charter Township was adjourned at 7:25 p.m.

(Press Argus 09/25/15)

Kathryn Poppy, Recording Secretary  
Genoa Charter Township

Gary McCririe, Supervisor  
Genoa Charter Township