

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting & Public Hearing
September 6, 2016

MINUTES

Supervisor McCririe called the regular meeting of the board to order at 6:30 p.m. 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, Linda Rowell, Jim Mortensen, Todd Smith and Jean Ledford. Also present were: Township Manager Michael Archinal; Township Attorney Joe Seward and approximately 15 persons in the audience.

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Smith and supported by Rowell to approve all items under the Consent Agenda as requested. The motion carried unanimously.

1. Payment of Bills.

2. Request to Approve Minutes: August 15, 2016

Approval of Regular Agenda:

Moved by Rowell and supported by Mortensen to approve for action all items listed under the Regular Agenda. The motion carried unanimously.

3. Request for approval of Consent and Waiver of contract from Duncan Disposal Systems to Rizzo Environmental Services for Township refuse collection and recycling.

Moved by Ledford and supported by Rowell to approve the Consent Waiver of contract as requested. The motion carried unanimously.

4. Request for approval of a rezoning (Ordinance Z-16-02) involving approximately 63.4 acres located at the southeast corner of Euler Road and McClements Road. The requested rezoning is from Rural Residential (RR) and Public Recreation Facilities (PRF) to Country Estates (CE). The request is petitioned by Joyce Oliveto.

A Call to the Public was made with no response.

Moved by Smith and supported by Skolarus to approve the Rezoning Ordinance Z-16-02 as requested by Joyce Oliveto. The proposed amendment to the Zoning Map is consistent with Section 22-04 of the Township Zoning Ordinance. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Rowell, Mortensen, Skolarus and McCririe. Nays – None. Absent – Hunt.

5. Request for approval of Planned Unit Development (PUD) agreement, environmental impact assessment and a conceptual PUD plan for the proposed amendments to the Development Agreement located on the south side of Grand River Avenue, west of I-96 exit 141, in Howell. The request is petitioned by Genoa Out lots, LLC.

A. Disposition of amendment to the PUD Agreement (8-22-16)

Moved by Ledford and supported by Smith to approve the PUD agreement subject to the following:

1. Review and approval by the Township Attorney.
2. The PUD Agreement shall be recorded with the Livingston County Register of Deeds.
3. In Exhibit C, all items that have the potential for a drive through shall be subject to item cc, including a., b., c., i., n., q., and x.
4. Out-lots referenced in the agreement should be shown on the PUD Concept plan and should be included as an Exhibit to the agreement.
5. The changes included for out-lot No. 1 shall be eliminated.
6. Out-lot No. 1 shall be considered a Special Use Permit if the drive through use as provided in the existing PUD agreement is altered.

The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Rowell, Mortensen and McCririe. Nay – Skolarus. Absent – Hunt.

B. Disposition of Impact Assessment (8-22-16)

Moved by Smith and supported by Rowell to approve the Impact Assessment received August 22, 2016 provided that the language added to Section E regarding residential uses being located to the east shall be removed.

The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Rowell, Mortensen and McCririe. Nay – Skolarus. Absent – Hunt.

C. Disposition of Conceptual PUD Plan (6-29-16)

Moved by Ledford and supported by Mortensen to approve the Conceptual PUD Plan subject to the plan being updated to depict out-lots as described in the PUD agreement approved in item A. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Rowell, Mortensen and McCririe. Nay – Skolarus. Absent – Hunt.

6. Request for approval of Planned Unit Development (PUD) agreement, environmental impact assessment and a conceptual PUD plan for the proposed amendments to the Development Agreement located on the northeast corner of the Grand River and Lawson intersection in Howell. The request is petitioned by Grand River/Lawson Associates, LLC.

A. Disposition of amendment to the PUD Agreement (8-22-16)

Moved by Ledford and supported by Mortensen to approve the PUD Amendment received on August 22, 2016 for Grand River/Lawson Associates LLC subject to the following:

1. Review and approval of the Township Attorney.
2. The PUD Agreement shall be recorded with the Livingston County Register of Deeds.
3. In Exhibit B, all items that have the potential for a drive through shall be subject to item aa.
4. In Exhibit B, item w, only parcel 4711-09-200-041 should be eligible for the indoor storage special use.
5. The indoor storage facility as proposed shall be no closer to Grand River than the existing front line of the Tractor Supply building that is already located on the site and shall require a Special Use Permit.

The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Rowell, Mortensen and McCririe. Nay – Skolarus. Absent – Hunt.

B. Disposition of Impact Assessment (8-22-16)

Moved by Smith and supported by Rowell to approve the impact assessment received August 22, 2016 provided that language be added to Section B. Site Description, regarding the proximity of residential land uses east of the subject site. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Rowell, Mortensen and McCririe. Nay – Skolarus. Absent – Hunt.

C. Disposition of Conceptual PUD Plan (6-29-16)

Moved by Smith and supported by Ledford to approve the revised PUD concept plan to reflect the approved location of the indoor storage plan as long as it supports and agrees with the PUD Agreement. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Rowell, Mortensen and McCririe. Nay – Skolarus. Absent – Hunt.

7. Consideration of a request from the Howell Area Parks and Recreation Authority for approval of Resolution #160916 [continuation of the Howell Area Parks and Recreation Authority].

Moved by Skolarus and supported by Smith to approve Resolution No. 160916 as requested. The motion carried unanimously.

8. Receive presentation from the Livingston County Transportation Coalition.

Dr. Leo Hanitin presented the board with a proposal for updating the transportation system with in the county. Dr. Hanitin will provide a resolution to the Manager that will be presented to the board at the next regular meeting for consideration. No formal action was taken by the board.

9. Request to enter into closed session to discuss pending litigation pursuant to MCL 15.268 § 8 (e).

Moved by Smith and supported by Rowell to move into a closed session to discuss pending legislation at 8:08 p.m. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Rowell, Mortensen, Skolarus and McCririe. Nay – None. Absent – Hunt.

The regular meeting of the board was re-opened at 8:25 p. m. and adjourned.

Paulette A. Skolarus, Clerk
Genoa Charter Township

Gary McCririe, Supervisor
Genoa Charter Township