

GENOA CHARTER TOWNSHIP BOARD
Special Meeting
January 30, 2017

MINUTES

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:00 p.m., with the Pledge of Allegiance. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Paulette Skolarus, Robin Hunt, Jim Mortensen, Terry Croft, Diana Lowe and Jean Ledford. Also present were Township Manager, Michael Archinal; and approximately ten persons in the audience.

Call to the Public was made with no response.

1. Request to approve a 50% cost sharing allocation with MHOG/GO for the proposal from Network Services Group for the Single Server Solution or a Redundant Server Solution for the purchase of a new Township Server as recommended by Adam VanTassell.

Adam VanTassell and Don Prior presented the proposal to the board with two options. Moved by Skolarus and supported by Ledford to approve the Redundant Server System provided that MHOG/GO support the 50% split in cost not to exceed \$50,000.00. Further, to revert to the Single Server Solution should MHOG/GO fail to support the cost sharing of the Redundant System. The motion carried unanimously.

2. Request to approve a 50% cost sharing allocation with MHOG/GO for the proposal from ESRI for the purchase of the ArcGIS for Server Enterprise where the Township's contribution shall not exceed \$7,000.00.

Moved by Mortensen and supported by Croft to approve the proposal from ESRI for the purchase of the ArcGIS for server Enterprise where the Township contribution shall not exceed \$7,000.00. The motion carried unanimously.

Member Discussion:

Skolarus provided an update on the new election equipment that will be implemented with the assistance of the State of Michigan. While the State will share in the cost, the Township is expected to incur additional expense of \$68,700.00. This expense will be budgeted in the General Fund under Capital Outlay for the fiscal year beginning April 1, 2017 through March 31, 2018. No action was taken by the board.

Kelly VanMarter advised the board that she was continuing to work with the Meijer Store for the installation of a signal accessing their facility.

The special meeting of the Genoa Charter Township Board was adjourned at 6:20 p.m.
Adjournment

GENOA CHARTER TOWNSHIP BOARD
Joint Meeting with Planning Commission and Zoning Board of Appeals
January 30, 2017

MINUTES

Supervisor Rogers called the joint meeting of the Genoa Charter Township Board to order at 6:30 p.m., with the Pledge of Allegiance. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Paulette Skolarus, Robin Hunt, Jim Mortensen, Terry Croft, Diana Lowe and Jean Ledford. Also present were Township Manager, Michael Archinal; Zoning Board of Appeals members Jeff Dhaenens, Marianne McCreary, and Barbara Figurski; Township Planning Commission members Doug Brown, Jill Rickard, John McManus, and Chris Grajek; Assistant Township Manager Kelly VanMarter; Township Zoning Official Amy Ruthig; Planners Kathleen Duffy of LSL and Dave Jirousek of Williams&Works; and three additional persons in the audience.

A Call to the Public was made with the following response: D. Wholihan – Zoning is too restrictive in the business and commercial districts along Grand River and I’m glad to see the Township is making some changes. In addition, the Medical Marihuana laws conflict with the Federal government.

Zoning Ordinance Amendments – Special Topics Work session

- **Reduction in front yard setbacks in the Lakeshore Resort Residential zoning district. This amendment is precipitated on variances granted by the Zoning Board of Appeals.**
Rickard mentioned concern with utility conflicts if too close to the road. Skolarus inquired about a conflict with impervious surfaces and the setbacks. Mortensen requested that with regard to current ordinance, we approach each inquiry on a case-by-case basis. Dhaenens stated thirty feet would help, but he also supports review on a case-by-case basis. McCreary and Figurski both stated that they are concerned about the safety and narrow road ways. It was the consensus of all present that no change is made.

- **Provision to allow six-foot-tall privacy fences where appropriate. This is the single most requested revision to the Ordinance from our residents.**
Jirousek brought to the attention of the boards that language in section 11.04.04 needs clarification. VanMarter relayed that the Township experiences a lot of pushback for fences in the community. Rickard mentioned that property maintenance and upkeep be mentioned in current language to maintain a certain look. Jirousek added that standards

for materials, general language to keep the look intended, and possible language to list material type (whether it is solid versus recycled) be added. It was the consensus of all present that language within the current Ordinance be clarified to define size and location of fencing as well as general material standards. It also was discussed that six foot fences not be allowed in the waterfront.

- **Amendment to the Sign Regulations to comply with recent case law and to allow temporary signage. The ability to have temporary signs such as sandwich board signs is the most requested amendment from the commercial business owners.**

Brown would like to see more clarification on quantity of signs during election and sales times, especially those businesses that have multiple signs of varying sizes. VanMarter remarked that while signs are a problem, the code enforcement officer works aggressively to clean up temporary signage. Grajek would like to see limits to signs especially along Grand River. VanMarter provided that draft standards, size, number, and building material can be addressed, but it is important to remember that the current Ordinance allows for LED or changeable text sections on monument signs as an alternative option. Mortensen would like to see standards high, but not too high to be unaffordable. Rogers would like to look for a compromise that would support our businesses. Skolarus would like to see a study based on our current Ordinance versus Howell City and Brighton regulations for comparison. Pursuant to new laws (Reed v. Gilbert [AZ]) the sign ordinance is affected and will be changed to comply. The Township will use this opportunity to be more specific with signage language.

- **Provision for regulations to allow for accessory dwellings such as mother-in-law suites in single family residential. This is frequently requested by property owners and trends suggest they should be used to accommodate the elderly, in-laws, au-pairs, empty nesters or young people who are moving back home after college so they can get their arms around college debt.** Brown asked to ensure that small homes are also allowed a reasonable size accessory dwelling. It was the consensus of all present to allow Ordinance language to allow accessory dwellings for the purpose listed above with no separate entrance or utility meter.
- **Add regulations for solar Energy Collectors. These systems are becoming more popular and the existing Ordinance does not address them.** Rickard mentioned concern over aesthetics but Jirousek assured the Boards that new wording can be added so that energy collectors are in the least intrusive locations so that they are concealed without affecting their intended purpose. Hunt believes they should be allowed to heat pools. Archinal stated the commercial systems should also be considered on publicly

owned land. McManus would like to limit the look of the collectors to be flush mounted to the roof. Jirousek asked if a minimum acreage would sound appropriate. Skolarus would like to see wording added that obsolete technology be removed. Many concerns over the look, construction, and placement were reassured by Jirousek who said that this is an opportunity for the Planning Commission to review the framework of the collectors.

- **Consider revisions to the Town Center Overlay district. Staff struggles with applicability of the overlay for existing development and there have been detractions from the east end of the district. Staff would like consideration for some amendments to the size and applicability of the district.** Mortensen made note that as of January 30, 2017, there has been no shovel on the Town Center, no movement at all. The overall concern was that the Town Center zoning is too prohibitive for business. A consensus of all present that the Town Center Overlay only applies to vacant land and that the regulations are made more flexible.
- **Create new zoning districts for the South Latson interchange area. The 2013 Master Plan provided a framework for two new zoning districts to address development in the area south of the new Latson Road interchange. This includes Interchange Campus and Interchange Commercial. It is suggested to use Planned Unit Development zoning as a tool to accomplish our goals.** Hunt is very concerned about no room for traffic light and increased traffic on Beck Road, but Jirousek remarked that the developer will do a traffic study. VanMarter suggested that the Township list uses for development to limit traffic so that the Latson facing developments have higher volume traffic while the Beck Road developments would be restricted to lower volume. Rickard would like to see Light Industrial, inserted lightly. VanMarter suggested that chemical use is excluded and Archinal added that categorical discharge developments, like plating, are excluded as well. Rickard also inquired about LCRC role with regards to bringing the road up to volume after the road impact assessment.
- **Make a determination regarding the allowance or prohibition of Medical Marihuana facilities in accordance with new legislation.** There was a general discussion about the legalities of this type of business and that it is still illegal on the Federal level. Rickard pointed out that Northville, who has a dedicated local police force, wants nothing to do with these types of facilities. Furthermore, a community without local police should not allow these types of facilities. A consensus of all present agreed to a watch-and-see approach. A review after a six month period was recommended to get more information and clarification while keeping in mind the December 15, 2017 date for

which potential businesses can apply. Kathleen Duffy suggested a resolution in opposition could be considered rather than a zoning ordinance amendment.

The Genoa Township Board Joint Meeting with Planning Commission and Zoning Board of Appeals on January 30, 2017, was adjourned at 8:43 pm.

Paulette A. Skolarus, Clerk
Genoa Charter Township Board

Tara Brown, Deputy Clerk
Genoa Charter Township