

GENOA CHARTER TOWNSHIP BOARD
Public Hearing and Regular Meeting
March 18, 2019

MINUTES

Supervisor Rogers called the regular 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; Township Attorney, Joe Seward; and two persons in the audience.

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Croft and supported by Lowe to approve all items listed under the consent agenda and moving Item 4 to the regular agenda for further discussion. The motion carried unanimously.

1. Payment of Bills.

2. Request to Approve Minutes: March 4, 2019

3. Request for approval of a proposal from Michigan Office Supply for the purchase and installation of a new wide format copier generator with a General Fund obligation not to exceed \$7,500.00.

Approval of Regular Agenda:

Moved by Ledford and supported by Lowe to approve for action all item listed under the consent agenda with the addition of item 4. The motion carried unanimously.

4. Request for approval of a state bid purchase of a Dodge Ram for the Manager's Department at a cost less trade-in of \$17,061.

Moved by Mortensen and supported by Lowe to approve the purchase of the Dodge Ram Truck as requested. The motion carried unanimously.

5. Public hearing on budgets related to General Fund Budgets 101, 212, 261, 264, 270, and 271 for the fiscal year beginning April 1, 2019 through March 31, 2020 as submitted by Skolarus.

A. A call to the public was made with no response.

B. Disposition of budgets requested.

Moved by Mortensen and supported by Lowe to allow for a 2% salary increase for all elected officials. The motion carried unanimously. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

Moved by Lowe and supported by Mortensen to allow for a 2% salary increase for all staff and Township Boards. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

Moved by Skolarus and supported by Croft to increase the cost of refuse collection, disposal, large item pickup and recycling from \$131.00 to \$141.00 annually. The motion carried by roll call vote as

follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

Moved by Lowe and supported by Ledford to increase application fees for the Zoning Board of Appeals from \$125.00 to \$215.00 for residential, and from \$300.00 to \$395.00 for commercial, with signs \$300.00. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

Moved by Hunt and supported by Croft to amend the 2018/2019 budgets for funds 101, 212, 261, 264, 270, and 271 as recommended by the Skolarus. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

Moved by Lowe and supported by Mortensen to approve budgets 101, 212, 261, 264, 270, and 271 for the fiscal year beginning April 1, 2019 and ending March 31, 2020 as recommended by the Skolarus. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

6. Request for approval of the following Debt Service Fund Budgets for the Fiscal Year ending March 31, 2020: Fund 852, 857-859, 870, 872, and 873 as provided by Treasurer Hunt.

Moved by Skolarus and supported by Ledford to approve Debt Service Funds 852, 857, 859, 870, 872, and 873 as recommended by Hunt. The motion carried unanimously

7. Consideration of a recommendation for approval of a preliminary site condominium plan and impact assessment for a proposed 19 unit site condominium called Moretti Estates. The property in question is located on approximately 30.8 acres at 4242 Bauer Road (parcel # 4711-26-200-002) on the west side of Bauer Road, between White Pines Drive and Challis Road. The request is petitioned by John Moretti.

A. Disposition of Environmental Impact Assessment (02/19/2019)

Moved by Lowe and supported by Ledford, to approve the Impact Assessment dated February 19, 2019 related to preliminary site condominium approval for Moretti Estates. The motion carried unanimously.

B. Disposition Recommendation of Preliminary Site Condominium Plan (02/20/2019)

Moved by Skolarus and supported by Hunt, to approve the preliminary site condominium plan for Moretti Estates dated February 20, 2019, subject to the following:

1. The following documents will be required with a final submittal:
 - a. Condominium documents (Master Deed and By-Laws);
 - b. A detailed landscape plan;
 - c. Building designs/renderings; and
 - d. A detail of the residential entrance signage.
2. With regard to the landscape plan, additional plantings shall be provided to create a buffer north of the entrance drive for the existing home located immediately north of the entrance, which is not part of the condominium
3. The Township attorney shall review the condominium documents.
4. The condominium documents shall include:
 - a. A caution to the homeowners about the extra sensitivity to environmental factors affecting the drainage into Mudd Lake.

- b. Language ensuring protection of the wetlands, natural feature setback and undisturbed wooded areas.
 - c. Private Road Maintenance provisions including the financial and maintenance assurances required by Ordinance.
 - d. Inclusion of the remainder parcel which is not part of the condominium in regard to the private road. The remainder land shall be included in access, maintenance and financial obligations associated with the road. The documents shall also provide for future development of the remainder parcel to be included in the condominium.
5. An easement regarding access, maintenance and financial obligations for the remainder property giving them rights to the private road.
 6. The petitioner shall provide approval by the Health Department regarding the location of the existing septic field on the north property that is to remain relative to its potential impact on Lot #15's well and septic field.
 7. The petitioner should review the landscaping plan to ensure that trees planted will not interfere with septic fields.
 8. The petitioner shall provide approval by the Road Commission regarding the location of the entrance.
 9. The petitioner will follow recommendations made by the Township engineer in the letter dated February 25, 2019 and the Brighton Area Fire Authority letter dated March 4, 2019.
 10. Determination on how refuse will be handled before the petitioner returns for approval of the final site plan.

The motion carried unanimously.

8. Request to enter into a closed session pursuant to state statute MCL. 15.268 (e) for pending litigation regarding Genoa Charter Township vs. Healy Homes.

Moved by Croft and supported by Ledford to move to closed session at 7:05 p.m. to discuss pending litigation. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

Move by Ledford and supported by Croft to move to open session at 8:01 p.m. The regular meeting of the Board was opened and adjourned by a motion from Hunt and supported by Croft at 8:02 p.m.

Respectfully submitted,

Paulette A. Skolarus, Clerk
Genoa Charter Township Board