

**GENOA CHARTER TOWNSHIP BOARD**  
**Regular Meeting and Public Hearing**  
**May 6, 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 nine persons in the audience.

A Call to the Public was made with no response.

**Approval of Consent Agenda:**

Moved by Mortensen and supported by Lowe to move all items listed to the regular agenda for discussion. The motion carried unanimously.

**Approval of Regular Agenda:**

Moved by Lowe and supported by Hunt to approve for action all items listed under the Regular Agenda as requested. The motion carried unanimously

**1. Payment of Bills.**

Moved by Mortensen and supported by Croft to approve the payment of bills with the condition that the April 19, 2019 payroll will be added to the next agenda for review. The motion carried unanimously.

**2. Request to Approve Minutes: April 15, 2019**

Moved by Croft and supported by Hunt to approve the Minutes of April 15, 2019 deleting the name Township Attorney Joe Seward from the minutes as he was not present. The corrected Minutes were voted and carried unanimously.

**3. Request for approval of a proposal from Dell for the purchase of five new workstations at a cost not to exceed \$3,531.35.**

Moved by Mortensen and supported by Lowe to approve the purchase of 5 computers as requested by VanTassell. The motion carried unanimously.

**4. Request for approval of site work and installation of a basketball court at Genoa Park at a cost of \$105,303.60.**

Moved by Mortensen and supported by Croft to table the request until a second quote may be obtained for the basketball court. The motion carried as follows: Ayes: Ledford, Croft, Hunt, Lowe, Mortensen and Skolarus. Nay – Rogers.

**5. Request for approval of proposals in the amount of \$6,446.00 from Mica Crafters for improvements to the main copy room and the Township kitchen.**

Moved by Mortensen and supported by Lowe to approve the contract with Mica Crafters in the amount of \$6,446.00 as requested. The motion carried unanimously.

**6. Public hearing for the Edwin Drive Road Maintenance Project (Summer 2019).**

**A. Call to the Property Owners and to the Public.**

A call to property owners and the public was made with no response.

**B. Request for approval of Resolution #5 [confirming the special assessment roll] for the Edwin Drive Road Improvement Project Special Assessment District (Summer 2019).**

Moved by Ledford and supported by Skolarus to approve Resolution # 5 as requested. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

**7. Consideration of a recommendation for approval of a rezoning (adoption of Ordinance Z-19-01), PUD Agreement, Impact Assessment and conceptual PUD Plan for a proposed planned industrial development with a new 67,000 sq. ft. indoor climate controlled storage building. The rezoning requested is from GCD to IND with a Planned Industrial District (PID) overlay located at 2528 Harte Drive, Brighton consisting of 10.62 acres on parcel 4711-13-300-009. The request is petitioned by James Pappas of Fusco, Shaffer and Pappas, Inc., also known as the Birkenstock property.**

**A. Call to the public.**

A call to the public was made with no response.

**B. Request for approval of the adoption of Ordinance Z-19-01 to rezone parcel 4711-13-300-009 from GCD to IND/PID.**

Moved by Lowe and supported by Skolarus to approve and adopt Ordinance No. Z-19-01. This approval is made because the proposed amendment to the Zoning Map and reclassification as a Planned Industrial Park District (PID) with the related development agreement and conceptual plan has been found to comply with the criteria stated in Sections 10.02.04, 10.07.01 and 22.04 of the Township Zoning Ordinance. This finding includes that the rezoning encourages innovative and beneficial land uses, is consistent with the goals, objectives, and land use map of the Master Plan, preserves open space and historical features, promotes efficient provision of public services and utilities, reduces adverse vehicular and pedestrian traffic impacts, and encourages the use and improvement of an existing site. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

**C. Disposition of PUD Agreement revised on April 16, 2019.**

Moved by Hunt and supported by Lowe to approve the PUD Agreement revised on April 16, 2019 with the following conditions:

1. The revisions suggested by the Township Attorney related to Section III, Item A. shall be incorporated and the revised draft shall be reviewed and approved by Township staff and Township Attorney.
2. Page numbering shall be corrected.
3. In regard to permitted uses, the first “whereas...” statement on page 2, Section I. Item B., and Section II, Item A. shall be revised so as not to indicate that all permitted uses are included. A list of uses shall be provided in table format as an Exhibit C and shall depict all permitted and special land uses applicable to the property.
4. Section I, Item F. shall remove the reference to Article 13 and instead state “shall comply with the Zoning Ordinance”.

The motion carried unanimously.

**D. Disposition of Environmental Impact Assessment dated January 2019.**

Moved by Hunt and supported by Lowe to approve the environmental impact assessment dated January 2019 as submitted. The motion carried unanimously.

**E. Disposition of Conceptual PUD Plan dated 2/22/19 with revised sheets A.S.101 and C.102 dated 4/5/19.**

Moved by Lowe and supported by Skolarus to approve the Conceptual PUD Plan dated 2/22/19 with revised sheets A.S.101 and C.102 dated 4/5/19 with the following conditions:

1. The petitioner is encouraged to retain and/or relocate to the extent possible any healthy and mature trees in the final PUD site plan submittal.
2. Details of the electronic message sign shall be provided with the Final PUD site plan.
3. As requested by the Township Engineer, documentation of the temporary grading easement shall be provided with the Final PUD Site Plan submittal.

The motion carried unanimously.

**8. Consideration of a recommendation for approval of a special use, site plan and environmental impact assessment for an amendment to a previously approved special use permit for a K-12 Livingston Christian School located within the Brighton Church of the Nazarene. The property in question is located at 7669 Brighton Road, Brighton, Michigan, on parcel #4711-25-400-059. The request is petitioned by Livingston Christian Schools.**

**A. Disposition of Special Use.**

Moved by Lowe and supported by Hunt to approve the Special Land Use to increase the maximum number of students from 200 to 280. This approval is granted based upon finding consistency with the standards of section 19.03 of the Zoning Ordinance. The motion carried unanimously.

**B. Disposition of Environmental Impact Assessment (3-11-19)**

Moved by Hunt and supported by Lowe to approve the environmental impact assessment dated March 11, 2019 as submitted. The motion carried unanimously.

**C. Disposition of Site Plan (3-11-19)**

Moved by Lowe and supported by Skolarus to approve the site plan dated March 11, 2019 with the condition that the applicant provide information to Township staff that the landscaping and other previously approved requirements have been implemented. The motion carried unanimously.

**9. Request to enter into a closed session to discuss pending litigation in the matter of Ikle v. Genoa Charter Township 29855-CZ pursuant to MCL 15.268 (e).**

Moved by Skolarus and supported by Croft to adjourn to a closed session to discuss pending litigation in the matter of Ikle v. Genoa Charter Township 29855-CZ pursuant to MCL 15.268 (e) at 7:30 p.m. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

The Regular Meeting of the Township Board was reopened at 8:00 p.m.

Archinal provided an overview of his meetings with two Home Owners' Associations and their intent on reconstruction of the roads in Pine Creek and Northshore.

Attorney Joe Seward – The Township regularly receives requests from homeowners living in the more rural parts of the Township requesting internet or cable service. If we are going to put pressure on Comcast to provide extended service, the Township needs to begin working on their requests at least three years in advance. There is no density trigger in our Comcast agreement. We have no way to force Comcast to put in cable. Current mapping of Comcast and ATT should be made available to the township.

Moved by Lowe and supported by Croft to adjourn the regular meeting and public hearing of the board at 8:15 p.m.

Paulette A. Skolarus, Clerk  
Genoa Charter Township Board