

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
May 20, 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, and Diana Lowe. Also present were Township Manager, Michael Archinal and three 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 approve items 2 and 3 and move the payment of bills to the Regular Agenda for discussion. The motion carried unanimously.

2. Request to Approve Minutes: May 6, 2019

3. Request for approval of a fireworks display on Lake Chemung on June 29, 2019 as submitted by Chris Bonk.

Approval of Regular Agenda:

1. Payment of bills

Moved by Mortensen and supported by Hunt to approve the payment of bills as requested. The motion carried unanimously.

4. Request to approve a resolution requesting aid from the Legal Defense Fund of the Michigan Townships Association in the form of an amicus brief filed in the Michigan Tax Tribunal Court as recommended by the Assessor.

Moved by Lowe and supported by Hunt to approve Resolution 190520 as requested by the Assessor. The motion carried by roll call vote as follows: Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – Ledford.

5. Request to set the 2019 Genoa Township Millage Rate at .7990 in order to calculate the 2019 Winter Tax Rate at the direction of the Township Assessor. (Roll Call vote required.)

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

6. Request for acceptance of Dean Tengel's resignation, approval of the reappointment of Planning Commission members Jeff Dhaenens and Eric Rauch with terms expiring June 30, 2022 and the appointment of Zoning Board of Appeals member Michelle Kreutzberg [from alternate member to permanent member] as recommended by Supervisor Bill Rogers.

Moved by Skolarus and supported by Lowe to accept the letter of resignation from Dean Tengel and approve the reappointments as requested by the Supervisor. The motion carried unanimously.

7. Consideration of a recommendation for approval of an amendment to a previously approved final condominium site plan and environmental impact assessment for a proposed 15-unit, single family site condominium located north of Cunningham Lake Road and west of Sundance Trail, known as Mountain Top Estates. The request is petitioned by Mountain Top Estates, LLC.

Wayne Perry (Desine, Inc.) – Plans have been revised to eliminate property previously depicted as unit 15 from the project. A new boundary description has been prepared for the development and unit numbers have been revised. There is an addition of berms and storm water collection and drainage systems to eliminate offsite runoff as well as an expansion of the north retention basin, conforming to current LCDC standards.

A. Disposition of amended Environmental Impact Assessment dated April 5, 2019

Moved by Skolarus and supported by Hunt to approve the Environmental Impact Assessment to a previously approved final condominium site plan for Mountain Top Estates as requested. The motion carried unanimously.

B. Disposition of amended Final Condominium Site Plan dated April 5, 2019

Moved by Hunt and supported by Hunt to approve the amended final site plan dated April 5, 2019 for Mountain Top Estates subject to the following:

1. The Master Deed, Bylaws, and Exhibit B Drawings are incorporated into this approval by reference subject to the following:
 - a. The amendments to the Master Deed and Bylaws requested by the Township Attorney in the email to Amy Ruthig on 4/30/19 shall be made.
 - b. The revised Master Deed, Bylaws and Exhibit B Drawings shall be approved by the Township Attorney and if necessary the documents shall be revised to add a private road maintenance agreement if the present language is not consistent with the Township Ordinance subject to review of the Township Attorney.
2. Construction plan review will be required for the private road prior to the issuance of the Land Use permit for installation of the road and/or storm water system infrastructure and related improvements.
3. The requirements of the Brighton Area Fire Department in their letter dated May 7, 2019 shall be met with the exception of the underground water storage. This requirement is waived in view of the fact that this is an amendment and it was not a requirement in prior site plan approvals for this site.
4. Additional evergreen trees shall be added around the retention pond in the northwest corner of the site. The additional trees shall be added north of the basin to offset the loss of trees and buffer to the adjacent property owner and shall be reviewed by Township Staff for approval.

5. Each lot shall provide the required 2 street trees per the ordinance plus an additional 3 trees shall be provided elsewhere on said lot. These trees shall be shown on a landscape plan associated with each land use permit for new homes.

The motion carried unanimously.

8. Request to introduce and schedule the first reading on proposed ordinance number Z-19-02, a text amendment to the minimum lot area requirement in the UR district within Article 3 and to set the second reading, public hearing and consideration for adoption before the Township Board on Monday, June 3rd, 2019 for the purpose of considering the proposed zoning map amendment.

Moved by Lowe and supported by Croft to introduce and conduct the first reading on proposed ordinance number Z-19-02 and to set the second reading, public hearing and consideration for adoption before the Township Board on Monday, June 3, 2019 for the purpose of considering the proposed zoning map amendment. The motion carried unanimously.

9. Discussion regarding green burials.

The board discussed green burials with no action taken. A copy of the contract with St. George Lutheran Church will be provided for the next regular meeting of the board.

Moved by Hunt and supported by Mortensen to adjourn the regular meeting of the Genoa Charter Township Board at 7:02 p.m.

Paulette A. Skolarus, Clerk
Genoa Charter Township