

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
July 1, 2019

MINUTES

Supervisor Rogers called the Regular Meeting of the Genoa Charter Township Board to order at 6:30 p.m. at the Township Hall 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, Jean Ledford, Terry Croft and Diana Lowe. Also present were Township Manager Michael Archinal and two persons in the audience.

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Lowe and supported by Mortensen to approve all items listed under the Consent Agenda as requested. The motion carried unanimously.

1. Payment of Bills.

2. Request to Approve Minutes: June 17, 2019

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.

3. Request for approval on the proposed ordinance number 190701, granting to Consumers Energy Company, its successors and assigns, the right and authority to lay, maintain and commercially operate gas lines and facilities including but not limited to mains, pipes, services and on, under, along, and across public places including but not limited to highways, streets, alleys, bridges, and waterways, and to conduct a local gas business in the Charter Township of Genoa, Livingston County, Michigan, for a period of thirty years.

A. A Call to the Public was made with no response.

B. Disposition of Request

Moved by Skolarus and supported by Lowe to approve Ordinance Number 190701 from Consumers Energy Company as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nay – None.

4. Consideration of a recommendation for approval of a special use, site plan and environmental impact assessment for a proposed 59,400 sq. ft. industrial building for Masonite Corporation. The property in question is located at 5665 Sterling Drive, Brighton on parcels #4711-15-200-028, 029 & 030. The request is petitioned by Schonsheck, Inc.

A. Disposition of Special Use Application

Moved by Lowe and supported by Croft to approve the special use permit for an industrial building over 40,000 square feet located at 5665 Sterling Drive, Brighton on parcels #4711-15-200-028, 029 & 030. This approval is granted because it has been found that the request meets the requirements of Section 19.03 of the Township Ordinance. The motion carried unanimously.

B. Disposition of Environmental Impact Assessment (4-24-19)

Moved by Hunt and supported by Lowe to approve the Environmental Impact Assessment dated April 24, 2019 for a proposed 59,400 square foot industrial building located at 5665 Sterling Drive, Brighton on parcels #4711-15-200-028, 029 & 030 as requested. The motion carried unanimously.

C. Disposition of Site Plan (5-22-19)

Moved by Skolarus and supported by Croft to approve the site plan dated May 22, 2019 for a proposed 59,400 square foot industrial building located at 5665 Sterling Drive, Brighton on parcels #4711-15-200-028, 029 & 030 with the following conditions:

1. All existing easements conflicting with the proposed project shall be extinguished prior to issuance of a land use permit.
2. Parcel reconfiguration and easements for shared drainage and reciprocal access shall be provided prior to issuance of a land use permit.
3. The discharge of the detention pond and drainage for the emergency access drive shall be addressed and approved by the Township Engineer.
4. The requirements of the Fire Department shall be complied with.
5. The corrections to the building size and landscaping plan as requested by the Township planner in the letter dated June 4, 2019 shall be made.
6. All conditions of the Township Engineer in the review letter dated June 3, 2019 shall be addressed.
7. Construction plan review and necessary utility easements shall be required prior to construction.
8. Water and sewer REU's shall be re-allocated as part of the parcel reconfiguration or payment of tap fees will be required for the proposed building.

The motion carried unanimously.

5. Consider approval of a Transfer Agreement for Fire Stations 34 and 35 from Genoa Charter Township to the Brighton Area Fire Authority.

Mortensen – The transfer agreement should contain a reversionary clause should the fire authority break apart. We do not know what the future holds for the authority. Skolarus – Will the City of Brighton and Brighton Township transfer their halls to the authority? Mortensen – I do not see that happening. The Brighton Township Station No. 32 is located on the Brighton Township property and is used for other things. The Weber Drive facility is marginal and not of great value. Brighton City would like to reclaim the Grand River

property because of the potential value. Skolarus – This agreement was put together in 2018 and has not been updated. I would like to see a revised contract and mapping with the property to be transferred delineated on the map. Archinal – The transfer would be approximately 8.1 acres. Rogers – The fire station should be used for public safety in the future should it be abandoned by the authority. Skolarus – I would like to see a list of those uses included in the agreement. I would also like our attorney to draft a new agreement based upon conversation this evening. Rogers – We have waited long enough to make this change and action should take place this evening.

Moved by Mortensen and supported by Lowe to approve the transfer agreement contingent upon the following:

- A review by Township Attorney Joe Seward
- A revision to Item 4 – deleting “the Township shall be given the first right of purchase” and substituting a reversionary clause that the township will reclaim the property unless it is used by the fire authority or for public safety.

The motion carried as follows: Ayes – Ledford, Croft, Hunt, Lowe, Mortensen and Rogers. Nay - Skolarus. Skolarus – The language of the contract should be reviewed and changed prior to approval. A map of the site specifying the exact delineation of the transferred property should be provided. The possible uses identified as “public safety” should be included in the agreement.

Other Business:

The township staff is still reviewing the bids for basketball courts and a request will be included on the August 5, 2019 agenda.

The regular meeting of the Genoa Charter Township Board was adjourned at 7:05.

Paulette A. Skolarus, Clerk
Genoa Charter Township