

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting & Public Hearing
August 3, 2020

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, Jean Ledford, Terry Croft, Jim Mortensen and Diana Lowe. Also present were Township Manager Michael Archinal; Township Assistant Manager Kelly VanMarter and six persons in the audience. Absent - Robin Hunt.

A Call to the Public was made with the following response:

- Ty Cole – I just want to clarify my intent from the last board meeting that may have caused some concern or upset. I would like to achieve a collaborative relationship with the township and work through some issues related to lake traffic and violations on the lake.
- Philip Casteleyn – The speed limit on Hughes Road is 25 M.P.H. and many exceed that limit. I have put out speed trailers, 16 crosswalk signs, and contacted the Livingston County Sheriff and now ask for your assistance.

Approval of Consent Agenda:

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

1. Payment of Bills.

2. Request to Approve Minutes: July 20, 2020

Approval of Regular Agenda:

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

3. Consideration of a recommendation for approval of a rezoning (adoption of Ordinance Z-20-03), PUD Agreement, Impact Assessment, and conceptual PUD Plan for a proposed rezoning request from Country Estates (CE) to Interchange Campus Planned Unit Development (CAPUD) and Interchange Commercial Planned Unit Development (ICPUD) for approximately 195 acres along S. Latson Road south of I-96. The subject property includes 177 acres on the west side of S. Latson Road, 10 acres on the east side of S. Latson

Road and 6 acres on Beck Road east of S. Latson Road. The properties include the following parcels requested to be rezoned to CAPUD: 4711-08-400-004, 006, 012, 013, 014, 015, 020, 4711-09-300-031 and 4711-17-200-008. Parcel 4711-09-300-040 (formerly 001) is requested to be rezoned to ICPUD. The request is petitioned by Todd Wyett.

A. Call the Public was made with the following response: Brenda Daniels – I have lived in this community for 20 years. We need a larger buffer between our property and the proposed development. Please address the building height, signage and lighting. Please also consider an easement on our property to allow access to the new traffic light for future development.

B. Disposition of Rezoning Ordinance Z-20-03

Moved by Skolarus and supported by Lowe to approve and adopt Ordinance No. Z-20-03. This approval is made because the proposed amendment to the Zoning Map and reclassification as Interchange Campus and Interchange Commercial Planned Unit Development (CAPUD and ICPUD) with the related development agreement including use restrictions, design guidelines, utility extensions and conceptual plan has been found to comply with the criteria stated in Sections 10.02, 10.03.06 and 22.04 of the Township Zoning Ordinance. This finding includes the following supporting statements:

1. The rezoning promotes comprehensive and long term planning of appropriate land uses, innovative architectural design, high quality building materials, and a walkable environment for pedestrians;
2. The rezoning encourages innovative and beneficial land uses with streetscape, building and site design elements which are consistent with the goals, objectives, and land use map of the master plan and are compatible with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;
3. The rezoning is compatible with the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district and will serve to protect the large wooded wetland located west of S. Latson Road;
4. The rezoning will provide the required utility extensions necessary to serve the proposed development and will further promote efficient provision of public services and utilities without compromising the "health, safety and welfare" of the Township;
5. Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site is provided. The development provides for inter-connection of roads and the future integration of circulation between adjacent sites which will reduce adverse vehicular and pedestrian traffic impacts.

The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – Hunt.

C. Disposition of PUD Agreement last updated on July 20, 2020.

Mortenson raised the issue of \$10,000.00 for an easement acquisition with the Township being responsible for additional costs. VanMarter advised the board that there is only one easement left to get for the water-main. The sewer easement is already complete.

Moved by Lowe and supported by Croft to approve the PUD Agreement received on July 20, 2020 subject to the following:

1. The comments from staff and the Township Attorney in the marked up Agreement on 7/29/20 shall be incorporated with the exception of changes to Section 20 related to Timing of Development which shall be further negotiated and approved by Township staff and the Township Attorney prior to signing.
2. The comments from staff and the Township Attorney on the marked up Utility Construction Agreement (Exhibit 12) referenced in PUD Agreement shall be incorporated into the document. Any changes shall be reviewed and approved by the Township Attorney and staff.
3. The PUD Agreement final draft with all Exhibits shall be reviewed and approved by Township staff and Township Attorney prior to signing.
4. The fully executed document including all Exhibits shall be recorded at the Livingston County Register of Deeds office and a copy of the recorded document shall be provided to the Township.

The motion carried unanimously.

D. Disposition of Environmental Impact Assessment dated July 30, 2019.

Moved by Lowe and supported by Croft to approve the Environmental Impact Assessment as submitted. The motion carried unanimously.

E. Disposition of Conceptual PUD Plan dated May 20, 2020

Moved by Skolarus and supported by Ledford to approve the Conceptual PUD Plan dated May 20, 2020 subject to the following:

1. The requirements of the Township Engineer's letter dated June 3, 2020 shall be met.
2. The requirements of the Brighton Area Fire Authority's letter dated March 26, 2020 shall be met
3. Easements will be required to allow cross access for vehicular and pedestrian traffic in each of the project areas and to adjacent parcels.
4. Details will be required for the highway sign, uses, dimensional standards, building and site design, etc. prior to development of the north area.

The motion carried unanimously.

Correspondence:

- The Cromaine District Library provided minutes of their board meeting
- The Livingston County sheriff's Office provided an overview of work being done within the township

Member Discussion:

- Mortensen asked that the sheriff speak to the board about their responses to possible catastrophic issues.
- Archinal provided an overview of work being done within the township.

Moved by Mortensen and supported by Croft to adjourn the meeting at 7:15 p.m.

Paulette A. Skolarus, Clerk
Genoa Charter Township Board