

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting/Public Hearing
June 21, 2021

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, Jean Ledford, Terry Croft, Jim Mortensen and Diana Lowe. Also present were Township Manager Michael Archinal and approximately 30 persons in the audience.

A Call to the Public was made with no response.

Consent Agenda:

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

1. Payment of Bills: June 21, 2021

2. Request to Approve Minutes: June 7, 2021

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. Public hearing for Darlene Drive Road Maintenance Project (Winter 2021).

A. A Call to the Property Owners and was made with no response.

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

C. Request for approval of Resolution #3 [approving the project cost estimates, special assessment district and causing the special assessment roll to be prepared] for the Darlene Drive Road Maintenance Project (Winter 2021).

Moved by Mortensen and supported by Skolarus to approve Resolution No. 3. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None.

D. Request for approval of Resolution #4 [acknowledging the filing of the special assessment roll, scheduling the second hearing, and directing the issuance of statutory notices] for the Darlene Drive Road Maintenance Project (Winter 2021).

Moved by Lowe and supported by Croft to approve a Public Hearing for July 19, 2021 and approve Resolution No. 4 as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None.

4. Public hearing for the Grand Beach Aquatic Weed Control Improvement Project (Winter 2021).

A. A Call to the Property Owners was made with the following response: Joe Fader – Please add to the next resolution that the project will include biological augmentation with regard to the lake improvement project. Margaret Csizmadia – I am impressed with the project and agree 100%. Larry Marshall – I support this project and it provides the best use of our lake. Bob Ford – I live on the north end of the lake and Lilly pads are a big problem since the MDEQ protects them. The Township should work with the DEQ to assist us.

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

C. Request for approval of Resolution #3 [approving the project cost estimates, special assessment district and causing the special assessment roll to be prepared] for the Grand Beach Aquatic Weed Control Improvement Project (Winter 2021).

Moved by Skolarus and supported by Mortensen to approve Resolution No. 3 as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None.

D. Request for approval of Resolution #4 [acknowledging the filing of the special assessment roll, scheduling the second hearing, and directing the issuance of statutory notices] Grand Beach Aquatic Weed Control Improvement Project (Winter 2021).

Moved by Ledford and supported by Croft to approve Resolution No. 4 setting a July 19, 2021 public hearing. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None.

5. Request for approval of Resolution #1 (to proceed with the project and direct preparation of the plans and cost estimates) for the Pardee Lake Aquatic Weed Control Improvement Project.

Moved by Skolarus and supported by Lowe to approve Resolution No. 1 as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None.

6. Request for approval of Resolution #2 (to approve the project, schedule the first hearing and direct issuance of statutory notices) for the Pardee Lake Aquatic Weed Control Improvement Project.

Moved by Ledford and supported by Lowe to approve Resolution No. 2 with a public hearing date of July 19, 2021 as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None.

7. Consideration of a recommendation for approval of a special use application, environmental impact assessment and site plan to allow outdoor storage of two containers located at 7372 Grand River, Brighton for Community Bible Church. The request is petitioned by Community Bible Church.

A. Disposition of Special Use Application

Moved by Lowe and supported by Croft to approve the Special Use Permit because it has been found that the requested use meets the requirements of Sections 19.03 and 7.02.02 of the Township Ordinance. The motion carried unanimously.

B. Disposition of Environmental Impact Assessment (5-14-21)

Moved by Hunt and supported by Ledford to approve the Environmental Impact Assessment as requested. The motion carried unanimously.

C. Disposition of Site Plan (5-14-21)

Moved by Hunt and supported by Lowe to approve the site plan with the condition that the height of the proposed arborvitae plantings be increased to 6 feet. The motion carried unanimously.

8. Consideration of a recommendation for approval of an environmental impact assessment (5-26-21) for a proposed 27 space parking lot located at 2765 E. Grand River Avenue, north side of Grand River Avenue between Meadowview Drive and Tahoe Boulevard for Howell Family Dentistry which is adjacent at 2775 E. Grand River Avenue. The request is petitioned by Howell Family Dentistry.

Moved by Lowe and supported by Hunt to approve the environmental impact assessment dated May 26, 2021 with the condition that all requirements of the Planning Commission motion on the site plan be satisfied. The motion carried unanimously.

9. Consideration of an approval recommendation for a preliminary and final condominium for a 3-unit condominium for an existing office development located at 6253 and 6255 Grand River Avenue which is on the north side of Grand River Ave., east of Hughes Road. The request is petitioned by Chestnut Development, LLC.

A. Disposition of Environmental Impact Assessment (3-29-21)

Moved by Ledford and supported by Hunt to approve the environmental impact assessment for a three-unit condominium for the existing Chestnut Landings office development located at 6253 and 6255 W. Grand River on the north side of Grand River Ave. (east of Hughes Road, Brighton, 48114. The motion carried unanimously.

B. Disposition of Preliminary Condominium

Moved by Lowe and supported by Croft to grant Preliminary Approval for a three-unit condominium for the existing Chestnut Landings office development located at 6253 and 6255 W.

Grand River on the north side of Grand River Avenue (east of Hughes Road, Brighton, 48114) with the following conditions:

1. Approval of the Master Deed by the Township Attorney.
2. The applicant shall meet the requirements of the Township Engineer in the letter dated June 9, 2021.

The motion carried unanimously.

C. Disposition of Final Condominium

Moved by Hunt and supported by Lowe to grant Final Approval for a three-unit condominium for the existing Chestnut Landings office development located at 6253 and 6255 W. Grand River on the north side of Grand River Avenue (east of Hughes Road, Brighton, 48114) with the following conditions:

1. Approval of the master Deed by the Township Attorney.
2. The applicant shall meet the requirements of the Township Engineer in the letter dated June 9, 2021.
3. Copies of approvals from all required outside agencies shall be provided to the Township for our files.

The motion carried unanimously.

Correspondence was read.

Member Discussion:

- Hunt – taxes will be mailed 06/30/2021
- Rogers – Mute Swans have been a problem on East and West Crooked Lake. The Township will initiate a resolution to the address this concern at the next regular meeting of the board.
- Archinal Road – road work is being completed on Challis/Bauer, Golf Club (shared cost with Oceola), and Hubert. Other special assessment districts are being considered.

Moved Ledford and supported by Mortensen to adjourn the Regular Meeting and Public Hearing of the Board at 7:05 p.m.

Paulette Skolarus, Clerk
Genoa Charter Township

Bill Rogers, Supervisor
Genoa Charter Township