

**GENOA CHARTER TOWNSHIP BOARD  
Regular Meeting and Public Hearing  
August 1, 2022**

**MINUTES**

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm 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, Diana Lowe and Robin Hunt. Also present were Township Manager Michael Archinal, Township Attorney Joe Seward, and four persons in the audience.

The Pledge of Allegiance was recited.

A call to the public was made at 6:31 pm with no response.

**Consent Agenda**

**Moved** by Hunt, supported by Lowe, to approve the Consent Agenda as presented. **The motion carried unanimously.**

1. Payment of Bills: August 1, 2022
2. Request to approve Minutes: July 18, 2022

**Regular Agenda:**

**Moved** by Lowe, seconded by Ledford, to approve the Regular Agenda as presented. **The motion carried unanimously.**

3. **Request for approval of Resolution Number 220801 to accept the MDNR Trust Fund Acquisition Grant No. TF21-0040 for the Genoa Township Park Expansion.**

**Moved** by Skolarus, supported by Lowe, to approve Resolution Number 220801 for acceptance of the MDNR Trust Fund Acquisition Grant No. TF21-0040 for the Genoa Township Park. **The motion carried unanimously with a roll call vote as follows: Ayes - Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus, and Rogers.; Nays - none.**

4. **Consideration of a recommendation to adopt Ordinance Z-22-01 and approve the environmental impact assessment rezoning 20-acres from Rural Residential (RR) to Country Estates (CE) for parcel #11-32-100- 020. The property is located at 5320 Richardson Road on the west side of Richardson Road, south of Brighton Road. The request is petitioned by Andrea Sydor.**

**A. Disposition of Rezoning Ordinance Z-22-01.**

**Moved** by Skolarus, supported by Lowe, to approve and adopt Ordinance Number Z-22-01 to amend the Zoning Map of the Charter Township of Genoa by rezoning parcel 4711-32-100-020 (20 Acres) from Rural Residential (RR) to Country Estate (CE). **The motion carried unanimously with a roll call vote as follows: Ayes - Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus, and Rogers.; Nays - none.**

**B. Disposition of Environmental Impact Assessment (received 5-31-22)**

**Moved** by Hunt, supported by Croft, to approve the environmental impact assessment received on May 31, 2022 related to the rezoning from RR to CE for parcel 4711-32-100-020 at 5320 Richardson Road. **The motion carried unanimously.**

**5. Consideration of a recommendation for approval of Ordinance number Z-22-02 to amend Zoning Ordinance Section 7.02 Permitted and Special Land Uses within Article 7 entitled Commercial and Service Districts.**

**Moved** by Lowe, supported by Croft, to approve and adopt Ordinance Number Z-22-02 to amend Zoning Ordinance Section 7.02 Permitted and Special Land Uses within Article 7 entitled Commercial and Service Districts. **The motion carried unanimously with a roll call vote as follows: Ayes - Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus, and Rogers.; Nays - none.**

**6. Consideration of a recommendation for approval of a special use application, environmental impact assessment and site plan for a contractor's yard with outdoor storage for Two Men and a Truck. The request is located at 840 Victory Drive, west side of Victory Drive, south of Grand River Avenue. The request is petitioned by Alan Oversmith, Two Men and a Truck.**

**A. Disposition of Special Use Application**

The applicant was present and stated they are aware of the conditions of the site plan approval and will comply with all of them.

**Moved** by Lowe, supported by Hunt, to approve the Special Land Use application for a contractor's yard with outdoor storage for Two Men and a Truck located at 840 Victory Drive. The approval is granted because it has been found that the requested use meets the requirements of Sections 19.03 and 8.02.02(b) of the Township Ordinance. As a condition of approval, the applicant shall extend the gravel area to the south to accommodate the truck turning template. In addition, all requirements related to approval of the impact assessment and site plan shall be satisfied. **The motion carried unanimously.**

**B. Disposition of Environmental Impact Assessment (dated 6-7-22)**

**Moved** by Hunt, supported by Ledford, to approve the Environmental Impact Assessment dated June 7, 2022 as submitted. **The motion carried unanimously.**

**C. Disposition of Site Plan (dated 6-7-22)**

**Moved** by Lowe, supported by Mortensen, to approve the site plan dated June 7, 2022 with the following conditions:

1. A land use permit shall be required for the site work.
2. The expansion of the existing detention basin should be designed to comply with the new Drain Commissioner standards.
3. All comments and conditions contained within the Brighton Area Fire Authority review letter dated June 14, 2022 shall be satisfied.
4. The well sampling recommended by the Health Department shall be completed.
5. The site lighting shall be modified or replaced as necessary to comply with the Township Exterior Lighting standards (Sec. 12.03).
6. The dumpster enclosure shall include a gate in compliance with Section 12.04 of the Zoning Ordinance.

**The motion carried unanimously.**

7. Discussion regarding Township Hall entrance sign bid proposals

Supervisor Rogers stated that two bids were received. The proposals are substantially different from the amount that was anticipated. Mr. Archinal is recommending that this project be postponed, and that the Township apply the budgeted \$27,000 to the sealcoating and painting of the Township Hall parking lot and driveway that is scheduled for next year. The new LED lights scheduled to be replaced on the site this year will also help with visibility and safety.

After a brief discussion, all Board Members agree with Mr. Archinal's suggestion.

**Correspondence**

Ms. Skolarus stated the State Revenue Sharing went down approximately four percent.

**Member Discussion**

Ms. Skolarus showed photos of the improvements that have been made to the Chilson Hills Cemetery. Ms. Hunt stated that the invoices for these improvements need to be presented to the Board for approval.

Ms. Skolarus stated that the cemetery has 210 lots, but each lot has 4 parcels, so there are 840 parcels in the cemetery.

Genoa Charter Township Board Meeting

August 1, 2022

Approved Minutes

Ms. Skolarus showed a proposal from Landscape Designs for plantings at the Township Hall. She noted that per ordinance, only trees are allowed to be planted. Ms. Hunt stated the Township must comply with the ordinance. Supervisor Rogers stated there are other plans that need to be developed for the site, with regard to parking, the sports fields, possible EV charging stations, etc. so the plantings will be included in that.

Mr. Archinal stated that Crooked Lake has been paved and the line painting has started. The last task will be the restoration.

Ms. Skolarus stated that only 1/3 of the absentee ballots that have been sent out for tomorrow's election have been returned.

Supervisor Rogers stated that the closed session minutes from the July 18 meeting need to be approved and then all copies must be returned to the Clerk this evening. **Moved** by Hunt, seconded by Lowe, to approve the closed session minutes from July 18, 2022 with the change of "Closess Session" to read "Closedd Session".

Supervisor Rogers stated that the deputy has been assigned to the Township. He started today. Ms. Skolarus asked if he could visit the voting precincts tomorrow.

**Adjournment**

**Moved** by Ledford, supported by Mortensen, to adjourn the meeting at 7:13 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas  
Recording Secretary

Approved:

Paulette Skolarus, Clerk  
Genoa Charter Township

Bill Rogers, Supervisor  
Genoa Charter Township