

**GENOA CHARTER TOWNSHIP BOARD  
Regular Meeting  
April 3, 2023**

**MINUTES**

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm at the Township Hall. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Jean Ledford, Terry Croft, Diana Lowe, Robin Hunt, Paulette Skolarus, and Jim Mortensen. Also present were Township Manager Kelly VanMarter, and 68 people in the audience.

The Pledge of Allegiance was recited.

The call to the public was opened at 6:31 pm.

Mr. Mike Berean of 1273 Euler Road, who is also speaking for his wife, stated he has provided a packet to the Board regarding his and his neighbors' concerns with the Chaldean Church property. He provided a review of the history of the property, stating that the property was abandoned, and during that time, homes were built on roads around the camp. He disagreed with the Township Attorney's review letter, stating that the City of Detroit essentially abandoned the camp from 1995 to 2007. The church is proposing to add more amenities, which will cause the values of the surrounding properties to drop by at least 10 percent. They would like the Board to rescind all approvals and remove the current zoning of Public Recreational Facilities.

Board Member Hunt has reviewed the information that was presented to the Board. She suggested that Mr. Berean meet with the Township Manager so she can review the information as it cannot be done at tonight's meeting.

Mr. Bill Maniaci of 1866 Euler Road is concerned with the camp. They continue to request expansions and the Township keeps saying "yes." He is a realtor and has proof that the property values in the area will decrease.

The call to the public was closed at 6:39 pm.

**Approval of Consent Agenda:**

Mr. Mortensen requested to have Item #1. Payment of Bills moved to the Regular Agenda.

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

- ~~1. Payment of Bills: April 3, 2023 (moved to Regular Agenda)~~
2. Request to approve March 20, 2023 regular meeting minutes

**Regular Agenda**

**Moved** by Ledford, supported by Croft, to approve the Regular Agenda as amended. **The motion carried unanimously.**

1. Payment of Bills: April 3, 2023 (moved from Consent Agenda)

Mr. Mortensen questioned why such a large payment to MHOG is coming from the general fund. Ms. Hunt stated that money is received from meter purchases. At the end of the year, the auditor moves those funds from the general fund to the appropriate authority's fund.

He also asked why the bi-weekly payroll is shown as \$212,194 on one page and then \$112,194 on another. Ms. Hunt advised she will review this discrepancy.

**Moved** by Mortensen, seconded by Lowe, to approve the Payment of Bills: April 3, 2023 subject to review of the discrepancy in the bi-weekly payroll. **The motion carried unanimously.**

3. Public Hearing on the proposed Special Assessment Roll for the Lake Chemung Aquatic Weed Control Special Assessment District (Winter Tax 2023).
  - A. Call to the Property Owners
  - B. Call to the Public

The call to the property owners was opened at 6:43 pm with no response.

The call to the public was opened at 6:43 pm with no response.

4. Request for approval of **Resolution #5** Confirming the Special Assessment Roll for the proposed Lake Chemung Aquatic Weed Control Special Assessment District (Winter Tax 2023). (Roll Call)

Ms. VanMarter stated a letter was received from Katie Pasciolla who is in objection to the assessment roll.

**Moved** by Mortensen, supported by Skolarus, to approve Resolution #5 Confirming the Special Assessment Roll for the proposed Lake Chemung Aquatic Weed Control Special Assessment District (Winter Tax 2023). **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Mortensen - yes, Skolarus - yes, and Rogers - yes)**

5. Public Hearing on the proposed Pine Creek Ridge Road Improvement Special Assessment Project (Winter Tax 2023).
  - A. Call to the Property Owners
  - B. Call to the Public

Genoa Charter Township Board Meeting

April 3, 2023

Approved Minutes

The call to the property owners was opened at 6:45 pm.

Ms. Andrea Buck of 5499 Arbor Bay Drive asked the Board to deny the road construction. She is a mom of three small children. There is a lot of cut-through traffic through their neighborhood and if it is paved, there will be more traffic and the speeds will increase.

Mr. Greg Reynolds of 5554 Lake Ridge Drive has lived in Pine Creek since 2004 and since that time, there have been approximately three proposals to improve the roads, which have never been completed, and the prices have continued to increase. He thanked the Township for the latest proposal for helping to pay for part of the work.

Ms. Caroline Mahalak of 5522 Lake Ridge Drive thanked the Board and the committees of Pine Creek for their work over the years. She noted that Bauer Road is the only road surrounding their development that is not paved. It is time to have the roads in Pine Creek repaved.

Mr. Bob Lee of 5714 Lake Ridge provided a history of road paving projects for Pine Creek that were started, but never completed. He thanked Township Staff for their assistance and the Township for contributing to the cost of the project. He asked the Board to approve the project.

Ms. Kathy Edwards of 5531 Arbor Bay Court stated the condition of the roads needs to be addressed. She thanked the Board for their support and assistance in paying for the project.

Mr. John Najjar of 5381 Hidden Pines Drive stated the roads are 30 years old, full of cracks, and potholes and it is dangerous for people to walk. He thanked the Board for their support.

Mr. Andy Krause of 5449 Arbor Bay Drive stated the roads are bad, but there are portions that are not. There is over one mile of his roadway that does not have any potholes. He would like to try and find funding from other sources, such as the County. He would also like another vote of the residents.

Mr. James Doherty of 5361 Wyndam is in favor of having the roads fixed now. He walks and rides his bike and it is not safe. He thanked the Township for their assistance with paying for the work.

Ms. Lori Errer of 5678 Wyndham Lane agrees that the roads in Pine Creek need to be fixed. She has seen many double haul gravel trailers driving down her road. There are no trucks allowed. The traffic is not only people in the neighborhood; it is cut through traffic. She is in favor of paying her portion for the roads, but she would like to have gates installed. It is unfortunate that Genoa Township residents have to pay an additional \$3,000 because the Hamburg Township residents do not have to contribute.

Mr. Larry Shock of 5507 Hidden Pines is in support of repairing the roads. They bike and run and it is not safe. He thanked the Township for their contribution.

Ms. Dan Bihlmeyer of 5553 Wyndham Lane agrees with Ms. Errer. He works from home and sees the traffic on his road. He is not in favor of contributing his money to pay for other cars to use their road and drive 50 to 60 miles per hour. He would like to see Bauer paved.

Genoa Charter Township Board Meeting

April 3, 2023

Approved Minutes

Mr. Kim Gasior of 5484 Arbor Bay Drive provided a history of other road improvement projects for Pine Creek that were never completed. He is in favor of repairing the roads in their subdivision. Having all the roads done at one time is the most cost effective. He thanked the Board for their efforts and asked them to approve the project.

Mr. Tom Hickey of 5885 Harford Way stated there are two issues with the roads. If the roads are not improved now, the deterioration will continue and it will cost more in the future. The majority of property owners have agreed to the SAD and the Township is contributing funding. That could change in the future. The condition of the roads could change property values.

Ms. Meg Spinelli, as well as her parents who live at 5360 Lake Ridge, live in Pine Creek. They are in support of the project. The roads are not safe to walk or ride their bike on. They appreciate the Township's financial support.

Ms. Jeff Fletcher of 5288 Hidden Pines Court stated these are public roads and not the responsibility of the homeowners. Private citizens should not be funding public roads. There is no special benefit for just the residents. It will benefit other drivers. This should not be on the agenda this evening, the documents presented were not accurate, this should be a super majority, he disagrees with the road ratings that were done, and the process is flawed.

Ms. Therese Pilchak of 7215 River Ridge Court is in support of this project. If this fails, there is no other option. She thanked the Board for their support.

Ms. Susan Longsworth of 7253 Forest Way Court stated there are other options, such as what type of material is used, pursuing MDOT Safety Grants, etc. She and her children bike through the neighborhood and it is not dangerous for that; however, it is dangerous for children due to the vehicles who drive at a high rate of speed. She would like the Township and the Road Commission to pursue ways to make Wyndham Lane safe.

Mr. Ray Scruggs of 5467 Arbor Bay is in support of the road improvements, but he does not approve of the SAD. He agrees with his neighbors to pursue other options for safety, funding, and other alternatives.

Mr. Paul Edwards of 5531 Arbor Bay Court suggested a "No Through Traffic 7 am to 5 pm" sign be placed at the entrances. He is in favor of the road improvements and having all of the roads done at the same time. He agrees that some roads are in worse condition than others, but prices are continuing to increase. He appreciates the Township's contribution.

Mr. Chad Demery of 5625 Wyndham Lane agrees that people drive fast on Wyndham. He sees it from his home office and when he is on his front lawn. The focus should be on reducing the traffic and vehicle speeds.

Mr. Marty Gubow of 7232 Forest Way moved to his home because the roads were public and he would not have to pay to maintain them. SAD's on public roads do not make sense. He thinks a long-term plan should be done to handle all of the roads in the Township, perhaps a road millage on the ballot.

Genoa Charter Township Board Meeting

April 3, 2023

Approved Minutes

Supervisor Rogers reminded the public that the Township did have a road millage on the ballot recently and it was defeated substantially. He has worked with this subdivision on the traffic, speed and road maintenance since its inception. The Township does not have a road maintenance fund, so the \$400,000 being contributed was the work of the Township Staff and the Board to determine where the funding would come from.

Mr. Brad Hayosh of 5459 Arbor Bay Court thanked the Board. This project is needed. The roads are not safe for walking. Costs are continuing to go up and it would be best to do all of the roads at the same time.

Mr. Tom Frazee 5318 Hidden Pines Court agrees that the roads need to be repaired, but private property owners are not required to pay for public roads. If this is approved, then the roads should be privatized and gates should be installed.

The call to the property owners was closed at 7:41 pm.

The call to the public was opened at 7:41 pm.

Mr. Bill Haller of 7419 Pine Vista Drive lives in the Pine Creek Condos and is on the Board. The Condo Board has committed to paying their shared cost. He appreciates the work of the committee and the Township.

The call to the public was closed at 7:43 pm.

6. 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 Pine Creek Ridge Road Improvement Special Assessment Project (Winter Tax 2023). (Roll Call)

Ms. VanMarter provided the names, addresses, and positions of residents who submitted letters and emails to the Township. Some residents who spoke this evening submitted letters also.

The following residents are opposed to the special assessment:

Laura McGaffney of 5394 Hartford Way

Helena Yanalunas of 5975 Wyndham Lane

Claudia Cojocneanu of 5906 Harford Way

Bill and Shannon Peterson of 7348 Forest Way

Craig Gazarek of 5495 Wyndham Lane

Randy and Becky Shacka of 5783 Wyndam Lane

Susan and Blaine Longsworth of 7523 Forest Way

Evelyn Longsworth of 5952 Barclay Drive

Katie and Jason Schneider of 5976 Barclay Drive

Jennifer and Tim Aylor of 5909 Harford Way

Michael and Constance Liphardt of 5544 River Ridge Drive

Leslie Marlatt of 5308 River Ridge Drive

Jason and Rebecca Provancher of 5258 Hidden Pines Drive

Genoa Charter Township Board Meeting

April 3, 2023

Approved Minutes

Joseph, Josh, Monica & Robert Spezia of 5893 Hartford Way

Brad and Erin Chunn of 5230 Hidden Pines Drive

Ken Grove of 5858 Harford Way

Matthew and Nancy DeMattos of 5842 Hartford Way

Steve & Denise Mercantante of 7125 Forest Way

Heather Urban of 5632 River Ridge Drive

Letters of opposition were also received from Jarrod Tack of 7563 Brookview Drive and Richard and Ann Buscemi of 7541 Brookview Drive, which are in the Mt. Brighton Sub.

Letters of support for the SAD were received from the Board of the Pine Creek Bluffs Condo Association, Bruce and Debra Byers of 5278 Arbor Bay Drive, and Rick and Marcia Poynter of 5242 Arbor Bay Drive.

Ms. Hunt stated if this is approved, the total cost is \$14,649.63 per parcel. The Township would bond for the financing. The interest rate would be what the rates are the day the bonds are sold, plus 1 percent. It is anticipated the total interest rate will be approximately 5.5 percent. If residents want to pay without interest, they must pay the total amount within 30 days of approval of the roll which is scheduled for April 17.

**Moved** by Mortensen, supported by Croft, to approve Resolution #3 Approving the Project Cost Estimates, Special Assessment District and causing the Special Assessment Roll to be prepared for the Pine Creek Ridge Road Improvement Special Assessment Project (Winter Tax 2023). **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Mortensen - yes, Skolarus - yes, and Rogers - yes)**

7. Request for approval of **Resolution #4** Acknowledging the filing of the Special Assessment Roll, Scheduling the Second Hearing for April 17, 2023, and Directing the Issuance of Statutory Notices for the Pine Creek Ridge Road Improvement Special Assessment Project (Winter Tax 2023). (Roll Call)

**Moved** by Ledford, supported by Lowe, to approve Resolution #4 Acknowledging the filing of the Special Assessment Roll, Scheduling the Second Hearing for April 17, 2023, and Directing the Issuance of Statutory Notices for the Pine Creek Ridge Road Improvement Special Assessment Project (Winter Tax 2023). **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Mortensen - yes, Skolarus - yes, and Rogers - yes)**

8. Request for approval of election officials for the May 2, 2023 Hartland Schools special election as recommended by the Election Commission.

Genoa Charter Township Board Meeting

April 3, 2023

Approved Minutes

Ms. Skolarus stated 900 absentee applications have been mailed to residents in the Hartland School District and 100 have been returned.

The precinct has been moved from 2142 church to the Genoa Township Hall to save the Hartland Schools money.

**Moved** by Lowe, supported by Skolarus, to approve the election officials for the May 2, 2023 Hartland Schools special election as recommended by the Election Commission. **The motion carried** unanimously.

**Member Discussion**

Supervisor Rogers advised the Mileage Reimbursement Policy has been distributed to the Board. He thanked Staff for their efforts in developing it. More policies will be forthcoming.

Ms. VanMarter stated the lighting has been installed in the driveway of the Township Hall. She is pleased with how it looks and hopes the Board is as well. They will improve safety on the property. Also, the Senior Survivor Park construction will begin soon. Ms. Hunt noted that the Township needs to start the process of addressing the parking. More parking is going to be needed.

Mr. Croft stated the Grand Opening and Ribbon Cutting for the new Brighton Area Fire Authority Station #33 will be tomorrow, Tuesday, April 4, from 6:00 pm to 7:30 pm

**Adjournment**

**Moved** by Lowe, supported by Hunt, to adjourn the meeting at 7:54 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas  
Recording Secretary

Approved:

Paulette Skolarus, Clerk  
Genoa Charter Township

Bill Rogers, Supervisor  
Genoa Charter Township