

GENOA TOWNSHIP BOARD  
Regular Meeting  
July 15, 1996

MINUTES

A regular meeting of the Genoa Township Board was called to order by Supervisor Murray at 7:00 p.m. at the Genoa Township Hall. The Pledge of Allegiance was then said.

The following board members were present constituting a quorum for the transaction of business: Robert Murray, Paulette Skolarus, Craig Jarvis, Douglas Brown and Gary McCririe. Also present were: Rick Heikkinen, Township Attorney; Jim Stornant, Township Zoning Administrator; and two persons in the audience.

Moved by McCririe, supported by Jarvis, to approve the Agenda as presented. The motion carried.

A Call to the Public was made with no response.

1. Request for approval of the amendment to the PUD and related impact assessment for Oak Pointe Development, Rory McDonald.

It was the consensus of the board that the amendment to the PUD was in order. Stornant was to ask the L.C.R.C. and McKenna for a recommendation with regard to the shared driveway along Clifford Road. The board would then add appropriate language to the PUD to address this change that was not reviewed by the Planning Commission.

Moved by Skolarus, supported by Jarvis, to table the request until the next regular meeting of the board. The motion carried.

2. Request for approval of the subdivision regulation ordinance and publication notice as reviewed and recommended for approval by the Planning Commission.

Moved by Skolarus, supported by Brown, to approve the subdivision regulation ordinance as submitted. The motion carried unanimously.

3. Request for approval of the zoning text amendments and the publication notice on the following articles:
  - Article 2.00 - Definitions
  - Article 3.00 - General Provisions
  - Article 4.00 - District Regulations
  - Article 6.00 - Residential Districts
  - Article 12.00 - Special Land Use Standards
  - Article 13.00 - Site Plan Review and Impact Assessment
  - Article 15.00 - Private Road Standards
  - Article 19.00 - Nonconforming Structures and Uses

Moved by McCririe, supported by Jarvis, to approve the zoning text amendments as presented. The motion carried.

4. Consideration of a request for private road maintenance as related to petitions for Baetcke Lake Road.

Moved by Brown, supported by McCririe, to approve Resolution #1 (to proceed with the project and directing the preparation of plans and cost estimates) as presented. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Jarvis, Skolarus and Murray. Nays - None. Absent - Hunt and Kull.

Moved by Jarvis, supported by Skolarus, to approve Resolution #2 (scheduling the first hearing and directing the issuance of statutory notices) as presented. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Jarvis, Skolarus and Murray. Nays - None. Absent - Hunt and Kull.

5. Review of the Liquor License Application procedures.

The policy for Liquor License was reviewed by the board. Changes were discussed and new language added. The policy will be reviewed at the next regular meeting of the board.

6. Request to amend the roll for property located in the Tri-Lakes Sewer Assessment District and identified by tax identification number 11-21-400-018, as requested by Township Treasurer, Robin Hunt.

Moved by Jarvis, supported by McCririe, to amend the roll for the Tri-Lakes Sewer Assessment District for property identified as 11-21-400-018 with the following conditions: Principal and Interest totaling \$2,791.43 will be paid in advance by David and Nicole Bloomingburg. The remaining principal balance of \$6,375.00 will be assessed over the next 15 years in accordance with the district. The motion carried unanimously.

Administrative Business:

Upon the advice of the Supervisor, John Esbrook will investigate the complaint on the cemetery and report back to the board with a written response.

Moved by Brown, supported by Jarvis, to approve for payment vouchers totaling \$113,320.38. The motion carried.

Moved by Skolarus, supported by Murray, to approve the Minutes of the Election Committee dated 07-01-96 as presented. The motion carried with Hunt absent.

Moved by McCririe, supported by Brown, to approve the Minutes of the 07-01-96 meeting as presented. The motion carried.

GENOA TOWNSHIP BOARD - Regular Meeting - July 15, 1996

Moved by McCririe, supported by Jarvis, to approve \$500.00 to allow the Clerk to attend the M.A.C. conference in Grand Rapids. The motion carried.

It was the consensus of the board to have the Clerk investigate the Chloride application as related to Brighton Township and their policy.

The regular meeting of the board was adjourned at 9:20 p.m.

Respectfully submitted,

*Paulette A. Skolarus*  
Paulette A. Skolarus  
Genoa Township Clerk

(BA, LCP 07-24-96)

GENOA TOWNSHIP BOARD  
Regular Meeting  
August 5, 1996

MINUTES

A regular meeting of the Genoa Township Board was called to order by Supervisor Murray at 7:00 p.m. at the Genoa Township Hall. The Pledge of Allegiance was then said.

The following board members were present constituting a quorum for the transaction of business: Robert Murray, Paulette Skolarus, Robin Hunt, Gary McCririe, Craig Jarvis, Douglas Brown and Charlene Kull. Also present were: Jim Stornant, Township Zoning Administrator; Rick Heikkinen, Township Attorney; and approximately 25 persons in the audience.

Moved by McCririe, supported by Kull, to approve the Agenda with the addition of item 8, a request for approval of the Northeast Tri-Lakes Debt Service Budget. In addition, a closed session of the board was requested by Heikkinen to discuss pending litigation. The motion carried.

A Call to the Public was made with no response.

1. Public Hearing to consider a request for private road maintenance as related to petitions from the Baetcke Lake Homeowners Association:

Skolarus advised the board and audience that a calculation of front footage within the district determined that 63% of the residents were in favor of the project. The calculation of the petitions based on benefit determined 65% approval. Letters were received from Milne, Zander, Stephenson and Kampke expressing opposition to the project.

A call to the public and property owners was made with the following response: Rand Borasch - This project doesn't improve the value of my property and the petition is out of hand. How can you just lien my property when I don't want this. Murray - Residents can petition the board to establish a special assessment district when 51% or more of the people living in a district ask for an improvement.

Don Jork - Jork asked for clarification of the regulations governing Act 188. Heikkinen responded with an overview of the act. It is understood that the homeowners will contract with the construction company.

Dick Brandt - The gravelling will probably be contracted with D & H Asphalt. The road is approximately one mile long.

GENOA TOWNSHIP BOARD - Regular Meeting - August 5, 1996

Glen Waggoner - I did the road grading and snow plowing. The road does not have soft spots. The area is unique. I do not want to see paving.

John Weatherly - Please explain the legal fees. Brandt - Wendy Hirschman performed legal services in the first petition for a complete project, which included blacktop. Her costs were \$850.00.

Jork asked that the board read the letters from residents into the Minutes. Murray - It is not our procedure to read the letters. It has been noted that four letters were received opposing the project. Only one of those letters was from a person who signed the original petition.

2. Request for approval of resolutions for the Baetcke Lake Homeowners Association for private road maintenance:

A. Resolution No. 3 (reimbursement resolution).

Moved by Brown, supported McCririe, to approve the reimbursement resolution as presented. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Hunt, Jarvis, Skolarus and Murray. Nays - Kull. Absent - None.

B. Resolution No. 4 (approving project details and directing the preparation of the special assessment roll).

Moved by Skolarus, supported by Brown, to approve the project details and the preparation of the roll. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Hunt, Jarvis, Skolarus and Murray. Nays - Kull. Absent - None.

3. Request for approval of the amendment to the PUD and related impact assessment for Oak Pointe Development, Rory McDonald.

Moved by McCririe, supported by Brown, to approve the one page modification to the existing language as reviewed and approved by Heikkinen. Further, the attachment of those requirements as an amendment to the PUD agreement. The motion carried unanimously.

Note: McDonald was asked to stay for the closed session of the board to answer questions concerning the Gautherat Property.

4. Request to rezone from AG (Agricultural District) to RR (Rural Residential), property located on Bauer Road, near I-96 in Section 23 and 24, Pinnacle Enterprise L.L.C.:

A. Disposition of impact assessment.

Moved by Kull, supported by Jarvis, to approve the impact assessment as presented. The motion carried unanimously.

B. Disposition of rezoning request.

Moved by McCririe, supported by Hunt, to approve the rezoning as requested. The motion carried unanimously.

Moved by Kull, supported by Jarvis, to adjourn to executive session to discuss pending litigation at 8:20 p.m. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Hunt, Kull, Jarvis, Skolarus and Murray. Nays - None.

The regular meeting was called to order at 8:40 p.m.

5. Presentation of Financial Statements for the General Fund for fiscal year 1995-96, Paulette A. Skolarus, Clerk.

Moved by Kull, supported by Hunt, to approve the Financial Statement correcting the transposition of numbers in the total. The motion carried unanimously.

6. Review of the Liquor License Application Procedures.

Moved by Kull, supported by Jarvis, to approve the Application procedures - adding the word "further" to the bottom paragraph of page 5 and changing "signed" to "assigned" on page 6. The motion carried unanimously.

7. Discussion of chloriding application within the township as related to data provided by Skolarus.

It was the consensus of the board that the 07-16-96 summary by Skolarus was an appropriate procedure to follow. It was determined to again review this matter at a later date and ask the administrative committee to make a determination as to the best time to implement the recommendation.

8. Request for approval of the Northeast Tri-Lakes Debt Service Fund Budget #862.

Moved by Brown, supported by Jarvis, to approve the budget as submitted by Pfeffer and Haniford with minor corrections. The motion carried unanimously.

Administrative Business:

Murray will contact Mike Herman and ask for a presentation at the Township Board with regard to the Howell Area Parks and Recreation Budget.

Skolarus was asked to prepare a resolution along SEMCOG guidelines with regard to the DEQ listing of lakes in Genoa Township and public access for same.

The request for a lowering of sewer charges by J. Pulsone was referred to the clerk's office for a written response. The board did not want to set a precedent in removing charges.

GENOA TOWNSHIP BOARD - Regular Meeting - August 5, 1996

Moved by Hunt, supported by Brown, to approve for payment vouchers totaling \$59,358.08 as submitted. The motion carried.

Moved by McCririe, supported by Brown, to approve the Minutes of the 07-15-96 regular meeting of the board as submitted. The motion carried.

Moved by Brown, supported by Jarvis, to approve a resolution in consideration of the payment to the Township in the sum of \$286,564.45 (which sum is owed by Genoa Township to the City of Brighton Pursuant to the Agreement between the City and the Township dated April 10, 1996) and to authorize the Supervisor to execute the agreement related to same. The motion carried unanimously.

Moved by McCririe, supported by Brown, to approve a motion to release payment related to the Lake Edgewood/Birkenstock condemnation. The motion carried unanimously.

The regular meeting of the Genoa Township Board was adjourned at 9:40 p.m.

Respectfully submitted,

*Paulette A. Skolarus*

Paulette A. Skolarus  
Genoa Township Clerk

(BA, LCP 08-14-96)

GENOA TOWNSHIP BOARD  
Regular Meeting  
August 19, 1996

MINUTES

A Regular Meeting of the Genoa Township Board was called to order by Supervisor Murray at 7:00 p.m. at the Genoa Township Hall. The Pledge of Allegiance was then said.

The following board members were present constituting a quorum for the transaction of business: Robert Murray, Paulette Skolarus, Robin Hunt, Douglas Brown, Gary McCririe, Charlene Kull and Craig Jarvis. Also present were: Jim Stornant, Township Zoning Administrator; and three persons in the audience.

Moved by Brown, supported by McCririe, to approve the Agenda as presented with the deletion of item 2 (at the petitioner's request) and the tabling of item 3 - B & C. The motion carried.

A Call to the Public was made with no response.

1. Presentation by Mike Herman concerning the Howell Parks and Recreation contract.

Dennis Troshak and Mike Herman addressed the board and answered questions concerning the budget for the Howell Parks & Recreation contract.

Moved by Brown, supported by Jarvis, to approve a contract with Howell Parks and Recreation for the next fiscal year at a cost of \$22,131.00. The motion carried as follows: Ayes - Hunt, Skolarus, McCririe, Brown, Kull and Jarvis. Nays - Murray.

2. Request for final approval of the final plat for Oak Pointe Honors, located on the west nine holes of the Honors Golf Course in Oak Pointe Development, Sections 28 & 29: Nosan Enterprises, Inc. and Boss Engineering.

Tabled at the petitioner's request.

3. Request for approval of resolutions for private road maintenance for the Baetcke Lake Homeowners Association:

- A. Resolution No. 5 (acknowledging the filing of the special assessment roll and scheduling of the second hearing and directing the issuance of statutory notices).

Moved by Skolarus, supported by Jarvis, to approve resolution no. 5 with the provision that Heikkinen will review and make any adjustments or provisions to limit township liability in the project. The motion carried by roll call vote as follows: Ayes



GENOA TOWNSHIP BOARD - Regular Meeting - August 19, 1996

- Brown, McCririe, Hunt, Kull, Jarvis, Skolarus and Murray.  
Nays - None. Absent - None.

4. Consideration of a resolution opposing MDNR purchase of public access sites on Genoa Township Lakes.

Moved by McCririe, supported by Kull, to approve the resolution as submitted. The motion carried unanimously.

5. Request for approval of the purchase of a Canonfile FAX machine.

Moved by Brown, supported by Hunt, to approve the purchase of a Canon FAX machine LC-5000 at a cost of \$1,300.00. The motion carried unanimously.

Administrative Business:

Moved by Kull, supported by Brown, to approve work on the Sundance Drive Storm Sewer at a cost not to exceed \$10,000.00. The motion carried unanimously.


Moved by Kull, supported by Jarvis, to approve payment of vouchers totaling \$163,483.49. The motion carried unanimously.

Moved by McCririe, supported by brown, to approve the Minutes of the Regular Meeting of the Township Board dated August 5, 1996. The motion carried.

Moved by McCririe, supported by Hunt, to approve the Minutes of the Executive Session of the Township Board dated August 5, 1996. The motion carried.

The regular Meeting of the Township Board was adjourned at 8:15 p.m.

Respectfully submitted,

  
Paulette A. Skolarus  
Genoa Township Clerk

(BA, LCP 08-28-96)

GENOA TOWNSHIP BOARD  
Regular Meeting  
September 3, 1996

MINUTES

A regular meeting of the Genoa Township Board was called to order by Supervisor Murray at 7:00 p.m. at the Genoa Township Hall. The Pledge of Allegiance was then said.

The following board members were present constituting a quorum for the transaction of business: Robert Murray, Paulette Skolarus, Robin Hunt, Gary McCririe, Douglas Brown, and Craig Jarvis. Also present were: Jim Stornant, Township Zoning Administrator; and approximately 20 persons in the audience.

Moved by Jarvis, supported by McCririe, to approve the Agenda as presented. The motion carried.

A Call to the Public was made with no response.

1. Public Hearing for private road maintenance for the Baetcke Lake Homeowners Association Project.

A call to the public and property owners was made with no response. A letter from G. Kampe was read by Murray opposing the project.

2. Discussion with Mike Craine (Director Livingston County Road Commission) concerning the upkeep of local roads.

Craine - Funding for township roadways, other than state highways, is apportioned through vehicle registration and fuel taxes. The road commission does not receive any money from taxes paid to the county from local property taxes. This apportionment amounts to approximately \$1,300.00 or \$.25 per foot for annual maintenance of local roads. The LCRC is therefore forced to focus on matters of highest priority.

- Genoa Township ranks in the top two in Livingston County for contributions to local roads during the last nine years. As a result Genoa's local roads are in pretty good condition because of their policy of preventive maintenance.

- Craine suggested that the township inform its residents of how money is spent for local roads. A gas tax increase with the state could provide additional funds - perhaps \$30,000.00 or \$40,000.00 per year but those dollars would require matching funds from the local community.

3. Request for final approval of the final plat for Oak Pointe Honors, located on the west nine holes of the Honors Golf Course in Oak Pointe Development, Sections 28 & 29: Nosan Enterprises, Inc. and Boss Engineering.

Moved by Brown, supported by Jarvis, to approve the final plat for Oak Pointe as presented. The motion carried unanimously.

4. Request for approval of an impact assessments for the Courtyard Marriot Hotel (06-06-96) & Genoa Woods Banquet & Conference Center (06-06-96) with corresponding site plan (06-06-96) for a proposed Courtyard Marriot Hotel, Conference & Banquet Center, located on Lot #3 & #4, on Conference Center Drive, off of Grand River, in Brighton, Section 24: Wickens Builders, Inc.; Northstar Development; Steve Wickens; and Piet Lindhout.

A. Disposition of special use permit.

Moved by Skolarus, supported by Jarvis, to approve the special use permit as requested. The motion carried unanimously.

B. Disposition of impact assessment.

Moved by McCririe, supported by Jarvis, to approve the impact assessment as presented. The motion carried unanimously.

C. Disposition of site plan.

Moved by McCririe, supported by Hunt, to approve the site plan with the following conditions:

- attorney review and approval of the shared parking agreement and the road access and maintenance agreement;
  - that the photometric grid shall be approved by the township planner;
  - the township planners approval of the landscape plan and plantings;
  - review and approval of all plans by the township engineer.
- The motion carried unanimously.

5. Request for approval of resolutions for private road maintenance for the Baetcke Lake Homeowners Association:

A. Resolution No. 6 (confirming the special assessment roll).

Moved by Skolarus, supported by Jarvis, to approve resolution no. 6 with changes to the date of the hearing. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Hunt, Jarvis, Skolarus and Murray. Nays - None. Absent - Kull.

B. Resolution No. 7 (regarding the Baetcke Lake Homeowners Association for Private Road Maintenance).

Moved by McCririe, supported by Brown, to approve resolution no. 7 with changes to the date. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Hunt, Jarvis, Skolarus and Murray. Nays - None. Absent - Kull.

6. Request for approval of resolutions for Grand River Road Improvement Project.

A. Resolution No. 1 (Reimbursement Resolution).

GENOA TOWNSHIP BOARD - Regular Meeting - September 3, 1996

Moved by Brown, supported by Jarvis, to approve resolution no. 1 as presented. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Hunt, Jarvis, Skolarus and Murray. Nays - None. Absent - Kull.

B. Resolution No. 2 (To proceed with the project and directing preparations of the plans and cost estimates). Moved by McCririe, supported by Brown, to approve resolution no. 2 as presented. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Hunt, Jarvis, Skolarus and Murray. Nays - None. Absent - Kull.

C. Resolution No. 3 (Scheduling the first hearing and directing the issuance of statutory notices). Moved by Skolarus, supported by Hunt, to approve resolution no. 3 as presented. The motion carried as follows: Ayes - Brown, McCririe, Hunt, Jarvis, Skolarus and Murray. Nays - None. Absent - Kull.

Administrative Business:

Moved by Hunt, supported by Brown, to approve for payment vouchers totaling \$70,063.84. The motion carried.

Moved by McCririe, supported by Jarvis, to approve the Minutes of the August 19, 1996 regular meeting of the township board as submitted. The motion carried

It was the consensus of the board to establish a cemetery committee to determine future needs of the Chilson Hills Cemetery and to look at appropriate signage for same. The committee shall consist of Hunt, Jarvis and Skolarus.

The regular meeting of the Township Board was adjourned at 8:35 p.m.

Respectfully submitted,

*Paulette A. Skolarus*  
Paulette A. Skolarus  
Genoa Township Clerk

(BA, LCP 09-11-96)

GENOA TOWNSHIP BOARD  
Regular Meeting  
September 16, 1996

MINUTES

A regular meeting of the Genoa Township Board was called to order by Supervisor Murray at 7:00 p.m. at the Genoa Township Hall. The Pledge of Allegiance was then said.

The following board members were present constituting a quorum for the transaction of business: Robert Murray, Paulette Skolarus, Robin Hunt, Craig Jarvis, Douglas Brown and Gary McCririe. Also present were: Jim Stornant, Township Zoning Administrator; and approximately 15 persons in the audience.

Moved by Jarvis, supported by McCririe, to approve the Agenda as presented. The motion carried.

A call to the public was made with no response.

1. Public Hearing for the Grand River Road Improvement Project.

Murray advised the board and audience that the project involved widening Grand River from four to five lanes. The widening would occur from the 141 interchange to McDonalds. It would also include a small section of road west of Grand Oaks. The cost is estimated to be between 1 million and 1.3 million dollars.

Letters from Jack and Jurate Evans and from Charles and Shirley Itsell objecting to the special assessment district. A Call to property owners and the public was made with the following response: Evans and Itsell reiterated the comments included in their respective letters.

Robert Pierson - The curbing is already done. Now that would have to be torn up with this project. Itsell - The state will put one lane in from 141. How far will that lane come. Murray - We know that money has been allocated for safety improvements. We do not know, as yet, what that will cover.

Jurate Evans - Who pays for the interchange going east? Murray - Livingston County. This project will involve the state road system.

Bill Walsh - We just put in catch basins. Will there be curb and gutter right up to that area? Murray - Yes.

Scott Griffin - How will this project impact the interchange? Murray - The location of the interchange is still a mystery as to where it will go. We felt that this project would be cheaper and easier than doing it piecemeal. Griffin - Will there be

curbing all along Grand River? Murray - Yes, because we do not know where the curb cuts will be located on undeveloped property.

Murray - It has been estimated that the state will take two years to design the road and we do not want to wait that long. We will continue to bid for state dollars for this project.

2. Presentation of the Pfeffer & Hanniford Independent Auditors' Report regarding the state of the township: John Pfeffer, Pat Hanniford and Ken Palka.

- A. Acceptance of the report by township board.

Moved by Hunt, supported by Jarvis, to accept the audit report as presented by Pfeffer & Hanniford.

- B. Consideration of a three year contract with Pfeffer & Hanniford for auditing services.

Moved by Brown, supported by Jarvis, to authorize the clerk to sign a three year contract with Pfeffer & Hanniford at a cost of \$14,300.00 for the first year with \$200.00 annual increases. The motion carried unanimously.

3. Request for approval of the impact assessment (08-12-96), corresponding to preliminary site plan (08-12-96) for a proposed Phase I of "Rolling Ridge" PUD residential dwelling site located on approximately 32 acres, off of Latson Road and north of Grand River and south of Golf Club Road in Section 05: The Selective Company, Boss Engineering.

Moved by Skolarus, supported by Brown, to approve the impact assessment with the following recommendation to the Planning Commission for their next review: 1. 60% of homes will include front porches with a minimum of 60 square feet. 2. Lighting along Latson Road will be consistent with other developments in the Lorentzen PUD. The motion carried unanimously.

4. Request for approval of the impact assessment (08-29-96) and special use permit, corresponding to site plan (09-03-96) for a proposed office and manufacturing facility of prosthetic devices, located on approximately 1 acre of land, east of Euler Road and north of Grand River in Section 13: Robert Hellner.

- A. Disposition of special use permit.

Moved by McCririe, supported by Brown, to approve the Special use permit for Robert Hellner. The motion carried unanimously.

- B. Disposition of impact assessment.

Moved by Skolarus, supported by McCririe, to approve the impact assessment as submitted for the Hellner petition. The motion carried unanimously.

- C. Disposition of site plan.

Moved by McCririe, supported by Skolarus, to approve the site plan as submitted subject to the following documentation being provided prior to a land use permit being issued: 1. A written agreement, township attorney approved, on the loading dock. 2. A written agreement, township attorney and engineer approved, for the banked parking. 3. A written agreement on the shared driveway. The motion carried unanimously.

5. Request for approval of the impact assessment (08-01-96), corresponding to site plan (09-11-96) for a proposed automated energy controls light industrial warehouse with related offices, located on Lot 8, in the Grand Oaks West Industrial Park, Section 05: Brivar Construction, Steve Varilone.

Moved by McCririe, supported by Jarvis, to approve the impact assessment with the following understanding: Items 2 thru 6 as referenced in McKenna's letter will be complied with prior to the issuance of a Land Use Permit by the Township Zoning Administrator. The motion carried unanimously.

6. Request for approval of the impact assessment (09-10-96), corresponding to site plan (09-11-96) for a proposed electronics facility known as "Cyberdine Technology", located on unit #3 on Pless Drive in the Genoa Industrial Park, Section 13: William Goodreau/Cyberdine Technology.

Moved by Skolarus, supported by Jarvis, to approve the impact assessment as submitted. The motion carried unanimously.

7. Request for approval of appointments for expired terms.

A. Planning Commission.

Moved by Skolarus, supported by McCririe, to approve the Supervisor's recommendation for the renewal of three year terms, expiring 06-30-99, for Bill Colley and Bill Litogot. The motion carried unanimously.

B. Governmental Service Commission.

Moved by Brown, supported by McCririe, to approve the reappointment of Robert Murray to the Governmental Service Commission with Robin Hunt as alternate for a one year term to end 06-30-97. The motion carried unanimously.

C. Zoning Board of Appeals.

Moved by Jarvis, supported by Skolarus, to approve the reappointment of Rick Staley to the Zoning Board of Appeals for a three year term ending 06-30-99. The motion carried unanimously.

Administrative Business:

Moved by Brown, supported by Jarvis, to approve for payment vouchers totaling \$211,128.74. The motion carried.

GENOA TOWNSHIP BOARD - Regular Meeting - September 16, 1996

Moved by McCririe, supported by Brown, to approve the Minutes of the 09-30-96 regular meeting of the board as presented. The motion carried.

The regular meeting of the board was adjourned at 8:50 p.m.

Respectfully submitted,



Paulette A. Skolarus  
Genoa Township Clerk

(BA, LCP 09-25-96)



GENOA TOWNSHIP BOARD  
Regular Meeting  
October 7, 1996

MINUTES

A Regular Meeting of the Genoa Township Board was called to Order by Supervisor Murray at 7:00 p.m. at the Genoa Township Hall. The Pledge of Allegiance was then said.

The following board members were present constituting a quorum for the transaction of business: Robert Murray, Paulette Skolarus, Robin Hunt, Douglas Brown, Gary McCririe, Charlene Kull and Craig Jarvis. Also present were: Jim Stornant, Township Zoning Administrator; Rick Heikkinen, Township Attorney; Jeff Purdy and Karen Champine, Township Planners; and approximately 15 persons in the audience.

Moved by Hunt, supported by Kull, to approve the Agenda as presented. The motion carried.

A call to the public was made with no response.

1. Discussion of proposal for the Grand River widening project for design and engineering: Don Lund, McNamee Porter and Seeley.

Lund - The project will consist of widening the existing four lane section of Grand River Avenue to five lanes. The improvement will be done from just west of the 141 interchange to Grand Oaks Drive. The budget for engineering and design work is proposed to be \$65,000.00. Compensation for work performed will be paid after the district is established and the bonds are sold.

C. Itsell - Will there be curb and gutter along the entire area? Murray - Yes. Bob Peterson - Part of my property has blacktop and part does not. I do not want to have to pay for that project. Murray - For those who have paid - that will be taken into consideration.

Moved by Brown, supported by Hunt, to authorize Murray to accept the proposal and sign the contract (after review and approval by the township attorney). The motion carried unanimously.

2. Request for tentative approval of the preliminary plat and impact assessment for a proposed Oak Pointe Hills Subdivision of 64 single family lots, located north of Brighton Road and east of Clifford Road within the Oak Pointe Development in Sections 27 & 28: Rory McDonald, Oak Pointe; Neil Plante, Boss Engineering.

A. Disposition of impact assessment.

Moved by Kull, supported by Skolarus, to approve the impact assessment dated 10-01-96 as submitted. The motion carried unanimously.

B. Disposition of preliminary plat.

Moved by Skolarus, supported by Hunt, to grant tentative approval of the preliminary plat with the following understanding (in response to McKenna's and McNamee's letters dated 10-07-96):

- the road right of way will be dedicated with regard to lots 57, 58, and 65 which extend across Clifford and Filbert;
- a detailed landscape plan will be submitted at the next plat review;
- the landscape greenbelt along Brighton Road is calculated to include the road right-of-way, the site distance and the landscape plan will be calculated and submitted with the landscape plan;
- the buildable area for lot 4 will not be located within the detention basin area;
- the runoff from the detention basin near Brighton Road will be discharged per the requirements of the Livingston County Drain Commission.

The motion carried unanimously.

3. Request for approval of a modification to the PUD agreement for property located within the Pine Creek Subdivision in Section 36: Larry Goss- River Place Abbey, Mike Palmear and Peter Burton.

Moved by Jarvis, supported by McCririe, to approve an amendment to the PUD agreement for the Lake Villas at Pine Creek with the following modifications:

1. The front yard setback shall be a minimum of twenty-five (25) feet from the road easement.
2. The setback between units, in those instances where a rear-to-rear yard relationship exists, shall be a minimum of sixty (60) feet.
3. The setback between units, in those instances where rear-to-side yard relationship exists, shall be forty-five (45) feet.
4. The side yard setback between units shall be a minimum of twenty-five (25) feet; however, up to six (6) units on cul-de-sacs may be twenty (20) feet at the pinch points.
5. For those units abutting a wetland there shall be no setback required from the wetland buffer. Additionally decks may be allowed to extend a maximum of fifteen (15) feet into a wetland buffer provided enhancement of a wetland is provided, subject to approval of the Township Planner.

The motion carried unanimously.

4. Request for approval of the preliminary impact assessment (April 1996) corresponding to the preliminary site plan (03-14-96) for a proposed detached condominium development of 102 units, plus a common beach area with changing cabana,

GENOA TOWNSHIP BOARD - Regular Meeting - October 7, 1996

located within the Pine Creek Subdivision, in Section 36:  
Larry Goss - River Place Abbey, Mike Palmear, Peter Burton.

A. Disposition of preliminary impact assessment.  
Moved by McCririe, supported by Brown, to approve the impact assessment as presented. The motion carried.

B. Disposition of preliminary site plan.  
Moved by McCririe, supported by Kull, to approve the preliminary site plan with the changes as approved in the PUD agreement.

5. Request for approval of an advance from the General Fund for the Pardee Lake Weed Control Project for the summer of 1997.

It was the consensus of the board, with Heikkinen's approval, that funds could be advanced from the General Fund for the Pardee Lake Project.

6. Request for approval of Resolutions for the Pardee Lake Homeowners Association for Weed Control of Pardee Lake.

Moved by Jarvis, supported by McCririe, to table until the next meeting of the board. The motion carried.

7. Consideration of approval for approval of an agreement with Debra Rojewski for a three year contract and salary increase as recommended by the Administrative Committee.

Moved by Kull, supported by Brown, to approve the agreement as recommended by the Administrative Committee.

8. Discussion of a proposed resolution of the Regal Scrap/Vern Brockway problem.

Moved by Brown, supported by Kull, to adjourn to a closed session at 9:30 p.m. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Hunt, Kull, Jarvis, Skolarus and Murray. Nays - None.

Administrative Business:

Moved by Jarvis, supported by Hunt, to approve for payment vouchers totaling \$139,845.10 with the voiding of checks 207160 and 207163. The motion carried.

Moved by Jarvis, supported by Brown, to approve the Minutes of the 09-16-96 regular meeting with the following corrections: Pg. 2, para. 4 - adding "The motion carried."; Pg. 3, para. 7 - deleting "recommendation" and adding "appointment". The motion carried.

Moved by McCririe, supported by Kull, to approve a request from Hunt, to add a parcel #11-10-102-043 to the Genoa Oceola II

GENOA TOWNSHIP BOARD - Regular Meeting - October 7, 1996

Sewer Assessment Roll. Brent Hunter would pay \$2,950.00 for the levy from 1991 thru 1996. The balance would be paid over the remaining fourteen years of the district. The motion carried unanimously.

Moved by Jarvis, supported by Skolarus, to approve a four week (\$1,200.00) extension for the temporary employment of Michael Sprinkling to continue work on the GIS mapping. The motion carried unanimously.

The regular meeting of the township board was adjourned at 10:30 p.m.

Respectfully submitted,



Paulette A. Skolarus  
Genoa Township Clerk

(BA, LCP 10-16-96)

GENOA TOWNSHIP BOARD  
Regular Meeting  
October 21, 1996

MINUTES

A regular meeting of the Genoa Township Board was called to order by Supervisor Murray at 7:00 p.m. at the Genoa Township Hall. The Pledge of Allegiance was then said.

The following board members were present constituting quorum for the transaction of business: Robert Murray, Paulette Skolarus, Charlene Kull, Craig Jarvis, Douglas Brown and Gary McCririe. Also present were: Jim Stornant, Township Manager; Rick Heikkinen, Township Attorney; and approximately 20 persons in the audience.

Moved by McCririe, supported by Kull, to approve the Agenda as presented. The motion carried.

A Call to the Public was made the following response: Charles Itsell - Clarification of the road work with regard to curb and gutter along Grand River was asked. Murray - The entire roadway will be constructed with curb and gutter. Robert Peterson - Asked for updated plans. Murray - The engineers are working on updated plans. Another public hearing will be scheduled to review all costs and final construction plans.

1. Consideration of a request for a Class C liquor license for for a 5,000 square foot restaurant to be located in the Carmen Development building on Latson Road and Grand River: Latson Brewing Co., Inc.; Deborah and Kenneth Heverly; Victoria and Charles Matreal.

Moved by Kull, supported by Skolarus, to schedule a public hearing for Latson Brewing Co., Inc. to hear objections to the granting of a Class C Liquor License. The motion carried unanimously.

2. Request for final approval of the preliminary plat and corresponding impact assessment (08-08-96) for a proposed single family subdivision (Willow Creek), located on the north side of Hughes Road, midway between Grand River and Golf Club on approximately 21.9 acres in Sections 03 and 10: James Ritz/Desine, Inc. (James Barnwell); and David Johnson, Attorney.

Mr. Al Lefler, a township resident, advised the board that 10,000 yards of dirt had been moved onto this project during the last few months. Lefler is opposed to the addition of the dirt and the erosion of the land. He is also concerned that additional water will be drained onto his property. Stornant - The water will be discharged at the same rate as today. Barnwell supported this position and said that no additional

water would be directed to Lefler's property. The additional dirt was brought to the site to raise the storm sewers from a normal submerged operating position to a dryer level.

A. Disposition of impact assessment.

Moved by McCririe, supported by Brown, to approve the impact assessment as submitted. The motion carried unanimously.

B. Disposition of preliminary plat.

Moved by Brown, supported by Jarvis, to grant final approval of the preliminary plat as submitted. The motion carried unanimously.

3. Request for approval of the impact assessment (10-08-96), corresponding to site plan for a proposed Art Van Furniture Store, located on the north side of Grand River - two parcels east of Latson Road, in Section 04: Art Van Furniture, Inc.; Boss Engineering, David LeClair.

Moved by Skolarus, supported by McCririe, to approve the impact assessment with the understanding that there will be absolutely no outdoor sales on the site. The motion carried unanimously.

4. Request for approval of the revised impact assessment (10-15-96) corresponding to site plan for a proposed Turbo Spray Midwest Turbo Spray Automation, Inc. with office space and manufacturing, located on Lot #5 in the Gentech Industrial Park, on approximately 2 acres in Section 08: Brivar Construction, Steve Varilone.

Moved by McCririe, supported by Brown, to approve the impact assessment dated 10-15-96, including the Material Safety Data Sheets as provided by the petitioner. The motion carried unanimously.

5. Request for approval of the impact assessment (08-29-96), corresponding to site plan for a proposed Crash Tool, Inc. with office and manufacturing, located on Lot 9 in the Gentech Industrial Park, on approximately 2 acres, in Section 08: Brivar Construction, Steve Varilone.

Moved by Jarvis, supported by Kull, to approve the impact assessment as corrected. The motion carried unanimously.

6. Request for approval of Resolutions for the Pardee Lake Homeowners Association for Weed Control of Pardee Lake.

A. Resolution #1 (regarding the Pardee Lake Weed Control Project).

Moved by Brown, supported by Jarvis, to approve Resolution #1 as submitted. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Kull, Jarvis, Skolarus and Murray. Nays - None. Absent - Hunt.

- B. Resolution #2 (to proceed with the project and directing the preparation of the plans and cost estimates).

Moved by Kull, supported by Skolarus, to approve Resolution #2 as submitted. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Kull, Jarvis, Skolarus and Murray. Nays - None. Absent - Hunt.

- C. Resolution #3 (scheduling the first hearing and directing the issuance of statutory notices).

Moved by Kull, supported by Jarvis, to approve Resolution #3 as submitted. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Kull, Jarvis, Skolarus and Murray. Nays - None. Absent - Hunt.

7. Review of quarterly report and a request for approval of budget adjustments for the General Fund for the 1996-97 fiscal year.

Moved by Brown, supported by Jarvis, to accept the quarterly report and approve the amendment to the general fund budget as presented. The motion carried unanimously.

8. Recommendation for purchases of an electronic postage meter by the administrative committee.

Moved by Skolarus, supported by Kull, to table the petition until the next regular meeting of the board. The motion carried.

9. Recommendation from the cemetery committee for additional work at Chilson Cemetery.

Moved by Jarvis, supported by Skolarus, to accept the recommendation of the Cemetery Committee to proceed with proposed work at a cost of \$830.00. The motion carried unanimously.

10. Discussion of a proposed resolution of the Regal Scrap/Vern Brockway problem.

Moved by McCririe, supported by Brown, to direct the Supervisor to sign the settlement agreement as corrected. The motion carried unanimously.

Administrative Business:

Moved by Skolarus, supported by Jarvis, to approve \$1,300.00 for a leaf collection program at the Genoa Township Hall on Saturday November 9th and 23rd, from 9:00 a.m. until 2:00 p.m. A notice to that effect will be published in the Brighton Argus and the Livingston County Press. Handouts will be provided at the tax counter. The motion carried unanimously.

GENOA TOWNSHIP BOARD - Regular Meeting - October 21, 1996

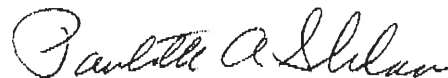
Moved by Jarvis, supported by Brown, to approve for payment vouchers totaling \$189,261.33. The motion carried unanimously.

Moved by McCririe, supported by Brown, to approve the Minutes of the 10-07-96 regular meeting as presented. The motion carried unanimously.

Moved by McCririe, supported by Jarvis, to approve the Minutes of the 10-07-96 Closed Session as presented. The motion carried unanimously.

The regular meeting of the Genoa Township Board was adjourned at 9:30 p.m.

Respectfully submitted,



Paulette A. Skolarus  
Genoa Township Clerk

(BA, LCP 10-30-96)



GENOA TOWNSHIP BOARD  
Regular Meeting  
November 18, 1996

MINUTES

A regular meeting of the Genoa Township Board was called to order by Supervisor Murray at 7:00 p.m. at the Genoa Township Hall. The Pledge of Allegiance was then said.

The following board members were present constituting a quorum for the transactions of business: Robert Murray, Paulette Skolarus, Robin Hunt, Craig Jarvis, Charlene Kull, Douglas Brown and Gary McCririe. Also present were: Jim Stornant, Township Zoning Administrator; and approximately 50 persons in the audience.

Moved by Jarvis, supported by Kull, to approve the Agenda with the addition of appointments to M.H.O.G., the Genoa Sewer and Water Authority, and the Cemetery Committee; also a resolution regarding the common elements of the water plan. The amended Agenda was approved unanimously.

A call to the public was made with the following response: James Detzel - Reference was made to his letter of 11-15-96 asking for a refund of the \$9,435.53 and the review of the process that asks for \$9,435.53 upon the issuance of a land use permit. James Monroe - voiced support for J. Detzel. Also the concern of many builders in the township. Mike Tokai - Requested that the grinder be installed for the lot on Clifford.

Art Fields - Asked the board to consider his request for an ordinance that would prohibit the discharge of firearms near homes. He asked the board to take a more active interest in the firearms problem. He asked that information be provided in the next newsletter and that the township make signs available to residents. Murray - We don't know what action to take because we have no way of enforcing such an ordinance. The state already restricts the shooting of firearms and we look to other agencies for enforcement. Irv Bankau - I am concerned with the shooting after dark. Approximately 15 person were present supporting the petition that was previously presented with about 150 signatures.

Mardy Hamilton (County Planning) - Asked for the board's financial support of an intergovernmental project called "Building a Sense of Place". The county has applied for grant money on behalf of Brighton City, Brighton Township and Genoa Township for an enhancement of the G.I.S. mapping system. The public may be able to access data on a Kiosk at the Brighton District Library. Moved by Skolarus, supported by Jarvis, to approve up to \$7,000.00 (Genoa Township Share) should County

Planning's grant request be funded. The motion carried unanimously.

1. Public Hearing #1 concerning a request for the issuance of a Class C Liquor License for a 5,000 square foot restaurant to be located in the Carmen Development building on Latson Road and Grand River: Latson Brewing Co., Inc.; Deborah and Kenneth Heverly; Victoria and Charles Matreal.

A. Call to the public.

Dave Tamelevich - What is the area of the restaurant and the seating capacity? Heverly - 5,000 square feet and 150 persons. John Cahill - I am concerned with the odor. Heverly - Brewing will be twice a week for approximately one hour each time. It is not like a big brewing company that operates 24 hours a day. We can only make what we supply on the premises.

B. Consideration of resolution.

Moved by Kull, supported by Brown, to approve (above all others) a resolution recommending the issuance of a Class C Liquor License to be located at the Carmen Development Building on Latson Road and Grand River, Howell, MI, Livingston County. The motion carried by roll call vote of the board as follows: Ayes - Brown, McCririe, Hunt, Kull, Jarvis, Skolarus and Murray. Nays - None. Absent - None.

2. Public Hearing #2 on the Pardee Lake Weed Control Project.

A. Call to property owners.

A call to property owners was made with Elaine French providing an overview of the project. No objections were received.

B. Call to the public.

A call to the public was made with no response.

3. Request for approval of resolutions for the Pardee Lake Weed Control Project.

A. Resolution # 4 (reimbursement resolution).

Moved by McCririe, supported by Jarvis, to approve the reimbursement resolution as presented. The motion carried by roll call vote of the board as follows: Ayes - Brown, McCririe, Hunt, Kull, Jarvis, Skolarus and Murray. Nays - None. Absent - None.

B. Resolution # 5 (approving the project details and directing the preparation of the special assessment roll).

Moved by Jarvis, supported by Kull, to approve resolution #5 as presented. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Hunt, Kull, Jarvis, Skolarus and Murray. Nays - None. Absent - None.

4. Request for final approval of the final plat for Lakewood Knoll Phase II for a proposed 25 acre development, located

on Latson Road north of Grand River, in Section 04: PMJ Development, Dave LeClair.

Murray advised the board that all concerns raised in McNamee's letter of 09-27-96 have been addressed and that information is supported in their letter of 11-04-96. Moved by McCririe, supported by Brown, to grant final approval of the final plat for Lakewood Knoll Phase II. The motion carried unanimously.

5. Request for approval of the impact assessment (09-26-96) corresponding to site plan for a proposed Four Seasons Cooling & Heating Business, located on a two acre lot on Grand River, southeast of Parkway Drive in Section 09: Lindhout Associates/C.J. Turner.

Moved by Jarvis, supported by Skolarus, to table until such time as the petitioner is present to answer questions with regard to their request. The motion carried.

6. Recommendation for purchases of an electronic postage meter by the administrative committee.

Moved by Kull, supported by Jarvis, to approve \$3,040.00 for the purchase of an Ascom/Hasler mailing machine model 220IAS. The motion carried unanimously.

7. Request for approval of resolutions for the Grand River Road Improvement Project.

- A. Resolution No. 1 (Reimbursement Resolution for the Grand River Project).

Moved by McCririe, supported by Brown, to approve the reimbursement resolution correcting the meeting time to 7:00 p.m. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Hunt, Kull, Jarvis, Skolarus and Murray. Nays - None. Absent - None.

- B. Resolution No. 2 (to Proceed with the Project and Directing the Preparation of the Plans and Cost Estimates).

Moved by McCririe, supported by Hunt, to approve resolution #2 to proceed with the project. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Hunt, Kull, Jarvis, Skolarus and Murray. Nays - None. Absent - None.

- C. Resolution No. 3 (Scheduling the First Hearing and Directing the Issuance of Statutory Notices).

Moved by Jarvis, supported by Kull, to approve the first hearing scheduled for Monday, Dec. 2, 1996 at 7:00 p.m. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Hunt, Kull, Jarvis, Skolarus and Murray. Nays - None. Absent - None.


8. Request for approval of a one year contract for Tom

GENOA TOWNSHIP BOARD - Regular Meeting - November 18, 1996

Florida, Township Assessor as recommended by the Administrative Committee.

Moved by McCririe, supported by Brown, to approve the one year contract for Florida as recommended. The motion carried unanimously.

9. Request for an extension for a one year period for the approved Final Preliminary Plat of Pine Creek Ridge Subdivision No. 5. Larry Goss/River Place/Abbey Limited partnership.

 Moved by McCririe, supported by Skolarus, to approve a one year extension (04-16-97) for River Place Properties as requested in correspondence received from Laurence R. Goss dated Nov. 5, 1996. The motion carried unanimously.

10. Consideration of appointments for terms expiring Nov. 20, 1996 and Dec. 31, 1996.

A. Planning Commission

Moved by Skolarus, supported by Jarvis, to appoint Jim Mortensen to the Planning Commission to complete the unexpired term of Kathy Robertson ending 06-30-98 and to reappoint McCririe for a one year term expiring 11-20-97. The motion carried.

B. Zoning Board of Appeals

Moved by McCririe, supported by Jarvis, to appoint Jerrold R. Joseph to the Zoning Board of Appeals to complete a term expiring 06-30-98. The motion carried. Moved by McCririe, supported by Hunt, to reappoint Robert Murray as member and Paulette Skolarus as alternate to the Zoning Board of Appeals for a term to expire 11-20-97. The motion carried.

C. Board of Review

Moved by Skolarus, supported by Brown, to reappoint Veronica Kredo, Terry Newman, Nancy Litoget, Sara McCririe, Ron Matkin and James Heaslip to the Board of Review for a two year term expiring 12-31-98. The motion carried.

D. Michigan Townships Association

Moved by Hunt, supported by Jarvis, to reappoint Skolarus, to MTA for a one year term expiring 11-20-97. The motion carried.

E. SELCRA

Moved by Kull, supported by Skolarus, to appoint Craig Jarvis with Robert Murray as alternate for a one year term expiring 11-20-97. The motion carried.

F. SEMCOG

No action was taken by the board. This appoint will be made at the next regular meeting.

G. Howell Parks and Recreation

Moved by McCririe, supported by Kull, to appoint Kathy Robertson for a one year term expiring 11-20-97. The motion carried.

H. Genoa Oceaola Sewer & Water Authority  
Moved by McCririe, supported by Jarvis, to appoint Robin Hunt and Robert Murray to G.O. Sewer with Paulette Skolarus as alternate to a one year term expiring 11-20-97. The motion carried.

I. Marion, Howell, Oceaola and Genoa Sewer and Water Authority  
Moved by Kull, supported by Skolarus, to appoint Robert Murray and Robin Hunt with Gary McCririe as alternate to a one year term expiring 11-20-97. The motion carried.

J. Cemetery Committee  
Moved by McCririe, supported by Brown, to reappoint Paulette Skolarus, Craig Jarvis and Robin Hunt for a one year term expiring 11-20-97. The motion carried.

11. Review of an ordinance for hazardous material spill cost recovery as prepared by Heikkinen.

Moved by McCririe, supported by Kull, to adopt Ordinance No. 961118 as submitted. The motion carried unanimously.

12. Request for approval of a resolution approving a common elements policy for the joint water system through the Marion, Howell, Oceaola and Genoa Sewer and Water Authority.

Moved by McCririe, supported by Jarvis, to approve the resolution as submitted. The motion carried by roll call vote as follows: Ayes - Brown, McCririe, Hunt, Kull, Jarvis, Skolarus and Murray. Nays - None. Absent - None.

Administrative Business:

Note: Skolarus administered the Oath of Office to Robert Murray and Robin Hunt for their appointment to M.H.O.G. for a one year term to expire 11-20-97.

Moved by McCririe, supported by Brown, to direct the clerk to draft a letter to Christian J. Shiemke that we are unable to honor his request. The motion carried unanimously.

Moved by Brown, supported by Hunt, to approve for payment vouchers totaling \$37,432.70 dated 11-04-96. The motion carried.

Moved by Hunt, supported by Jarvis, to approve for payment vouchers totaling \$112,519.02 dated 11-18-96 as submitted. The motion carried.

Moved by McCririe, supported by Brown, to approve the Minutes of the 10-21-96 regular meeting of the board as submitted. The motion carried.

GENOA TOWNSHIP BOARD - Regular Meeting - November 18, 1996

Moved by Kull, supported by Brown, to approve a resolution of the Genoa Township Board to stop Red Light Running. The motion carried unanimously.

Murray presented plaques, on behalf of the board, to Charlene Kull and Douglas Brown for their service to Genoa Township.

Moved by Kull, supported by Brown, to adjourn the meeting at 9:10 p.m.

Respectfully submitted,



Paulette A. Skolarus  
Genoa Township Clerk

(BA, LCP 11-27-96)

GENOA TOWNSHIP  
PLANNING COMMISSION  
DECEMBER 9, 1996

MINUTES

The work session of the Planning Commission was called to order by Chairman Colley at 6:30 p.m. at the Genoa Township Hall. The following commission members were present constituting a quorum for the transaction of business: Bill Colley, Barbara Figurski, Don Pobuda, Jim Mortensen and Gary McCririe. Also present were: Jim Stornant, Township Zoning Administrator; Jeff Purdy and Karen Champine, Township Planners; and no persons in the audience.

Moved by McCririe, supported by Figurski, to approve the Agenda as presented. The motion carried.

Items scheduled for action during the regular session of the commission were discussed with no action being taken by the Planning Commission.

McCririe advised the board that he would not partake in discussion of petition related to Case #5 for George Papadelis because he had a financial interest in the outcome of the rezoning.

Newman arrived at 7:00 p.m.

The work session of the commission was adjourned at 7:10 p.m.

GENOA TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
DECEMBER 9, 1996

MINUTES

The regular session of the Planning Commission was called to order at 7:10 p.m. by Chairman Colley. In addition to those persons listed above there were approximately 25 persons in the audience.

Moved by Pobuda, supported by Figurski, to approve the Agenda with a correction of Petition No. 1 which would be a preliminary review and the addition of the appointment of a chairman and vice-chairman under member discussion. The motion carried.

A CALL TO THE PUBLIC was made with no response.

- 1) OPEN PUBLIC HEARING #1...REVIEW OF A SITE PLAN AND CORRESPONDING IMPACT ASSESSMENT FOR A PROPOSED PHASE I OF

THE "VILLAS OF OAK POINTE", A 54 SINGLE FAMILY DETACHED SITE CONDOMINIUM UNITS. ON APPROXIMATELY 33.01 ACRES, LOCATED ON THE EAST SIDE OF CLUB DRIVE, WITHIN THE OAK POINTE COUNTRY CLUB DEVELOPMENT. SECTION 27: DELCOR HOMES/BOSS ENGINEERING - NEIL PLANTE.

Phil McCaffery (Delcor Homes) - We are proposing 104 detached condominiums. There will be a 20' separation between each home. 68 units will be side loading with only 36 proposed as front loading. A trail that will run thru the site to the tennis area will be approximately 3,000 feet in length and will wind through the common areas. Artist renderings of the gate house and individual homes were presented.

Purdy - Most items have been addressed with the PUD agreement. The action tonight is a preliminary recommendation to the township board. The pedestrian circulation is still a concern. The nature trail passes very near to the rear of many of the units and could intrude on the privacy of those units. Some of the units are not served by the trail.

Colley - McNamee raises a concern with the radius of the roads being 150' rather than 230'. Plante - We arrived at that radius because of the topography, the water tower and the low areas on the site. This is about the only layout that preserves the natural features. Colley - Please expand on your comments. Plante - Described the ramification of widening the street on the landscape plan.

Mortensen - Is there some break-way between safe and unsafe?  
Plante - This is a residential development and speeding should not be a problem considering the curvature of the road.

Purdy - The Planning Commission has the prerogative to modify the road to 150', however, I would still be concerned with that entrance.

Figuerski - McNamee mentioned the preservation of trees. Plante - Certainly the development will be detrimental to the trees and should we have to move those homes back further by widening the street then there would be a need to remove even more trees.

Pobuda - My preference would be for a wider entrance and wider roads. People speed through our neighborhood all the time and it is a real problem within Oak Pointe. The streets are the walkway in Oak Pointe. Colley (to Pobuda) - Would widening the roads make it more attractive for speeding? I would guess that it would. McCaffery - In other subdivisions the straightaway roads create the most problem for speeding. The curvature of these roads would take away from speeding.

Figuerski - Will you provide documentation on tree preservation, provided we allow the 150' radius? Plante - I could do another



plan but I think there would be more trees lost should we need to widen the road.

Colley - The entry curve should be wider and there would be a definite advantage with a softer radius.

Colley (With reference to the tie road to Filbert) - It was my understanding that the road would not be constructed of asphalt. It should be pavement with dirt and grass over the top. McCaffery - We will detail that on the construction plans.

Colley - The landscaping on Filbert should be well buffered. Tom Dumond (Boss Engineering) - We are trying to maintain the existing vegetation. Should we clear it out it would be more detrimental to the residents of Filbert. A vined fence is also there. Colley - There are still some weak spots. When you come in for final, we will need a description of what is there and what you will be adding. McCaffery - We will do that.

Pobuda - Will you need to buffer the second fairway? McCaffery - The tee sends the drivers to the right and it looks safe to me, but if we see there is a problem we will identify that and then add some screening or buffering. Pobuda - I would like to see that screening in place right now.

McCririe - It appears that there are significant trees in that area, perhaps you could provide additional information for the next review.

Pobuda - Why would we have a gate house and signage at the front of this development? What makes it different? McDonald - This developer has felt that it would be a tool in marketing this property. McCaffery - I wanted to make a statement that it would be very pleasing. It will take on the same flavor as the existing gate house. McDonald - I don't think that this request is a problem for Oak Pointe and it may be more appropriate here than any place else.

Newman - McNamee had a problem with the LeBlanc Court drainage. Plante - A catch basin has been added to solve that problem. The only thing that we can't answer tonight has to do with the retention basins and the need to obtain easements.

A call to the public was made with no response.

Pobuda - What will the trails be made of and how will they be maintained? McCaffery - They will be wood chips and maintained by the association.

Purdy - We commonly see wood chip trails in a low density situation. These trails will get a lot of use and they may not hold up. McCaffery - If you would prefer asphalt, I would do that. The wood chip trail would be 6' in width and we could do

it in asphalt. Colley - The wood chips do look nice, however the density here may provide a better environment for asphalt.

McCririe - Will you need an easement to bring that trail to the tennis courts? McDonald - We have already obtained the easement. McCririe - Please expand on the retention area problems. Plante - In the area of natural retention, we want to first preserve the trees. As far as the trails being in the retention areas, it will be very rare to see water there.

McCririe - McNamee has said that the Clifford Road pump station must be operational. Plante - Our next step would be taking care of that construction prior to coming back here.

Newman - How do you drain these retention areas to prevent basement flooding? Plante - The retention ponds are just that - they cannot be drained. They are meant to retain water.

\* PLANNING COMMISSION DISPOSITION OF DELCOR HOME'S PETITION.

A. RECOMMENDATION REGARDING preliminary IMPACT ASSESSMENT.  
Moved by Newman, supported by McCririe, to recommend approval of the preliminary impact assessment dated 12-02-96. The motion carried unanimously.

B. DISPOSITION OF Preliminary SITE PLAN.  
Moved by McCririe, supported by Figurski, to recommend approval of the preliminary site plan with the following conditions:

- Township Board approval of the impact assessment;
- township engineers review and approval of all plans and specifications;
- the petitioner will provide easements for the retention areas and the trails that are not contained on the parcel with language determined to be satisfactory by the township attorney;
- the petitioner will provide an alternative radius for the entry curve into the development;
- that the area of the break-away gate shall be modified to provide grass over a hard surface immediately adjacent to the gate which shall be sufficient to provide a suitable driving base for emergency vehicles;
- the landscape buffer along Filbert Road needs to be better delineated on the plan providing an enhanced natural buffer;
- the project area adjacent to area #2 driving range shall be delineated and reexamined for safety;
- the nature trail, per the plans, shall be asphalt.

The motion carried unanimously.

2) OPEN PUBLIC HEARING #2...REVIEW OF A FINAL SITE PLAN AND CORRESPONDING IMPACT ASSESSMENT WITH A PUD AMENDMENT FOR A PROPOSED "LAKE VILLAS OF PINE CREEK". 102 DETACHED SITE CONDOMINIUM UNITS, LOCATED IN THE PINE CREEK SUBDIVISION. SECTION 36: RIVER PLACE/ABBEY LIMITED PARTNERSHIP - LARRY GOSS, Mike Palmear, and Chuck Dimaggio.

provide that information. We have made an agreement with our residents to provide a moratorium on that phase until we can discuss it further with our residents.

Purdy - We would like to see the phases outlined as we are reviewing them instead of having everything at one time. Goss - No problem.

A call to the public was made with the following response: Bill Mitchell - A committee was formed to work with this developer and there have been significant changes. There are still issues that we feel need to be resolved. We have reviewed this plan and have outlined the remaining concerns. A copy of a 12-03-96 letter addressed to Mr. Goss was provided. A copy of that letter is attached to the Minutes of this meeting.

Walter Jergins - We have been talking to people who are not the principal developer. They are asking for trust and we want documentation. We ask you to delay this until they talk to us and make this development compatible with our subdivision. A separate entrance would help us.

Daryl Phillips - Part of our feeling is that we don't know what your authority is over this development. When we submitted our plans they were rejected because we did not have a landscape plan. As a homeowner I am looking for the same consideration.

Stornant - Oak Pointe, Northshore and Pine Creek all require an architectural seal before we can issue a land use permit.

Phillips - This petitioner is reluctant to meet with us. Bob Katzman is never available.

Ralph Becker - When I purchased I knew that condominiums would be built and that they would be consistent with the rest of the community. Please keep our concerns in mind when you go through the approval process. To date the plan does not maintain the value of the Pine Creek Sub.

Colley - As far as density goes, this is a better use than the original petition. We cannot consider density here this evening. That has already been determined by the Township Board. Mitchell - The 25' setback was thought about and we felt that it would lessen the density, but the developer has now made the width of the home smaller.

Pobuda - I appreciate the comments of our residents. Colley - I agree. (to Goss) Is there something that we do not know about in discussion with your residents? Goss - It was never our intention that the deed restrictions for the subdivision would be part of this development. We are happy to comply with whatever the township ordinance requires. We would like to maintain some flexibility because we do not know what the market will be for this development. Our landscaping commitment for

Lake Forest Blvd. will include 118 trees when there is only 60 some required by ordinance. We are not going to do anything to damage our development at Pine Creek.

Colley - The primary concern was the landscaping, berming and walling of the entrance. As long as those units are not seen then the issue of elevation should not be a requirement. In my opinion, if the berming is adequate then the other internal conditions of this development are not an issue. Lacking the buffer zone, we will need to address some of those concerns.

Goss - We don't want to make this entrance a canyon, but we are talking about a 1/4 mile entry. We feel that these units are very nice especially at a \$250,000.00 price.

Mortensen - When I look at this letter, I feel that there has been a lot of agreement between the petitioner and residents. Perhaps they could respond to these items with a written response.

Colley - We have a very nice community at Pine Creek. From our point of view and to protect those persons who have invested heavily, we should be very concerned about what happens along that entrance, much more so than what is internal to this development.

Mortensen - I am asking for their comment not for their agreement to this request. Colley - This petitioner has done more than most when it come to responding to our residents.

Purdy - The use of materials and restrictions will be included in the master deed and we will be able to adequately review that information when it is submitted.

Goss - We want to be treated fairly and held to the same standards as other developers. This is a change in the right direction and will be a fine development as proposed. We will submit the master deed as required.

Colley - Landscape, off a main thoroughfare, is something that we have asked of other developers. McCririe - A detailed plan of that entrance with the berming and the height of the trees would be important to this board when making our decision. We know that houses and decks will be viewable from that entrance.

\* PLANNING COMMISSION DISPOSITION OF MR. GOSS'S PETITION.

Moved by Newman, supported by Figurski, to table the petitioner's request until the next regular meeting of the board. The motion carried unanimously.

- 3) OPEN PUBLIC HEARING #3...REVIEW OF A TENTATIVE PRELIMINARY PLAT FOR A PROPOSED PHASE III TO THE "LAKEWOOD KNOLL" SUBDIVISION. APPROXIMATELY 15.01 ACRES AND WILL CONSIST OF 22 SITES, LOCATED WITHIN THE LAKEWOOD KNOLL SUBDIVISION OFF

OF LATSON ROAD, NORTH OF GRAND RIVER. SECTION 04: PMJ  
DEVELOPMENT.

LeClair - Landscaping for the site is the same as provided in the previous phases. This phase is a continuation of what has already been approved.

Purdy - We would recommend a landscape island on the cul-de-sac. DelGiudice - We do not have landscape islands anywhere else in the development and would prefer to not have one here.

Purdy - Will there be street lights? DelGiudice - No.

Purdy - We recommend conservation easements on those lots that have wetlands. LeClair - We do not have a problem with doing that, but would like to look into that and discuss it with our attorney.

Purdy - The cul-de-sac to the north should be extended. DelGiudice - It was never our intention to allow any cut through roads here.

Purdy - It is understood that there will be no subdivision signs at the entry way. LeClair - Yes.

Colley - Have all of McNamee's concerns been addressed? LeClair - We have addressed all of McNamee's concerns with the exception of those that are construction issues.

Figurski - Corrections need to be made to your impact assessment.

A call to the public was made with no response.

\* PLANNING COMMISSION DISPOSITION OF PMJ DEVELOPMENT'S  
PETITION.

A. RECOMMENDATION REGARDING TENTATIVE PRELIMINARY PLAT.  
Moved by Pobuda, supported by Figurski, to recommend tentative approval of the preliminary plat. Moved by McCririe, supported by Figurski, to amend the motion to include that approval is conditional on the township board approval of the impact assessment and the township engineer's approval of preliminary plat, with the petitioner giving consideration to the request for conservation easements on those parcels containing wetlands. The amended motion was voted and carried unanimously.

B. RECOMMENDATION REGARDING IMPACT ASSESSMENT.  
Moved by Figurski, supported by Pobuda, to recommend approval of the impact assessment with corrections to page 2 as previously discussed. The motion carried unanimously.

4) OPEN PUBLIC HEARING #4...REVIEW OF A FINAL SITE PLAN AND  
CORRESPONDING IMPACT ASSESSMENT FOR A PROPOSED PHASE I OF

"ROLLING RIDGE" DETACHED SITE CONDOMINIUM SITES. ON APPROXIMATELY 68.57 ACRES WITH 163 LOTS. LOCATED ON LATSON ROAD ACROSS FROM LAKEWOOD KNOLL SUBDIVISION, NORTH OF GRAND RIVER. SECTION 05: THE SELECTIVE COMPANIES, INC., Mike Horowitz, Dave LeClair.

LeClair - We are asking for final site plan approval for both Phase I and II of the single family development. Construction drawings will be prepared for both phases at the same time. We have received preliminary plan approvals from the Drain Commissioner and the Road Commission.

Purdy - The applicant has revised the plans to meet the direction of the Planning Commission. The future stubs for road connection should be constructed to the property line. Horowitz - Each person is provided with a mortgage survey which delineates their property. The easements will be recorded.

Pobuda - I would like to see that roadway there, because we see that problem all the time where the neighboring properties take over the right-of-way. Not only here but along the lakes where easements are granted.

Purdy - The petitioner should know that construction on Phase II will need to begin within one year.

Purdy - The ornamental lighting that is provided at the entrance should also be provided at each intersection throughout the development. Horowitz - No problem.

Purdy - The landscaping along Wal-Mart needs to be addressed. Horowitz - Typically the commercial development needs to provide the landscaping. I have to do something with those lots, and I would like to address it when the grades are completed. We know that we have to deal with it but do not feel it should be a requirement at this time.

Colley - There is no gain for the township. It is up to those people who buy those lots to make sure that they get landscaping if they want it. Horowitz - We will definitely do something, but we don't feel that we can intelligently address your concern here this evening.

Purdy - With regard to the Master Deed and the PUD agreement. The garages were not to extend beyond the front line of the porch. The township board has recommended 60% of the units have front porches, therefore, the garage should not extend beyond the front of the building.

McCririe - It is my recollection that the township board recommendation is not negotiable. Horowitz - The elevations that I showed this body included one with a 2' extension of the garage in the front of the home. Colley - I do not have a

problem with a foot or two. I think it adds character to the design.

A call to the public was made with no response.

\* PLANNING COMMISSION DISPOSITION OF THE SELECTIVE COMPANIES, INC. PETITION.

A. RECOMMENDATION REGARDING IMPACT ASSESSMENT.

Moved by Newman, supported by Figurski, to recommend approval of the impact assessment dated 11-11-96 with the addition of the tables that were not attached to this evening's submission. The motion carried unanimously.

B. DISPOSITION OF PHASE I and II OF THE SITE PLAN.

Moved by Pobuda, supported by Mortensen, to approve the site plan with the following conditions:

- one light will be added on each road intersection;
  - township board approval of the impact assessment;
  - township engineer's review and approval of the site plan and specifications;
  - township attorney's review and approval of the master deed.
- The motion carried unanimously.

5) OPEN PUBLIC HEARING #5...REVIEW OF A SITE PLAN AND CORRESPONDING IMPACT ASSESSMENT FOR A PROPOSED REZONING FROM LDR (LOW DENSITY RESIDENTIAL) TO NSD (NEIGHBORHOOD SERVICE DISTRICT). LOCATED ON APPROXIMATELY 23.8 ACRES, NORTH ON GRAND RIVER, WEST OF KELLOGG, EAST OF HUGHES ROAD. SECTION 11: GEORGE PAPADELIS.

Papadelis - Provided a sketch of the future development and information related to adjacent property zoning.

Purdy - Reference was made to McKenna's letter of 11-25-96 and a recommendation to rezone as requested. The requested rezoning does meet the master plan for future land use.

A call to the public was made with the following response: Pat Doran - I am concerned with this development. Leppek and Meyer's are already within three miles and why would we need this kind of development. I worry about three nurseries being supported in this area. Colley - When we consider rezoning we look at the worst scenario. Doran - If this is a potential problem with the medium density residential to the east, why would we allow more commercial zoning? The traffic off Kellogg is already heavy. Purdy - There would be substantial buffering between the commercial and residential developments through the township zoning ordinance.

Colley - There will not be a negative impact to the commercial to the west. The property to the east is residential and there are wetlands to the east and north.

\* PLANNING COMMISSION DISPOSITION OF MR. PAPADELIS'S PETITION.

A. RECOMMENDATION REGARDING REZONING.

Moved by Pobuda, supported by Mortensen, to recommend the rezoning of the property as submitted since it fits with the zoning in the immediate area and meets the master plan guidelines. The motion carried with McCririe abstaining due to his having a financial interest in the outcome of the rezoning.

B. RECOMMENDATION REGARDING IMPACT ASSESSMENT

Moved by Newman, supported by Mortensen, to recommend approval of the 11-08-96 impact assessment as presented. The motion carried with McCririe abstaining.

ADMINISTRATIVE BUSINESS

Moved by Pobuda, supported by McCririe, to approve the Minutes of the Nov. 11, 1996 regular meeting with the addition of a notation that the Chairmanship of the meeting was turned over to Colley by Robertson on two separate occasions. Other typographical errors were corrected. The motion carried unanimously.

Moved by Pobuda, supported by Figurski, to appoint Bill Colley as Chairman of the Planning Commission. The motion carried.

Moved by Figurski, supported by McCririe, to appoint Don Pobuda Vice-chairman of the Planning Commission. The motion carried.

Moved by Pobuda, supported by Figurski, to ask that the Township Board approve work sessions of the Planning Commission up to four meetings a year to discuss potential zoning ordinance amendments and standards of the township ordinance. The motion carried unanimously.

The regular meeting of the Planning Commission was adjourned at 11:00 p.m.

Respectfully submitted,

*Paulette A. Skolarus*  
Paulette A. Skolarus  
Genoa Township Clerk