

GENOA TOWNSHIP BOARD
Regular Meeting
January 16, 1996
(Tuesday)
7:30 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. Request for approval of the environmental impact assessment (10-02-95) corresponding to site plan (10-25-95) for a proposed church and meeting facility and single family residential house for use as a parsonage, located south of Herbst Road and northeast of I-96 in Section 23: Ray Lanning/Desine Inc., Wayne Perry.
2. Request for tentative approval of the preliminary plat and corresponding environmental impact assessment (11-08-95) for a proposed single family subdivision (Willow Creek), located on the north side of Hughes Road between Grand River and Golf Club Roads on approximately 21.9 acres in Sections 03 & 10: James Ritz/Desine Inc., (James Barnwell), David Johnson, Attorney.
 - A. Disposition of environmental impact assessment.
 - B. Disposition of tentative approval of the preliminary plat.
3. Consideration of an agreement for engineering with regard to the construction and design of the water and sanitary sewer from the Lake Edgewood system to the North Star Development as requested in McNamee Porter & Seeley's letter of 11-20-95.
4. Request for transfer of an SDM liquor license from Karlson Corp. location 1995 SDD-SDM licensed business, with Sunday sales permit from 2387 E. Grand River; Howell, MI 48843; Genoa Township; Livingston County, to 2566-2572 E. Grand River; Howell, MI 48843; Genoa Township; Livingston County.
5. Request for approval of special assessment liens as requested by R. Hunt and provided by Heikkinen for property identified as follows:

GENOA TOWNSHIP BOARD - Regular Meeting - January 16, 1996

- A. Tax Parcel 11-22-302-159 belonging to Ruth J. Elliott.
 - B. Tax Parcel 11-10-102-072 belonging to Nancy Gwizdala.
6. Request for adjustments/corrections to the special assessment rolls: Robin Hunt, Treasurer.
 7. Request for approval of adjustments for the General Fund Budget and the quarterly update as of December 31, 1995.
 8. Consideration of a request from the Howell Public Schools for the collection of summer taxes.

Administrative Business:

- A. Correspondence.
- B. Approval of Minutes: December 18, 1995 Regular Meeting.
- C. Payment of Bills.

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

Adjournment.

GENOA TOWNSHIP BOARD
Regular Meeting
January 16, 1996
(Tuesday)

MINUTES

A regular meeting of the Genoa Township Board was called to order by Supervisor Murray at 7:30 p.m. 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 and Gary McCririe. Also present were: Jim Stornant, Township Zoning Administrator; and approximately eight persons in the audience.

Moved by Brown, supported by McCririe, to approve the Agenda with the tabling of item #3 (Engineering Agreement). The motion carried.

A Call to the Public was made with Michael Merritt introducing himself to the board.

1. Request for approval of the environmental impact assessment (10-02-95) corresponding to site plan (10-25-95) for a proposed church and meeting facility and single family residential house for use as a parsonage, located south of Herbst Road and northeast of I-96 in Section 23: Ray Lanning/Desine Inc., Wayne Perry.

The board raised concerns with the petitioner concerning the following:

- The discharge of surface water that drains into the culvert under Herbst Road. (Stornant will investigate.)
- The language of the restrictive covenant.
- The construction of the parsonage before the church and the architectural plans not provided to the board.

Moved by Brown, supported by Hunt, to table the request until such time as the petitioner can demonstrate that the church can be constructed simultaneously with the parsonage. The motion carried unanimously.

2. Request for tentative approval of the preliminary plat and corresponding environmental impact assessment (11-08-95) for a proposed single family subdivision (Willow Creek), located on the north side of Hughes Road between Grand River and Golf Club Roads on approximately 21.9 acres in Sections 03 & 10: James Ritz/Desine Inc., (James Barnwell), David Johnson, Attorney.

- A. Disposition of environmental impact assessment.

GENOA TOWNSHIP BOARD - Regular Meeting - January 16, 1996

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

B. Disposition of tentative approval of the preliminary plat.

Moved by McCririe, supported by Skolarus, to grant tentative approval of the preliminary plat as presented. The motion carried unanimously.

Moved by Brown, supported by Hunt, to approve the inclusion of this property in the sewer district. The motion carried unanimously.

4. Request for transfer of an SDM liquor license from Karlson Corp. location 1995 SDD-SDM licensed business, with Sunday sales permit from 2387 E. Grand River; Howell, MI 48843; Genoa Township; Livingston County, to 2566-2572 E. Grand River; Howell, MI 48843; Genoa Township; Livingston County.

No action was taken by the township board.

5. Request for approval of special assessment liens as requested by R. Hunt and provided by Heikkinen for property identified as follows:

A. Tax Parcel 11-22-302-159 belonging to Ruth J. Elliott. Moved by Brown, supported by Skolarus, to approve the special assessment lien as submitted for Highcrest Drive. The motion carried unanimously.

B. Tax Parcel 11-10-102-072 belonging to Nancy Gwizdala. Moved by McCririe, supported by Brown, to approve the special assessment lien as submitted for the property on Wildwood. The motion carried unanimously.

6. Request for adjustments/corrections to the special assessment rolls: Robin Hunt, Treasurer.

Moved by Skolarus, supported by McCririe, to remove the \$80.80 refuse fee for parcels identified as 11-10-101-047, 11-11-303-014, 11-25-400-026. The motion carried unanimously.

Moved by Brown, supported by McCririe, to remove the \$128.92 water assessment fee from parcels identified as 11-28-405-082 and 11-28-405-065. The motion carried unanimously.

Hunt will transfer the sewer fee from parcel 11-22-302-105 to 11-22-302-107 and advise our resident accordingly.

7. Request for approval of adjustments for the General Fund Budget and the quarterly update as of December 31, 1995.

GENOA TOWNSHIP BOARD - Regular Meeting - January 16, 1996

Moved by Hunt, supported by Brown, to approve the adjustments and quarterly update as presented by Skolarus. The motion carried unanimously.

8. Consideration of a request from the Howell Public Schools for the collection of summer taxes.

Moved by Hunt, supported by Skolarus, to approve a contract with Howell Schools with the same terms as negotiated last year. The motion carried unanimously.

Administrative Business:

Moved by McCririe, supported by Brown, to approve the Minutes of the December 18, 1995 Regular Meeting as presented. The motion carried.

Moved by Hunt, supported by McCririe, to approve for payment vouchers totaling \$119,473.66 on the voucher dated 01-02-96 and \$150,668.22 on the voucher dated 01-16-96. The motion carried unanimously.

Standing Reports:

Moved by McCririe, supported by Brown, to approve the recommendation by Murray that Genoa Township join the Marion, Howell, Oceola Sewer and Water Authority. The motion carried unanimously.

Moved by Brown, supported by McCririe, to table any action with regard to the option to purchase and license to drill on the William Blaine property. The motion carried unanimously.

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

Respectfully submitted,



Paulette A. Skolarus
Genoa Township Clerk

(BA, LCP 01-24-96)

GENOA TOWNSHIP BOARD
Regular Meeting
February 5, 1996
3:00 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. Request for final approval of the final plat for Pine Creek Ridge Subdivision No. 4 located within the Pine Creek Ridge Subdivision.
2. Request for approval of special assessment lien as requested by R. Hunt and provided by Heikkinen for property identified as follows:
 - A. Tax Parcel 11-22-302-159 belonging to Ruth J. Elliott.
3. Approval of Resolution of the amended Articles of Incorporation for S.W.A.T.H.

Administrative Business:

- A. Payment of Bills.

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

Adjournment.

GENOA TOWNSHIP BOARD
Regular Meeting
February 5, 1996

MINUTES

A Regular Meeting of the Genoa Township Board was called to order by Clerk Skolarus at 3:00 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: Paulette Skolarus, Robin Hunt, Craig Jarvis and Gary McCririe. Also present were: Jim Stornant, Township Zoning Administrator; and two persons in the audience.

Moved by Jarvis, supported by Hunt, to approve the Agenda of the regular meeting as presented. The motion carried.

A Call to the Public was made with no response.

1. Request for final approval of the final plat for Pine Creek Ridge Subdivision No. 4 located within the Pine Creek Ridge Subdivision.

Moved by McCririe, supported by Jarvis, to grant final approval of the Final Plat for Pine Creek Ridge Subdivision No. 4 subject to the engineering firm reviewing the correction related to lot 148 as listed in their letter of 01-17-96. The motion carried unanimously.

Gary Markstrom of McNamee Porter and Seeley advised the Chairman that the south line of Lot 148 should read N90 00'00"E as corrected by Giffels-Webster and not as proposed by McNamee.

2. Request for approval of special assessment lien as requested by R. Hunt and provided by Heikkinen for property identified as follows:

A. Tax Parcel 11-22-302-159 belonging to Ruth J. Elliott.
Moved by Hunt, supported by Jarvis, to approve the special assessment lien as presented for the Elliott property. The motion carried unanimously.

3. Approval of Resolution of the amended Articles of Incorporation for S.W.A.T.H.

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

Administrative Business:

GENOA TOWNSHIP BOARD - Regular Meeting - February 5, 1996

Moved by Jarvis, supported by Hunt, to authorize the purchase of software (not to exceed \$900.00) for a sewer and water recording system and history. The motion carried unanimously.

Moved by Hunt, supported by Jarvis, to authorize for payment vouchers totaling \$68,843.40. The motion carried unanimously.

The regular meeting of the board was adjourned at 3:30 p.m.

Respectfully submitted,

Paulette A. Skolarus
Paulette A. Skolarus
Genoa Township Clerk

(BA, LCP 02-05-96)

GENOA TOWNSHIP BOARD
Regular Meeting
February 19, 1996
7:30 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. Request for tentative approval of the preliminary plat and corresponding environmental impact assessment (12-05-95) for a proposed 25 acre development, identified as Phase II in the Lakewood Knoll Subdivision, located on Latson Road, north of Grand River, in Section 04: PMJ Development.
2. Request for approval of the environmental impact assessment (12-11-95) corresponding to site plan for an exterior change to the Lake Pointe Banquet Hall (formerly Classic Bowl), located on Grand River Ave. west of Dorr Road in Section 10: B.C. Architecture Group.
3. Request for approval of the environmental impact assessment corresponding (02-13-96) to site plan for a proposed Phase III to the North Shore Subdivision, which will include 79 single family detached site condominiums, located on approximately 117 acres in the North Shore Development in Section 21 and 22: Anthony Ferlito, Boss Engineering.
4. Request for approval of amendments to the PUD for Northshore Development as recommended by the Planning Commission.
 - A. Changing the side yard setbacks to accommodate a side entrance garage.
 - B. Allowing homes with 950 square foot on the first floor in Phase III.
5. Request for approval of the environmental impact assessment (02-05-96) corresponding to site plan for a proposed Golf Course and Townhouse condominium project known as Covington Greens, on approximately 16.99 acres, located south of the Faulkwood Shores Golf Course, on the east side of Hughes Road, in Section 03: Nick Wilson, Boss Engineering.

GENOA TOWNSHIP BOARD - Regular Meeting - February 19, 1996

6. Consideration of a proposed contract which would provide a water service contract between the City of Brighton, Genoa Township and Northstar.

Administrative Business:

- A. Correspondence.
B. Payment of Bills.
C. Approval of Minutes: January 16, 1996
February 5, 1996

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

Adjournment.

Note: With regard to petitions numbered 3, 4 & 5 please refer to the completed copy of the Minutes from the February 12, 1996 meeting which are in the back of your packet.

GENOA TOWNSHIP BOARD
Regular Meeting
March 4, 1996
7:30 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. Request for approval of a special use permit for proposed props to be placed on vacant property for photography purposes only, located off Grand River Avenue near Lake Chemung and the International Society Co-op, in Section 10: Dwight Miller/Hicks Studio.
2. Request to Rezone from RR (Rural Residential) to AG (Agricultural), property located at the corner of Challis Road and Bauer Road south of the Brighton Ski Lodge, in section 24: Roderick O'Connor.
3. Request for approval of the environmental impact assessment corresponding to site plan for a proposed addition to the Brighton Church of the Nazarene located at 7679 Brighton Road in Section 25: Mr. Walls, Henry Cornell and Boss Engineering.
4. Consideration of approval for a sign and conference center ordinance.
5. Request for review of a site plan and approval of an impact assessment for a proposed Cracker Barrel Restaurant and gift shop. Located NW of Grand River Avenue and I-96 Interchange in Brighton. Section 24: Cracker Barrel/Desine Engineering:
6. Consideration of recommendations from the Administrative Committee:
 - A. Purchase of a printer for the treasurers office.
 - B. Purchase of a copier to replace the Ricoh.
 - C. Approval of a policy offering guidelines for poverty exemptions.
 - D. Approval of a long term disability insurance policy.

GENOA TOWNSHIP BOARD - Regular Meeting - March 4, 1996

7. Consideration of a recommendation regarding a joint township Grand River water project.

Administrative Business:

- A. Correspondence.
- B. Payment of Bills.
- C. Approval of Minutes: February 19, 1996

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

Adjournment.

GENOA TOWNSHIP BOARD
Regular Meeting
March 4, 1996

MINUTES

A regular meeting of the Genoa Township Board was called to order by Supervisor Murray at 7:30 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; Rick Heikkinen, Township Attorney; and approximately 20 persons in the audience.

Moved by Brown, supported by Jarvis, to approve the Agenda with the tabling (at the petitioner's request) of Petition No. 1 for Hicks Studio. The motion carried.

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

- M. Mohrenweiser - I am concerned with the Westgate Office Center Complex and that it is not being built in accordance with the township zoning ordinance. The building will be 53' high, and the mechanicals will be visible from my home. In addition, nearly an acre of hardwoods are being destroyed. Murray - We feel that that project was approved in accordance with the law and the township ordinance. Please put your concerns in writing and we will sit down with you and try to remedy the situation.

- J. Blair - Phase III of the North Shore Development passed with little input from the public. Persons who phoned the township office were advised that the marina was not on the Agenda. Murray - The Agenda item references the site plan and environmental impact assessment. Our office staff would have no idea what the entire phase encompassed. Blair - We are not disputing the 20 boat docks or and 14 riparian owners. All we want is for the marina to be placed in a location that has the least impact on the lake. Murray - Today's location for the two docking facilities was approved in 1992. When the petitioner proposed moving the docks to the channel a public hearing was held. The docks are now back in their original location. A copy of that plan was provided to A. Messing of your lake association. Note: A three page letter outlining the concerns was provided to the clerk.

2. Request to Rezone from RR (Rural Residential) to CE (Country Estate), property located at the corner of Challis Road and Bauer Road south of the Brighton Ski Lodge, in section 24: Roderick O'Connor.

Moved by Skolarus, supported by Jarvis, to approve the rezoning as requested. The motion carried.

3. Request for approval of the environmental impact assessment corresponding to site plan for a proposed addition to the Brighton Church of the Nazarene located at 7679 Brighton Road in Section 25: Mr. Walls, Henry Cornell and Boss Engineering.

Moved by McCririe, supported by Brown, to approve the impact assessment with the additional stipulation that the petitioner will place the sum of \$2,000.00 into escrow with the township to satisfy the conditions of items 2, 3 & 4 referenced in the P.C. Minutes for site plan approval. Further, that items 6, 7 & 8 be resolved with the township engineers at the time of construction. The motion carried unanimously.

4. Consideration of approval for a sign and conference center ordinance.

Moved by McCririe, supported by Skolarus, to approve the sign ordinance with a maximum height of 60' for poles containing two signs. Poles containing one sign will be a maximum of 50' in height, and that illustrations related to this proposal be incorporated into the ordinance. Further, to correct the language of Section 16.12 as discussed. Note: A corrected copy will be provided at the next regular meeting. The motion carried as follows: Ayes - Murray, Skolarus, Hunt, McCririe and Jarvis. Nays - Brown.

Moved by Brown, supported by McCririe, to approve the amendment to the township zoning ordinance (as recommended by the Planning Commission) for the addition of Conference Center with the addition of item j. to Section 12.259. Further, with review of the language by the township attorney. The motion carried unanimously.

5. Request for review of a site plan and approval of an impact assessment for a proposed Cracker Barrel Restaurant and gift shop. Located NW of Grand River Avenue and I-96 Interchange in Brighton. Section 24: Cracker Barrel/Desine Engineering:

Moved by McCririe, supported by Hunt, to approve the impact assessment with modifications to the site plan as follows:

- No sign will be installed at the back of the building.
- Roof top mechanicals will not be seen from the residential properties. The petitioner will screen them if a complaint occurs.
- Shrubs will be planted at the base of the expressway sign in accordance with the ordinance.
- Minimum screening for the dumpster will be plantings 6' in height.
- Austrian pines will be substituted along the buffer with 15' spacing.
- The fence will be black vinyl coated.

The motion carried as follows: Ayes - Murray, Hunt, McCririe, Brown and Jarvis. Nays - Skolarus.

6. Consideration of recommendations from the Administrative Committee:

A. Purchase of a printer for the treasurers office.
Moved by Skolarus, supported by Brown, to approve the purchase of a printer at a cost of \$1,650.00 as requested by Hunt. The motion carried unanimously.

B. Purchase of a copier to replace the Ricoh.
Moved by Brown, supported by Jarvis, to approve either the purchase of a Sharp SF-2035, or a leasing agreement for same. The motion carried unanimously.

C. Approval of a policy offering guidelines for poverty exemptions.
Moved by Skolarus, supported by Hunt, to approve the policy as recommended by the Supervisor. Further, that the guidelines be reviewed by the township attorney before implementation. The motion carried unanimously.

D. Approval of a disability insurance policy.
Moved by Brown, supported by Jarvis, to approve the purchase of a disability insurance policy at an initial cost of \$365.64. The motion carried unanimously.

7. Consideration of a recommendation regarding a joint township Grand River water project.

Murray advised the board that four townships are working out an agreement to build a water project with an offer to join extended to the City of Howell. No formal action was taken by the board.

Administrative Business:

Moved by Skolarus, supported by Brown, to adopt a policy (as recommended by the Supervisor) that would be incorporated into the site plan review that would determine the number of residential equivalent users that would be required of the developer prior to any review of the site plan. The motion carried unanimously.

Moved by Hunt, supported by Jarvis, to approve the start of circuit court action to obtain an injunction against Mr. Heidelberg to prohibit him from having so many pigs on property zoned country estate and to get him to clean up his property. The motion carried unanimously.

Moved by McCririe, supported by Brown, to approve a \$10.00 pay increase for election officials as well as the persons recommended by the election committee to serve as election

GENOA TOWNSHIP BOARD - Regular Meeting - March 4, 1996

officials for the Presidential Primary scheduled March 19, 1996. The motion carried unanimously.

Moved by McCririe, supported by Skolarus, to allocate \$1,476.60 (as recommended by Heikkinen) to condemn property described by Resolution in the purchase of a utility easement, that is necessary to expand the Lake Edgewood Wastewater service district. The motion carried unanimously.

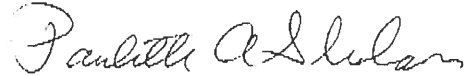
Moved by Skolarus, supported by Hunt, to approve a line item budget in the General Fund for \$1,476.60 to cover the cost of the utility easement for Lake Edgewood Wastewater. The motion carried.

Moved by Brown, supported by Jarvis, to approve for payment vouchers totaling \$123,921.12. The motion carried.

Moved by McCririe, supported by Jarvis, to approve the Minutes of the February 19, 1996 regular meeting as presented. The motion carried.

The regular meeting of the Genoa Township Board was adjourned at 10:50 p.m.

Respectfully submitted,



Paulette A. Skolarus
Genoa Township Clerk

GENOA TOWNSHIP BOARD
Regular Meeting
March 18, 1996
7:30 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. Request for approval of a special use permit for proposed props to be placed on vacant property for photography purposes only, located off Grand River Avenue near Lake Chemung and the International Society Co-op, in Section 10: Dwight Miller/Hicks Studio. (Please pull from 03-04-96).
2. Request for approval of the PUD and related agreement for the Lorentzen Property located on the corners of Grand River and Latson Road in Sections 04 and 05: Birget Lorentzen, Todd Smith and Boss Engineering.
 - A. Disposition of Rezoning.
 - B. Disposition of PUD Agreement.
3. Request for approval of the impact assessment corresponding to site plan for a proposed office and manufacturing and/or Warehousing operation, located on 2.0 acres in the Gentech Industrial Park, Lot #1, Section 08: Brivar Construction Co., Steve Varilon.
4. Consideration of a proposed contract with the City of Howell for fire protection.
5. Consideration of an amendment to the Oak Pointe Tri-Lakes Operation and Maintenance Contract: Don Lund and Dan Geyer.

Administrative Business:

- A. Correspondence.
- B. Payment of Bills.
- C. Approval of Minutes: March 4, 1996

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

Adjournment.

GENOA TOWNSHIP BOARD
Regular Meeting
March 18, 1996

MINUTES

A regular meeting of the Genoa Township Board was called to order by Chairman Murray at 7:30 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, Charlene Kull, Craig Jarvis, Douglas Brown and Gary McCririe. Also present were: Jim Stornant, Township Zoning Administrator; Rick Heikkinen, Township Attorney; and eight persons in the audience.

Moved by Brown, supported by McCririe, to approve the Agenda as submitted. The motion carried.

A Call to the Public was made with no response.

1. Request for approval of a special use permit for proposed props to be placed on vacant property for photography purposes only, located off Grand River Avenue near Lake Chemung and the International Society Co-op, in Section 10: Dwight Miller/Hicks Studio.

Moved by Kull, supported by Jarvis, to approve the Special Use Permit as requested incorporating all of the restrictions and recommendations included in approval of the site plan by the Planning Commission. The motion carried unanimously.

2. Request for approval of the PUD and related agreement for the Lorentzen Property (213 acres) located on the corners of Grand River and Latson Road in Sections 04 and 05: Birget Lorentzen, Todd Smith and Boss Engineering.

A. Disposition of Rezoning.

Moved by McCririe, supported by Brown, to approve the rezoning with the attachment of exhibit B. The motion carried unanimously.

B. Disposition of PUD Agreement.

Moved by Skolarus, supported by McCririe, to approve the PUD Agreement with the following conditions:

- Adding Exhibit F to the agreement
- Adding an Index
- An overlay of the PUD Zoning Plan will be provided for each individual development
- Deleting "Engineer" from Section 6.5
- With modifications as recommended by Heikkinen

The motion carried unanimously.

3. Request for approval of the impact assessment corresponding to site plan for a proposed office and manufacturing and/or Warehousing operation, located on 2.0 acres in the Gentech Industrial Park, Lot #1, Section 08: Brivar Construction Co., Steve Varilon.

Moved by Jarvis, supported by McCririe, to approve the impact assessment, conditional upon \$10,850.00 being placed in escrow until determination of the actual use of the facility. Further, a non-refundable fee of \$4,650.00 will be charged for the sewer connection based upon an office warehousing use. The motion carried unanimously.

4. Consideration of a proposed contract with the City of Howell for fire protection.

Moved by Skolarus, supported by Hunt, to table until a final draft of the contract is approved by the surrounding townships included in the agreement. The motion carried.

5. Consideration of an amendment to the Oak Pointe Tri-Lakes Operation and Maintenance Contract: Don Lund and Dan Geyer.

Moved by Brown, supported by Jarvis, to approve an amended contract for operation and maintenance at a cost of \$8,799.00 for wastewater O&M Services and \$2,322.00 for water O&M services. The motion carried unanimously

Administrative Business:

Moved by Kull, supported by Brown, to approve for payment vouchers totaling \$90,822.11. The motion carried unanimously.

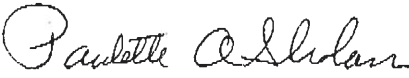
Moved by McCririe, supported by Hunt, to approve the Minutes of the March 4, 1996 as submitted. The motion carried.

Standing Reports:

Moved by Skolarus, supported by Jarvis, to approve a monthly retainer of \$2,000.00 for the township attorney with additional hourly compensation (copy included with minutes). The motion carried unanimously.

The regular meeting of the board was adjourned at 9:15 p.m.

Respectfully submitted,


Paulette A. Skolarus
Genoa Township Clerk

(BA, LCP 03-27-96)

amended

GENOA TOWNSHIP BOARD
Regular Meeting & Public Hearing
April 1, 1996
7:30 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. Public Hearing on salary recommendations for elected officials for fiscal year 1996-97.
 - A. Call to the public.
2. Request for approval of the impact assessment (03-27-96) corresponding to site plan for a proposed insurance agency office, located on lots 6, 7 & 8 (approximately 1.6 acres) of the Birkwood Hills Subdivision, fronting Grand River Ave, in Section 13: Donald McCluskey.
3. Request for a correction to the Tri-Lakes Sewer Special Assessment District for tax codes 11-27-103-057 and 058: Tom Florida, Township Assessor.
4. Request for approval of the budget adjustments for the General Fund for Fiscal 1995-96 and the quarterly report: Polly Skolarus, Clerk.
5. Request for approval of a contract with the City of Howell for fire service for fiscal 1995-96: Robert Murray.

Administrative Business:

- A. Correspondence.
- B. Payment of Bills.
- C. Approval of Minutes: March 18, 1996

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

Adjournment.

(corrected)

GENOA TOWNSHIP BOARD
Regular Meeting & Public Hearing
April 1, 1996
7:30 p.m.

MINUTES

The regular meeting of the Genoa Township Board was called to order by Supervisor Murray at 7:30 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, Charlene Kull, Douglas Brown, Craig Jarvis and Gary McCririe. Also present were: Jim Stornant, Township Zoning Administrator; and four persons in the audience.

Moved by McCririe, supported by Brown, to approve the Agenda as with the addition of Item 5. The motion carried.

A Call to the Public was made with the following response: Jere Michaels - Michaels introduced himself as newly appointed to the Livingston County Board of Commissioners. Michaels offered his services to the township board in matters related to the county office.

1. Public Hearing on salary recommendations for elected officials for fiscal year 1996-97.

A Call to the public was made with no response. One letter was received from a township resident concerning the salaries of elected officials.

2. Request for approval of the impact assessment (03-27-96) corresponding to site plan for a proposed insurance agency office, located on lots 6, 7 & 8 (approximately 1.6 acres) of the Birkwood Hills Subdivision, fronting Grand River Ave, in Section 13: Donald McCluskey.

Moved by McCririe, supported by Skolarus, to approve the impact assessment contingent upon the three parcels being combined into one tax identification number. The motion carried unanimously.

3. Request for a correction to the Tri-Lakes Sewer Special Assessment District for tax codes 11-27-103-057 and 058: Tom Florida, Township Assessor.

Moved by Kull, supported by Jarvis, to approve a correction to the S.A.D. identifying parcel 11-27-103-057 with the existing house. The motion carried unanimously.

4. Request for approval of the budget adjustments for the

GENOA TOWNSHIP BOARD - Regular Meeting & Public Hearing
April 1, 1996

General Fund for Fiscal 1995-96 and the quarterly report:
Polly Skolarus, Clerk.

Moved by Hunt, supported by Brown, to approve the Quarterly report and the budget adjustments as requested. The motion carried unanimously.

5. Request for approval of a contract with the City of Howell for fire service for fiscal 1995-96: Robert Murray.

Moved by McCririe, supported by Brown, to approve a budget adjustment increase of \$3,232.00 for fire protection to allow for payment of \$88,232.00 to the Howell Fire Department. The motion carried unanimously.

Moved by Brown, supported by Jarvis, to approve the Fire Service Agreement with the City of Howell as recommended by Supervisor Murray. Further, that this action is subject to the final approval by Rick Heikkinen. The motion carried unanimously.


Administrative Business:

Moved by Kull, supported by Brown, to approve for payment vouchers totaling \$51,914.41. Further, to approve checks 11818 and 11819 for \$12,719.00 \$2,381.00 respectively. The motion carried.

Moved by McCririe, supported by Brown, to approve the Minutes of the 03-18-96 regular meeting as presented. The motion carried.

The regular meeting was adjourned at 8:10 p.m.

Respectfully submitted,


Paulette A. Skolarus
Genoa Township Clerk

(BA, LCP 04-10-96)

Assessor's Report

March 27, 1996

To: Paulette A. Skolarus, Clerk

From: Thomas V. Florida, Assessor

Subject: Tri-Lakes Sewer Assessment

This report is to request a correction to the Tri-Lakes Sewer Special Assessment District for tax codes 11-27-103-057 and 11-27-103-058. These parcels were created from a split of tax code 11-27-103-045 in 1993 and the sewer assessment for the existing house was assessed on tax code 11-27-103-058 when in fact it was to be on 11-27-103-057, where the house is actually located.

Therefore it is requested that the Genoa Township Board correct the Special Assessment Roll for Tri-Lakes Sewer to place the special sewer assessment on the correct parcel.

Sincerely

Thomas V. Florida

Thomas V. Florida

Assessor, CMAE3, PPE

GENOA TOWNSHIP BOARD
Regular Meeting
April 15, 1996
7:30 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. Discussion of the expired site plan and action taken by the Planning Commission with regard to the Auto City Services petition.
2. Consideration of a request for approval of the impact assessment (04-03-96) corresponding to site plan for a proposed restaurant, to be located in the vacant space in the existing Whistle Stop Plaza, in Section 06: Dickerson Development, Anthony Pucci. *
3. Request for approval of a special use permit and impact assessment (revised 04-09-96) corresponding to site plan for a proposed demolition and renovation of remaining building & construction of new buildings for the "Detroit Recreation Camp", located on 160 acres, 1 mile north of Grand River, between Euler Road and Kellogg Road, in Sections 11 & 12: Arthur Smith. *
 - A. Disposition of special use permit.
 - B. Disposition of impact assessment.
4. Request for approval of a special use permit an impact assessment (revised 04-09-96) as related to site plan for the outdoor storage of recreational vehicles on property located south of Grand Rive between Gray and Dorx Roads in Section 10: Gary Mitter, Wonderland Marina; Jim Barnwell, Desine, Inc. *
 - A. Disposition of special use permit.
 - B. Disposition of impact assessment.
5. Discussion of the April 1, 1996 draft ordinance for fire prevention and charges recovery. (Please pull draft from your previous board packet.)

GENOA TOWNSHIP BOARD - Regular Meeting - April 15, 1996

6. Review and discussion of the General Fund Budget for fiscal year 1996-97.

* Note: Please refer to the complete copy of the Minutes of the 04-08-96 P.C. meeting enclosed for cases 2, 3 & 4.

Administrative Business:

- A. Correspondence.
- B. Payment of Bills.
- C. Approval of Minutes: April 1, 1996
- D. Request to adjourn to executive session to discuss pending litigation. Roll call vote.

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

Adjournment.

GENOA TOWNSHIP BOARD
Regular Meeting
April 15, 1996

MINUTES

A regular meeting of Genoa Township called to order by Supervisor Murray at 7:30 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, Charlene Kull, Douglas Brown, Gary McCririe and Craig Jarvis. Also present were: Jim Stornant, Township Zoning Administrator; Rick Heikkinen, Township Attorney; and approximately ten persons in the audience.

Moved by McCririe, supported by Hunt, to approve the Agenda with the following changes: Disposition of site plan to be added to petitions 3 & 4 and the adjournment to executive session to be called after the standing reports. The motion carried.

A Call to the Public was made with no response.

1. Discussion of the expired site plan and action taken by the Planning Commission with regard to the Auto City Services petition.

Heikkinen advised the board that the township ordinance appears to have conflicting language within the Site Plan Review and Impact Assessment versus the Special Use Permit. The Special Use Permit does not include a reference to site plan approval by the township board, whereas Section 13.01 states "Approval of both the site plan and impact assessment by the Township Board shall be required for all Special Land Uses." In addition, the township did not include approval of the site plan in their formal action for Auto City. McKenna's letter of 04-12-96 states, "If the Auto City Services site plan is determined to have expired, the Planning Commission could approve a resubmitted site plan, but the Township Board would have to again approve the Impact Assessment."

Moved by Kull, supported by Skolarus, to direct the Planning Commission to rehear the Auto City Services petition request for site plan and impact assessment. Further, to direct the Planning Commission to view this petition as unfinished business and hear them first on the Agenda at the next regular meeting of the Commission and to waive all standard fees related to that request. The motion carried with Hunt opposed.

2. Consideration of a request for approval of the impact assessment (04-03-96) corresponding to site plan (04-09-96) for a proposed restaurant, to be located in the vacant space in the existing Whistle Stop Plaza, in Section 06: Dickerson

Development, Anthony Pucci.

Moved by Jarvis, supported by Kull, to approve the impact assessment conditional upon the following:

- The signage, as proposed, must meet the requirements of the Township Zoning Ordinance.
- Two additional residential equivalent users, for water and sewer, will be allocated against the petitioner with additional fees totaling \$12,200.00.

The motion carried unanimously.

3. Request for approval of a special use permit and impact assessment (revised 04-09-96) corresponding to site plan (04-09-96) for a proposed demolition and renovation of remaining building & construction of new buildings for the "Detroit Recreation Camp", located on 160 acres, 1 mile north of Grand River, between Euler Road and Kellogg Road, in Sections 11 & 12: Arthur Smith.

A. Disposition of special use permit.

Moved by Skolarus, supported by Jarvis, to approve the special use permit conditional upon the use being specific to that as submitted and that any change in use will need a resubmittal to the Township Board. The motion carried unanimously.

B. Disposition of impact assessment.

Moved by McCririe, supported by Brown, to approve the impact assessment with all of the conditions listed in the Planning Commission Minutes of April 8, 1996. The motion carried unanimously.

C. Disposition of site plan.

Moved by McCririe, supported by Jarvis, to approve the site plan with all of the conditions listed in the Planning Commission Minutes of April 8, 1996 and the following additions or changes:

- the water and sewage treatment will be reviewed and approved by the township engineer
- a contact phone number for the on site personnel shall be provided to the township and county at all times, and whenever there is a change in personnel

The motion carried unanimously.

4. Request for approval of a special use permit an impact assessment (revised 04-09-96) as related to site plan for the outdoor storage of recreational vehicles on property located south of Grand River between Gray and Dorr Roads in Section 10: Gary Mitter, Wonderland Marina; Jim Barnwell, Desine, Inc.

A. Disposition of special use permit.

Moved by McCririe, supported by Brown, to approve the special use permit with the conditions listed in the Planning Commission Minutes of April 8, 1996 and the following changes and/or additions:

- removal of the storage racks by 07-01-97
 - no storage above the fence line shall be permitted excepting storage of unstacked boats and their trailers not to exceed 20' in height along the eastern border of the site
- The motion carried unanimously.

B. Disposition of impact assessment.
Moved by Kull, supported by Jarvis, to approve the impact assessment conditional upon no repair or prepping shall be conducted on the storage site. The motion carried unanimously.

C. Disposition of site plan.
Moved by McCririe, supported by Brown, to approve the site plan with all the conditions listed in the Planning Commission Minutes of April 8, 1996. Further clarifying the height of the fence - 8' of fence and 1' of barbed on top of the fence. The motion carried unanimously.

5. Discussion of the April 1, 1996 draft ordinance for fire prevention and charges recovery. (Please pull draft from your previous board packet.)

The draft was discussed. Heikkinen was directed to make additional changes. Moved by Kull, supported by Skolarus, to table the ordinance decision until the next regular meeting of the township board. The motion carried with McCririe opposed.

It was the consensus of the board that burn permits were no longer going to be written at the township hall.

6. Review and discussion of the General Fund Budget for fiscal year 1996-97.

The budget for the next fiscal year was discussed. No formal action was taken by the board. Discussion will resume at the next regular meeting of the board.

Administrative Business:

Moved by Kull, supported by Jarvis, to approve for payment vouchers totaling \$405,296.25. The motion carried.

Moved by Brown, supported by Jarvis, to approve the Minutes of the April 1, 1996 regular meeting and public hearing of the board with a correction to the spelling of the name of "Jere" Michaels. The motion carried unanimously.

Moved by McCririe, supported by Brown, to approve a spring pickup of leaves and twigs under the same conditions as allowed last fall. Further, to authorize the administration committee to work out the details and procedure. The motion carried unanimously.

GENOA TOWNSHIP BOARD - Regular Meeting - April 15, 1996

Moved by Brown, supported by McCririe, to approve the Budget Summary that was sent to the county for the millage allocation. The motion carried unanimously.

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

The regular meeting of the township board was adjourned at 10:40 p.m.

Respectfully submitted,



Paulette A. Skolarus
Genoa Township Clerk

(BA, LCP 04-24-96)

GENOA TOWNSHIP BOARD
Regular Meeting
May 6, 1996
7:30 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. Request for reconsideration of the previous action of the township board concerning the Auto City Services petition: Mike Boss, Boss Engineering.
2. Request for approval of the impact assessment (04-02-96), corresponding to site plan (05-01-96) for a proposed "Hidden Ponds" single family detached site condominium, located on the west side of Hacker Road 1/4 mile south of McClements Road on approximately 66.5 acres, Section 12: Marve Semke; Pat Keough, Engineer.
3. Request for approval of the impact assessment, corresponding to site plan (04-29-96) for a proposed four lot residential site condominium on approximately 10 acres, located on Timberidge Court, off Conrad Road, Section 27: Michael McGivney.
4. Request for approval of the impact assessment (04-30-96), corresponding to site plan (04-10-96) for a proposed business office and warehouse for storage, located in the Grand Oaks West Industrial Park, Lot #6, Section 06: Midwest Industrial Services, Mike Boss, Piet Lindhout, Bill Leary.
5. Discussion of the draft ordinance for fire prevention and charges recovery.
6. Request for approval of road improvement contracts with the Livingston County Road Commission:
 - A. Prairie View Hills/Mystic Lake - \$13,200.00
 - B. Brighton Estates - 4,400.00
 - C. Rolling Meadows/Evergreen - 13,799.72
 - D. Earl Lake Heights - 9,394.92
 - E. Red Oaks - 76,970.85
 - F. Westphal Road - 40,836.55
7. Review and discussion of the General Fund Budget for fiscal year 1996-97.

GENOA TOWNSHIP BOARD - Regular Meeting - May 6, 1996

8. Request for approval of an amended budget for the General Fund for fiscal year 1995-96.
9. Consideration of appointments to MHOG (Marion, Howell, Oceola, Genoa) for delegates - Robert Murray and Douglas Brown and an alternate - Robin Hunt.
10. Consideration of a request to reaffirm a resolution conveying Pine Creek Sewer to the City of Brighton.
11. Recommendation by Administrative Committee for the hiring of two part time persons to replace one full time employee in the Clerks Office to be responsible for utility billing and administration.
12. Request for approval of funds totaling \$550.00 to provide training for the township assessor toward obtaining a Level IV Certification, Tom Florida.
13. Review of articles for the spring/summer newsletter.

Administrative Business:

- A. Correspondence.
- B. Payment of Bills.
- C. Approval of Minutes: April 15, 1996 Regular Meeting
April 15, 1996 Executive Session

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

Adjournment to executive session to discuss pending litigation. Roll call vote.

Adjournment.

GENOA TOWNSHIP BOARD
Regular Meeting
May 6, 1996

MINUTES

A regular meeting of the Genoa Township Board was called to order by Supervisor Murray at 7:30 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, Charlene Kull, Craig Jarvis and Douglas Brown. Also present were 12 person in the audience.

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

A Call to the Public was made with Marty Belser responding. Belser introduced himself and advised the board that he would be running for Livingston County Commissioner. He will seek the seat being held by Mike Merritt.

1. Request for reconsideration of the previous action of the township board concerning the Auto City Services petition: Mike Boss, Boss Engineering.

Moved by Skolarus, supported by Kull, to approve the site plan dated 04-11-96. Further, that the petitioner will not have to seek further review or approval from either the Planning Commission or the Township Board and the site plan will be subject to the same time constraints as the Special Use Permit. The motion carried unanimously.

2. Request for approval of the impact assessment (04-02-96), corresponding to site plan (05-01-96) for a proposed "Hidden Ponds" single family detached site condominium, located on the west side of Hacker Road 1/4 mile south of McClements Road on approximately 66.5 acres, Section 12: Marve Semke; Pat Keough, Engineer.

Moved by Jarvis, supported by Kull, to approve the impact assessment dated 04-02-96 and corresponding to site plan (05-01-96) as presented for Hidden Ponds. The motion carried unanimously.

3. Request for approval of the impact assessment, corresponding to site plan (04-29-96) for a proposed four lot residential site condominium on approximately 10 acres, located on Timberidge Court, off Conrad Road, Section 27: Michael McGivney.

Moved by Skolarus, supported by Jarvis, to approve the impact assessment dated 05-06-96 and corresponding to site plan

(04-29-96) for Mr. Michael McGivney as presented. The motion carried unanimously.

4. Request for approval of the impact assessment (04-30-96), corresponding to site plan (04-10-96) for a proposed business office and warehouse for storage, located in the Grand Oaks West Industrial Park, Lot #6, Section 06: Midwest Industrial Services, Mike Boss, Piet Lindhout, Bill Leary.

The petitioner was not present when this petition was brought to the floor for discussion. Moved by Skolarus, supported by Jarvis, to table the request until the next regular meeting of the township board. The motion carried unanimously.

5. Discussion of the draft ordinance for fire prevention and charges recovery.

Moved by Brown, supported by Hunt, to approve the corrected draft for fire prevention. Further to direct the clerk to publish this ordinance in our local papers. The motion carried unanimously.

6. Request for approval of road improvement contracts with the Livingston County Road Commission:

A. Prairie View Hills/Mystic Lake	- \$13,200.00
B. Brighton Estates	- 4,400.00
C. Rolling Meadows/Evergreen	- 13,799.72
D. Earl Lake Heights	- 9,394.92
E. Red Oaks	- 76,970.85
F. Westphal Road	- 40,836.55

Moved by Jarvis, supported by Kull, to approve and allow the supervisor and clerk to execute the above mentioned contracts with the LCRC. The motion carried unanimously.

7. Review and discussion of the General Fund Budget for fiscal year 1996-97.

Adjustments were made with no formal action taken by the board.

8. Request for approval of an amended budget for the General Fund for fiscal year 1995-96.

Moved by Kull, supported by Brown, to approve the amended budget as presented by Skolarus. The motion carried unanimously.

9. Consideration of appointments to MHOG (Marion, Howell, Ocoola, Genoa) for delegates - Robert Murray and Douglas Brown and an alternate - Robin Hunt.

Moved by Skolarus, supported by Jarvis, to appoint Murray and Brown with Hunt as alternate to MHOG. The motion carried unanimously.

10. Consideration of a request to reaffirm a resolution conveying Pine Creek Sewer to the City of Brighton.

Moved by Brown, supported by Jarvis, to approve a resolution whereby Genoa Township does hereby convey, grant and dedicate to the City of Brighton all those facilities described in Exhibit "1"...subject to the rights reserved to Genoa Township in the "City of Brighton, Genoa Township Waste-Water and Water Service Contract", as amended. The motion carried unanimously.

11. Recommendation by Administrative Committee for the hiring of two part time persons to replace one full time employee in the Clerks Office to be responsible for utility billing and administration.

It was the consensus of the board that decisions regarding the employment of full time persons versus part time persons would be made by the entire board.

12. Request for approval of funds totaling \$550.00 to provide training for the township assessor toward obtaining a Level IV Certification, Tom Florida.

Moved by Kull, supported by Skolarus, to approve the expenditure of \$550.00 for additional training of the township assessor. The motion carried unanimously.

13. Review of articles for the spring/summer newsletter.

The articles were reviewed and approved for the newsletter.

Administrative Business:

Moved by Skolarus, supported by Hunt, to approve a request by Big Brothers Big Sisters of Livingston County to have the fifth annual Brighton Tent Sale at Mt. Brighton on May 29, 30, 31 and June 1st. The motion carried unanimously.

Moved by Hunt, supported by Brown, to approve for payment vouchers totaling \$152,429.49. The motion carried.

Moved by Hunt, supported by Brown, to approve the Minutes of the April 15, 1996 Regular Meeting as presented. The motion carried.

Minutes of the April 15, 1996 Executive Session will be reviewed at the next regular meeting of the board.

Adjournment to executive session to discuss pending litigation.

GENOA TOWNSHIP BOARD - Regular Meeting - May 6, 1996

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

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

Respectfully submitted,



Paulette A. Skolarus
Genoa Township Clerk

(BA, LCP 05-15-96)

GENOA TOWNSHIP BOARD
Regular Meeting
May 20, 1996
7:30 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. Request for approval of the impact assessment (04-30-96), corresponding to site plan (04-10-96) for a proposed business office and warehouse for storage, located in the Grand Oaks West Industrial Park, Lot #6, Section 06: Midwest Industrial Services, Mike Boss, Piet Lindhout, Bill Leary.

Note: Tabled from 05-06-96, please pull related material from that board packet.

2. Request for approval of an impact assessment (05-14-96) corresponding to the amended site plan (05-14-96) and Special Use Permit for a proposed light industrial showroom and warehousing building, located on 10.8 acres, south of Grand River, west of Reuland Electric and east of Metro Golf in Section 09: Brivar Construction, Rex Welty, and Steve Varilone.
 - A. Disposition of Special Use Permit.
 - B. Disposition of impact assessment.
 - C. Disposition of site plan.
3. Request for approval of an impact assessment (04-03-96) and Special Use Permit corresponding to site plan (04-03-96) for a proposed outdoor sales area, located on the southwest corner of the Wal-Mart Development, in Section 05: Ceso Professional Engineers.
 - A. Disposition of Special Use Permit.
 - B. Disposition of impact assessment.
 - C. Disposition of site plan.
4. Request for approval of the impact assessment (05-13-96) corresponding to site plan (05-07-96) for a proposed manufacturing company, located on the west side of Grand Oaks Drive, on 20 acres in Section 08: Michigan Rod Products.

GENOA TOWNSHIP BOARD - Regular Meeting - May 20, 1996

5. Request for approval of the impact assessment (05-19-96) corresponding to site plan (03-04-96) for a proposed general retail shopping complex center, located on the northeast corner of Grand River and Latson Road in Section 04: Carmen Construction Company, Denny McKee (Boss Engineering), Dennis Krestel (Guido Assoc.).
6. Request for final approval of the preliminary plat a corresponding environmental impact assessment (05-19-96) for a proposed 25 acre development, identified as Phase II in the Lakewood Knoll Subdivision, located on Latson Road, north of Grand River, in Section 04: PMJ Development, Denny McKee.
7. Request for approval of a resolution allowing Covington Greens to operate an on site water system for 68 residential units: Nick Wilson, Covington Greens, LLC.
8. Consideration of a contract with the City of Howell for fire service for fiscal 1996-97.
9. Request for a recommendation for an appointment to the Howell Carnegie Library Board of Trustees.
10. Review and discussion of the General Fund Budget for fiscal year 1996-97.
 - A. Discussion of salaries for elected officials.

Administrative Business:

- A. Correspondence.
- B. Payment of Bills.
- C. Approval of Minutes: May 6, 1996 Regular Meeting
April 15, 1996 Executive Session
May 6, 1996 Executive Session

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

Adjournment.

Post-It™ brand fax transmittal memo 7671 # of pages 4

To COLLEEN NEWKIN	From POLLY
Co.	Co. GENOA TWSA
Dept.	Phone # 2275225
Fax #	Fax #

GENOA TOWNSHIP BOARD
Regular Meeting
May 20, 1996

MINUTES

A regular meeting of the Genoa Township Board was called to order by Supervisor Murray at 7:30 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, Charlene Kull, Craig Jarvis, Douglas Brown and Gary McCririe. Also present were: Jim Stornant, Township Zoning Administrator; 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 with no response.

1. Request for approval of the impact assessment (04-30-96), corresponding to site plan (04-10-96) for a proposed business office and warehouse for storage, located in the Grand Oaks West Industrial Park, Lot #6, Section 06: Midwest Industrial Services, Mike Boss, Piet Lindhout, Bill Leary.

Moved by Skolarus, supported by Jarvis, to approve the impact assessment dated April 30, 1996 for Midwest Industrial services. The motion carried unanimously.

2. Request for approval of an impact assessment (05-14-96) corresponding to the amended site plan (05-14-96) and Special Use Permit for a proposed light industrial showroom and warehousing building, located on 10.8 acres, south of Grand River, west of Reuland Electric and east of Metro Golf in Section 09: Brivar Construction, Rex Welty, and Steve Varilone.

A. Disposition of Special Use Permit.

Moved by McCririe, supported by Brown, to approve the Special Use Permit with the following conditions:

- that the use as presented is considered a use similar to those permitted in the zoning ordinance
- that the proposed gravel truck maneuvering area is acceptable and shall only be used in that manner and the petitioner shall provide adequate dust control

The motion carried unanimously.

B. Disposition of impact assessment.

Moved by Kull, supported by Hunt, to approve the impact assessment dated May 14, 1996 as presented. The motion carried unanimously.

C. Disposition of site plan.

Moved by McCririe, supported by Skolarus, to approve the site plan conditional on the petitioner providing a copy of the road maintenance agreement for review and approval by the township attorney. The motion carried unanimously.

3. Request for approval of an impact assessment (04-03-96) and Special Use Permit corresponding to site plan (04-03-96) for a proposed outdoor sales area, located on the southwest corner of the Wal-Mart Development, in Section 05: Ceso Professional Engineers.

A. Disposition of Special Use Permit.

Moved by McCririe, supported by Kull, to approve the Special Use Permit with the following conditions:

- the time will be limited from April 1, to August 30th each year- including the storage in the front of the building
- three pop machines will be allowed to remain year round
- a minimum of 5' of sidewalk will be provided all along the front of the building - eliminating most of the display in that area
- utilizing the total front foot of the building no more than 25% of the area shall be utilized for outdoor storage and display
- pallets will be stacked no more than 4' in height
- all stored material shall not exceed 4' in height excluding the green house
- all materials shall be prepackaged and not stored loose
- all material stored shall be within a timber fenced area and kept out of the aisles - for those items located in the parking lot
- the two green houses are acceptable as presented
- this site plan is determined to be an amendment for the Wal-Mart Development

The motion carried unanimously.

B. Disposition of impact assessment.

Moved by Kull, supported by Brown, to approve the impact assessment dated April 3, 1996 for Wal-Mart. The motion carried unanimously.

C. Disposition of site plan.

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

4. Request for approval of the impact assessment (05-13-96) corresponding to site plan (05-07-96) for a proposed manufacturing company, located on the west side of Grand Oaks Drive, on 20 acres in Section 08: Michigan Rod Products.

Moved by Kull, supported by Jarvis, to approve the impact assessment dated May 13, 1996 for Michigan Road Products contingent upon the engineers review of the internal system of handling industrial fluids that are used in manufacturing or cutting, and preventing the disposal of same into the public sewer system. The motion carried unanimously.

5. Request for approval of the impact assessment (05-19-96) corresponding to site plan (03-04-96) for a proposed general retail shopping complex center, located on the northeast corner of Grand River and Latson Road in Section 04: Carmen Construction Company, Denny McKee (Boss Engineering), Dennis Krestel (Guido Assoc.).

Moved by Skolarus, supported by McCririe, to approve the impact assessment dated May 19, 1996 for Carmen Construction Co. with the following contingencies:

- all necessary easement being in place for the development with regard to sewer, water, drainage, etc.
 - the residential equivalent users as determined today will correspond to what has been submitted by the petitioner within their impact assessment
 - the final calculation of the residential equivalent users have not been approved nor determined and the occupancy permit will be subject to that calculation by the township engineer
 - the access road will be completed by the Lorentzen Development
- The motion carried unanimously.

6. Request for final approval of the preliminary plat a corresponding environmental impact assessment (05-19-96) for a proposed 25 acre development, identified as Phase II in the Lakewood Knoll Subdivision, located on Latson Road, north of Grand River, in Section 04: PMJ Development, Denny McKee.

Moved by McCririe, supported by Jarvis, to grant final approval of the preliminary plat and corresponding impact assessment dated May 19, 1996 for Lakewood Knoll subdivision. The motion carried unanimously.

7. Request for approval of a resolution allowing Covington Greens to operate an on site water system for 68 residential units: Nick Wilson, Covington Greens, LLC.

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

8. Consideration of a contract with the City of Howell for fire service for fiscal 1996-97.

Moved by McCririe, supported by Brown, to approve a contract for fire protection with the City of Howell at a cost of \$96,800.00. The motion carried with Skolarus opposed.

9. Request for a recommendation for an appointment to the Howell Carnegie Library Board of Trustees.

Application for the appointment to the Howell Carnegie Library Board were discussed. No recommendation was made since the persons seeking appointment were not known by any members of the board.

10. Review and discussion of the General Fund Budget for fiscal year 1996-97.

A. Discussion of salaries for elected officials.

Moved by McCririe, supported by Kull, to approve a salary of \$28,000.00 for the supervisor's position. The motion carried with Murray abstaining.

Moved by Skolarus, supported by Kull, to approve a salary of \$26,500.00 for the treasurer's position. The motion carried with Hunt abstaining.

Moved by Jarvis, supported by Brown, to approve a salary of \$25,750.00 for the clerk's position. The motion carried with Hunt and Skolarus opposed.

Moved by Brown, supported by Kull, to approve trustees meeting fees at \$70.00. The motion carried unanimously.

Moved by Skolarus, supported by Brown, to approve a \$10.00 increase in the meeting fees for the Zoning Board of Appeals and the Planning Commission. The motion carried unanimously.

Moved by McCririe, supported by Brown, to approve the administrative committee recommendation for increases for the secretarial staff as submitted. The motion carried unanimously.

Moved by McCririe, supported by Kull, to approve \$1,255.00 for work on the Chilson Hills Cemetery for the setting of broken markers as recommended by the administrative committee. The motion carried unanimously.

Administrative Business:

Moved by Kull, supported by Skolarus, to approve a request by Katherine S. Wells for a change of billing for property identified as 13-3900-78. Further, that the billing will be calculated on the previous history for sewer and water service to the home. The motion carried unanimously.

GENOA TOWNSHIP BOARD - Regular Meeting - May 20, 1996

Moved by Brown, supported by Hunt, to approve the payment of bills totaling \$97,161.04 as submitted. The motion carried unanimously.

Moved by Jarvis, supported by Hunt, to approve the Minutes of the regular meeting of 05-06-96 as submitted. The motion carried.

Moved by McCririe, supported by Brown, to approve the Minutes of the Executive Session of the board dated 04-15-96 as presented. The motion carried.

Moved by Brown, supported by Jarvis, to approve the Minutes of the Executive Session of the board dated 05-06-96 as presented. The motion carried.

The regular meeting of the board was adjourned at 10:45 p.m.

Respectfully submitted,

Paulette A. Skolarus

Paulette A. Skolarus
Genoa Township Clerk

(BA, LCP 05-29-96)

GENOA TOWNSHIP BOARD
Regular Meeting
June 3, 1996

MINUTES

A regular meeting of the Genoa Township Board was called to order by Supervisor Murray at 7:30 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, Charlene Kull, Craig Jarvis and Gary McCririe. Also present were: Jim Stornant, Township Zoning Administrator; and five persons in the audience.

Moved by McCririe, supported by Kull, to amend the Agenda with the addition of item 6. Discussion GIS mapping for the township. The motion carried unanimously.

A Call to the Public was made with no response.

1. Discussion of utility software.

Moved by Skolarus, supported by Hunt, to approve the purchase of a fund balance utility software system and hardware at a cost not to exceed \$10,000.00. This expense to be paid out of the General Fund and recovered through a fee system to the users of the sewer and water districts. The motion carried unanimously.

2. Request for approval of the environmental impact assessment (05-24-96) corresponding to site plan (05-25-96) for proposed office and warehouse, located in the Grand Oaks West Industrial Park, in lot #16 of Section 05: Scott Evett.

Moved by McCririe, supported by Hunt, to approve the impact assessment (05-24-96) contingent upon the township manager's receipt of a favorable letter from the Fire Marshall prior to the issuance of a Land Use Permit. The motion carried unanimously.

3. Discussion of a request for an agreement with Livingston County for the Gypsy Moth Suppression Program.

Moved by McCririe, supported by Hunt, to table the request until the township attorney can review and comment on the document. The motion carried unanimously.

4. Review and discussion of the General Fund Budget for fiscal year 1996-97.

No formal action was taken by the township board.

GENOA TOWNSHIP BOARD - Regular Meeting - June 3, 1996

5. Review of an amendment to 1995-96 General Fund Budget.

Moved by Kull, supported by Hunt, to approve the amended budget for the general fund as submitted. The motion carried unanimously.

6. Discussion GIS mapping for the township.

Moved by McCririe, supported by Jarvis, to pursue the hiring program as outlined in the clerk's letter of 06-03-96 and to accept the recommendation from the county for that temporary help at a cost not to exceed \$5,000.00. The motion carried unanimously.

Administrative Business:

Moved by Jarvis, supported by Hunt, to approve for payment vouchers totaling \$238,549.12. The motion carried.

Moved by McCririe, supported by Jarvis, to approve the Minutes of the 05-20-96 regular meeting with the following corrections: Pg. 3, para. 1 - "...Michigan Rod Products contingent upon the engineers review and approval...". The motion carried.

The regular meeting of the board was adjourned at 9:45 p.m.

Respectfully submitted,

Paulette A. Skolarus
Paulette A. Skolarus
Genoa Township Clerk

(BA, LCP 06-12-96)

GENOA TOWNSHIP BOARD
Regular Meeting
June 17, 1996

MINUTES

A regular meeting of the Genoa Township Board was called to order by Supervisor Murray at 7:30 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 ten persons in the audience.

Moved by Skolarus, supported by Jarvis, to approve the Agenda with the deletion of item #6 and the tabling of item #2. The motion carried unanimously.

A Call to the Public was made with the following response: Suzanne Rose - The bike path for Brighton Road is planned for the south side. Mike Craine has indicated that there may be a possibility of changing that plan to accommodate the north side of the road. I request that the bike committee be reestablished so that a mapping can be used to support grants and funding through ICETEA with SEMCOG. I would also encourage the board to fund the paving of this path with General Fund dollars rather than a special assessment district since many people outside of the district would be able to avail themselves of this alternate means of transportation.

Dennis Troshak - A presentation of the Howell Parks and Recreation Department Budget was presented to the board. The board had approved an increase of 10% over last years budget and the parks and recreation department asked that we look a that budget request again.

1. Presentation and update of the Gypsy Moth spraying program in Genoa Township by Gretchen Voyle.

Voyle - The spraying was successful. Approximately 1 quart of bacillus thuringiensis spray was used on 148.4 acres in Genoa Township. There were five objectors. The clerk was supplied with a list of persons who were not sprayed because of the objectors. These persons will be refunded their fee. Voyle was thanked for the good job she did on behalf of our community. Murray suggested that the next newsletter include information that will enable our residents to identify this potential problem within their community.

2. Discussion of a request for an agreement with Livingston County for the Gypsy Moth Suppression Program.

Tabled until a formal response is received from Heikkinen.

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

Moved by McCririe, supported by Kull, to table the petition until the township planner could be present to answer questions and concerns.

4. Request for approval of the impact assessment (06-12-96) corresponding to site plan (06-12-96) for a proposed "Sears" retail center located on the north side of Grand River and east of Latson Road in Section 04: Rand Construction, Boss Engineering.

Moved by McCririe, supported by Brown, to approve the impact assessment with the following conditions:

- the property owner will maintain the pond in an aesthetically pleasing manner;
 - a private road shared access and maintenance agreement will be submitted to the township attorney for approval;
 - pedestrian lighting will be approved by the planner and will match the Carmen sight;
 - the accent band will be a tan color and approved by the township planner;
 - the private road name will be specified prior to the land use permit being granted;
 - township engineer review and approval of all plans;
- The motion carried unanimously.

5. Request for review and recommendation of the conceptual site plan and corresponding impact assessment for a proposed mixed-use residential development under a PUD Zone for property located on approximately 70+ acres, on Latson Road between Golf Club and Grand River in Section 05: The Selective Companies, Inc.

Mike Horowitz - The site plan includes 163 detached units with greenbelt and ten apartment building (200 units) on approximately 89 acres. No formal recommendation was made to the planning commission, however, the board thought that pictures representing their proposal should be brought to any meetings where the site plan is to be reviewed.

Administrative Business:

It was the consensus of the board to have the administrative committee review the liquor law policy and the application process and then make a recommendation to the board.

Moved by Hunt, supported by Jarvis, to approve for payment vouchers totaling \$117,930.27. The motion carried.

GENOA TOWNSHIP BOARD - Regular Meeting - June 17, 1996

Moved by McCririe, supported by Brown, to approve the Minutes of the 06-03-96 regular meeting of the township board as presented. The motion carried.

Note: Regular meeting of the Township Board will be held at 7:00 p.m. beginning July 1, 1996.

The regular meeting of the board was adjourned at 10:25 p.m.

Respectfully submitted,

Paulette A. Skolarus

Paulette A. Skolarus
Genoa Township Clerk

(BA, LCP 06-26-96)