

GENOA TOWNSHIP BOARD
Regular Meeting
January 6, 1997
7:00 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. Presentation of a Plaque from Howell Parks and Recreation by Township Representative Jean Ledford.
2. Request for approval of a split of parcel 11 in the Grand Oaks West Industrial Park and the addition of that land to parcels 10 and 12: Lindhout and Associates.
3. Request for approval of a rezoning from LDR (Low Density Residential) and RR (Rural Residential) to UR-PUD (Urban Residential - Planned Unit Development) for a proposed 121 single family detached site condominium development of homes on approximately 219 acres, located on the north side of Hughes Road between Golf Club and Grand River in Section 2, 3, and 10: Boss Engineering/Heninger.
 - A. Disposition of the impact assessment (10-10-96).
 - B. Disposition of rezoning request.
4. Consideration of an alternate appointment to SEMCOG.
5. Correction to the Refuse Fee levied on the 1996 Tax Roll.
6. Review and request for amendments to the quarterly report for the 1996-97 General Fund Budget, P. Skolarus.

Administrative Business:

- A. Correspondence.
- B. Payment of Bills.
- C. Approval of Minutes: Dec. 16, 1996 Regular Meeting.

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

Adjournment.

GENOA TOWNSHIP BOARD
Regular Meeting
January 6, 1997

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, Kathy Robertson, Craig Jarvis and Jean Ledford. There were six persons in the audience.

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

A Call to the Public was made with no response.

1. Presentation of a Plaque from Howell Parks and Recreation by Township Representative Jean Ledford.

Ledford presented a plaque to Mr. Craig Jarvis thanking him for his service to Howell Parks and Recreation.

2. Request for approval of a split of parcel 11 in the Grand Oaks West Industrial Park and the addition of that land to parcels 10 and 12: Lindhout and Associates.

Moved by Jarvis, supported by McCririe, to approve the split of lot 11 and divide that parcel evenly between lots 10 and 12. Lot #10 would be identified with Tax Identification No. 11-05-300-021 and Lot 12 with Tax Identification No. 11-05-303-022. The motion carried unanimously.

3. Request for approval of a rezoning from LDR (Low Density Residential) and RR (Rural Residential) to UR-PUD (Urban Residential - Planned Unit Development) for a proposed 121 single family detached site condominium development of homes on approximately 219 acres, located on the north side of Hughes Road between Golf Club and Grand River in Section 2, 3, and 10: Boss Engineering/Heninger.

A. Disposition of the impact assessment (10-10-96).

Moved by Jarvis, supported by Skolarus, to approve the impact assessment which is determined to be preliminary and will be updated at the time of site plan submittal. The motion carried unanimously.

B. Disposition of rezoning request.

Moved by McCririe, supported by Robertson, to approve the rezoning with the understanding that the PUD agreement will be

drafted by the petitioner and approved by the Township Board. The motion carried unanimously.

C. Addition of north portion of parcel to the sewer district.

Moved by McCririe, supported by Jarvis, to approve the inclusion of the northern portion of Heninger property in the Lake Chemung Sewer District. The motion carried unanimously.

4. Consideration of an alternate appointment to SEMCOG.

Moved by Murray, supported by McCririe, to approve the appointment of Polly Skolarus as alternate to SEMCOG for a term to expire 11-20-97. The motion carried unanimously.

5. Correction to the Refuse Fee levied on the 1996 Tax Roll.

Moved by Hunt, supported by Skolarus, to correct the 1996 assessment roll with the following changes:

- remove \$80.80 refuse and administration fee for parcels 11-04-100-018, 11-22-400-002, 11-35-200-015 & 11-22-400-025;
- remove a \$169.68 refuse, water usage, and administration fee from 11-36-102-065;
- remove \$11.38 water usage and administration fee from 11-28-302-043;
- reduce the special assessment levy on parcel 11-28-101-056 from \$500.13 to \$125.03.

The motion carried unanimously.

6. Review and request for amendments to the quarterly report for the 1996-97 General Fund Budget, P. Skolarus.

Moved by McCririe, supported by Jarvis, to approve the amendments to the General Fund Budget as presented. The motion carried unanimously.

Administrative Business:

A petition from residents of the Grand River Road Project (Phase I and II) objecting to the Special Assessment District were received by the board.

Moved by Hunt, supported by Jarvis, to approve for payment vouchers totaling \$89,640.90. The motion carried.

Moved by Robertson, supported by McCririe, to approve the Minutes of the Dec. 16, 1996 regular meeting of the board with the notation that the first item was heard later in the meeting. The motion carried.

Moved by McCririe, supported by Ledford, to approve the purchase of a new computer for the treasurer's office at a cost of \$1,880.00 and outlined in Hunt's letter of 01-03-97. The motion carried.

GENOA TOWNSHIP BOARD - Regular Meeting - January 6, 1997

The regular meeting of the Township Board was adjourned at 8:10 p.m.

Respectfully submitted,



Paulette A. Skolarus
Genoa Township Clerk

(BA, LCP 01-15-96)

GENOA TOWNSHIP BOARD
REGULAR MEETING
JANUARY 20, 1997

MEETING CANCELLED DUE TO
MARTIN LUTHER KING HOLIDAY

GENOA TOWNSHIP BOARD
Regular Meeting
February 3, 1997
7:00 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. Presentation by Ann Arbor Architects Collaborative and recommendation by the Administrative Committee for a contract for architectural services in conjunction with the new township hall.
2. Request for approval of the impact assessment, corresponding to site plan (01-10-97) for a renovation and rebuilding of the McDonalds Restaurant located at 2250 East Grand River, south of Lucy Road, in Section 06: McDonalds Corporation, Mark Miller, Ehresman Associates.
3. Request for approval of a rezoning from LDR (Low Density Residential) to NSD (Neighborhood Service District). Located on approximately 23.8 acres, north on Grand, west of Kellogg, East of Hughes Road. Section 11: George Papadelis.
 - A. Disposition of impact assessment.
 - B. Disposition of rezoning request.
4. Discussion of a request for stone crushing at Lake Edgewood Condominium Development: Culver Excavating, Inc.
5. Consideration of a request by Art Van to extend the maximum square footage and height of a pylon sign that would be contrary to the Lorentzen PUD agreement.
6. Request for approval of Guidelines for Poverty Exemptions for Genoa Township for 1997.
7. Request approval to add Parcel 11-10-301-167 to the Genoa Oceola II Sewer Assessment Roll. James Thiebert.

GENOA TOWNSHIP BOARD - Regular Meeting - February 3, 1997

Administrative Business:

- A. Correspondence.
- B. Payment of Bills.
- C. Approval of Minutes: Jan. 6, 1997 Regular Meeting.

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

Adjournment.

GENOA TOWNSHIP BOARD
Regular Meeting
February 3, 1997

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, Jean Ledford, Kathy Robertson and Craig Jarvis. Also present were: Jim Stornant, Township Zoning Administrator; and approximately 15 persons in the audience. Moved by Jarvis, supported by Ledford, to approve the Agenda as presented. The motion carried.

A Call to the Public was made with the following response: Charles Itsell - On Dec. 16, 1997 four persons objected to the proposed Phase II for the Grand River Road Improvement Project. Those persons owned more than the 20% of property frontage in the district and met the requirement to stop that project. Is that project now stopped? Murray - Phase II is on hold until the design is completed. New Federal guidelines require additional road right-of-way. In addition, we reviewed the property owners that were initially included in that phase and determined that there were a couple property owners who should not have been in that district. We will need to review all those matters with our legal counsel.

1. Presentation by Ann Arbor Architects Collaborative and recommendation by the Administrative Committee for a contract for architectural services in conjunction with the new township hall.

Moved by Ledford, supported by Skolarus, to approve the negotiation of a contract with Ann Arbor Architects Collaborative, represented by Don Barry, Dan Jacobs and Sam Deyo, for architectural services. The motion carried unanimously.

2. Request for approval of the impact assessment, corresponding to site plan (01-10-97) for a renovation and rebuilding of the McDonalds Restaurant located at 2250 East Grand River, south of Lucy Road, in Section 06: McDonalds Corporation, Mark Miller, Ehresman Associates.

Moved by Jarvis, supported by McCririe, to approve the impact assessment for the renovation of McDonald's. Further, that the language of the draft agreement for the road easement will be reviewed and approved by Heikkinen. The motion carried unanimously.

3. Request for approval of a 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.

McCrie advised the board that he would abstain from discussion
and voting on this request because of a financial interest in
the outcome.

A. Disposition of impact assessment.

Moved by Jarvis, supported by Robertson, to approve the impact
assessment dated 11-08-96 as presented. The motion carried with
McCrie abstaining.

B. Disposition of rezoning request.

Moved by Skolarus, supported by Robertson, to approve the
rezoning request as submitted. The motion carried unanimously.

4. Discussion of a request for stone crushing at Lake
Edgewood Condominium Development: Culver Excavating, Inc.

Moved by Skolarus, supported by Robertson, to deny the request
from the developers at Lake Edgewood and Culver Excavating,
Inc. for the stone crushing operation. The motion carried
unanimously.

5. Consideration of a request by Art Van to extend the
maximum square footage and height of a pylon sign that would
be contrary to the Lorentzen PUD agreement.

Moved by McCrie, supported by Robertson, to deny the request
for an amendment to the PUD for a pylon sign and additional
wall signage for Art Van. The motion carried unanimously.

6. Request for approval of Guidelines for Poverty Exemptions
for Genoa Township for 1997.

Moved by McCrie, supported by Hunt, to approve the guidelines
for poverty exemptions as requested. The guidelines establish
a minimum income for one person at \$16,900.00 and eight persons
at \$31,900.00. The motion carried unanimously.

7. Request approval to add Parcel 11-10-301-167 to the Genoa
Oceola II Sewer Assessment Roll. James Thiebert.

Moved by Jarvis, supported by McCrie, to approve the addition
of property identified as 11-10-301-167 to the roll. The motion
carried unanimously.

Administrative Business:

Moved by Jarvis, supported by Ledford, to deny a request Leo
W. Tuomi for a reduction in refuse fees. The motion carried.

GENOA TOWNSHIP BOARD - Regular Meeting - February 3, 1997

Moved by Hunt, supported by Jarvis, to approve for payment vouchers totaling \$184,094.54. The motion carried.

Moved by McCririe, supported by Hunt, to approve the Minutes of the 01-06-97 regular meeting as submitted. The motion carried.

Moved by Skolarus, supported by Jarvis, to approve a reduction of \$16.77 to the 1996 tax roll for property identified as 11-18-200-017. The motion carried.

Moved by McCririe, supported by Jarvis, to approve a request for the hiring of a clerical person for the utility department. The motion carried.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,



Paulette A. Skolarus
Genoa Township Clerk

(BA, LCP 02-12-97)

GUIDELINES FOR POVERTY EXEMPTIONS
GENOA TOWNSHIP FOR 1997

HOUSEHOLD INCOME LEVELS FOR PERCENTAGE ADJUSTMENTS

HOMESTEAD RESIDENTS	1996 BASE FACTOR 1.0000 100 %	CPI 1.028
1	16,405	16,900
2	18,800	19,300
3	22,150	22,800
4	23,500	24,200
5	25,400	26,100
6	27,250	28,000
7	29,100	29,900
8	31,000	31,900

RECOMMENDED PERCENTAGE FOR INCOME LEVELS UP TO THE ABOVE FOR EXEMPTION
CONSIDERATION. DEVIATION FROM THE ABOVE INCOME TABLE REQUIRES ADDITIONAL
DOCUMENTATION.

ASSET TEST CONSIDERATIONS FOR QUALIFICATION

REVIEW: OTHER REAL ESTATE HOLDINGS
SECOND HOMES
INVESTMENTS

SAVINGS: CASH RESERVES
SAVINGS IN EXCESS OF \$ 5,000
STOCKS BONDS ECT.
OTHER NON-HOMESTEAD ASSETS

GENOA TOWNSHIP BOARD
REGULAR MEETING
FEBRUARY 17, 1997

MEETING CANCELLED

GENOA TOWNSHIP BOARD
Regular Meeting
March 3, 1997
7:00 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. Request for approval of a topographical survey for the property across the street from the Township Hall as requested by Architects Collaborative.
2. Request for final approval of the preliminary plat and corresponding impact assessment (10-01-96) corresponding to site plan (01-17-97) for Oak Pointe Hills Subdivision at Oak Pointe Development for a 64 single family lots, located north of Brighton Road and east of Clifford Road in Sections 27 & 28: Rory McDonald, Oak Pointe; Neil Plante, Boss Engineering.
 - A. Disposition of the final preliminary plat.
 - B. Disposition of impact assessment.
3. Request for approval of an impact assessment (10-01-96) corresponding to final site plan 02-21-97) for a proposed Oak Pointe Villas site condominium project located in the Oak Pointe Development, Section 27: Delcor Homes; Neil Plante, Boss Engineering.
 - A. Disposition of impact assessment.
 - B. Disposition of final site plan.
4. Request for approval for of the impact assessment (01-10-97) and site plan (01-08-97) for a proposed Phase I of Rolling Ridge Multiple development of PUD zoning for a site located on approximately 32 acres, off Latson Road north of Grand River and south of Golf Club, in Section 05: Horowitz, The Selective Company; David LeClair, Boss Engineering.
 - A. Disposition of impact assessment.
 - B. Disposition of preliminary site plan.
5. Request for appointment of a township representative to the Gypsy Moth Program Committee.

GENOA TOWNSHIP BOARD - Regular Meeting - March 3, 1997

6. Request for appointment of a township representative to Greenways for the Brighton Road Bike/Walk Path as requested by the Livingston County Planning Commission.
7. Request for appointment of township representatives to the Governmental Services Commission for three year terms expiring June 30, 2000.
8. Request for approval of a corrections to the 1996 Assessment Roll.
 - A. Remove \$20.00 from Pine Creek Delinquent Usage and Administration Fee from 11-36-102-064.
 - B. Remove \$80.80 Refuse and Administration Fee from 11-32-400-032.
9. Request for approval of a budget adjustment to the 1996-97 General Fund for the payment of services related to the storm drain - Mystic Hills Sub - Sundance Trail, totaling \$9,097.00 to TT&G Excavating

Administrative Business:

- A. Correspondence.
- B. Payment of Bills.
- C. Approval of Minutes: Feb. 3, 1997 Regular Meeting.

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

Adjournment.

GENOA TOWNSHIP BOARD
Regular Meeting
March 3, 1997
7:00 p.m.

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, Jean Ledford, Kathy Robertson, Gary McCririe and Craig Jarvis. Also present were: Jim Stornant, Township Zoning Administrator; and approximately ten persons 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 residents voicing their concern for the Oak Pointe petitions. Murray advised the audience that their comments would be taken after those petitions were discussed.

1. Request for approval of a topographical survey for the property across the street from the Township Hall as requested by Architects Collaborative.

Moved by Skolarus, supported by Jarvis, to accept McNamee's bid in the amount of \$10,500.00 for engineering services for the Genoa Township Hall. The motion carried unanimously.

2. Request for final approval of the preliminary plat and corresponding impact assessment (10-01-96) corresponding to site plan (01-17-97) for Oak Pointe Hills Subdivision at Oak Pointe Development for a 64 single family lots, located north of Brighton Road and east of Clifford Road in Sections 27 & 28: Rory McDonald, Oak Pointe; Neil Plante, Boss Engineering.

A call to the public was made with the following response: J. Booker - I object to the six parcels on Filbert having direct access to Filbert. Oak Pointe did not participate in the costs when the road project went through five years ago. R. Davies - I object to the access to Filbert for those individual properties. We still have 16 years of payments left on those roads. Why should Oak Pointe get off free. S. Davies - Since 1991 this board has stated that no access would be allowed directly to Filbert. R. Reck - When the PUD was developed, we did not want Oak Pointe to access Filbert for their development. Oak Pointe was approached to contribute and they

stated that they had no intention of using Filbert for access.
A. Messing - Will the new roadway be fully completed before dismantling the old road? Is there some way to have the builders clean up during construction? Neil Plante (Boss Engineering) - It is our intention to complete the new road first. There may be a day or two when traffic will be slowed.
Rory McDonald - Oak Pointe will ask for a deposit to clean up if construction does any damage.

Murray advised the audience that it was never the township's intention to allow any internal development within Oak Pointe to access through Filbert. The individual lots with driveway access were not intentionally left out of that plan. Murray suggested that those parcels be charged the full costs of the original road improvement district. All board members felt that that condition was appropriate.

A. Disposition of the final preliminary plat.
Moved by McCririe, supported by Ledford, to grant final approval of the preliminary plat dated 02-21-97, conditional upon the developer paying a road assessment for lots 61, 62, 63 and 64 which is equivalent to the original special assessment levy plus interest from inception. Further, the developer may make payment for said parcel in full or in accordance with the previously approved repayment schedule. The motion carried unanimously.

B. Disposition of impact assessment.

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

3. Request for approval of an impact assessment (10-01-96) corresponding to final site plan 02-21-97) for a proposed Oak Pointe Villas site condominium project located in the Oak Pointe Development, Section 27: Delcor Homes; Neil Plante, Boss Engineering.

A. Disposition of final site plan.
Moved by Jarvis, supported by Hunt, to approve the site plan (02-20-97) with the following conditions:
- no construction traffic will access Filbert;
- township attorney approval of the condominium documents and master deed;
- the petitioner shall provide all necessary easements for review and approval by the township attorney which relates to property not within this development.
The motion carried unanimously.

B. Disposition of impact assessment.
Moved by McCririe, supported by Jarvis, to approve the impact assessment (02-20-97) with the following language being added to the Master Deed - Pg. 14, Section 21 - Access to Filbert by road

or driveway is prohibited except for emergency vehicles now or in the future. The motion carried unanimously.

4. Request for approval of the impact assessment (01-10-97) and site plan (01-08-97) for a proposed Phase I of Rolling Ridge Multiple development of PUD zoning for a site located on approximately 32 acres, off Latson Road north of Grand River and south of Golf Club, in Section 05: Horowitz, The Selective Company; David LeClair, Boss Engineering.

A. Disposition of impact assessment.

Moved by Jarvis, supported by Robertson, to approve the impact assessment (01-10-97) as submitted. The motion carried unanimously.

B. Disposition of preliminary site plan.

Moved by Skolarus, supported by Robertson, to approve the preliminary site plan with the following conditions:

- township engineers review and approval of all plans and specifications;
- the types of colors and material need to be submitted;
- the required emergency vehicle access needs to be provided for between the single family and multiple family components;
- sidewalks need to be provided on both sides of the street;
- the required bike path along Latson Road is required;
- pedestrian connection with the single family component needs to be on all site plans;
- a 50' wide greenbelt is required along Latson Road with five additional trees;
- detention ponds must be designed to not require fencing and be landscaped to provide a natural appearance;
- sidewalks shall be designed so as not to be obstructed by the parking bays;
- the plan should call for a prohibition of on-street parking.

The motion carried unanimously.

5. Request for appointment of a township representative to the Gypsy Moth Program Committee.

Moved by McCririe, supported by Jarvis, to appoint Kathy Robertson to the Gypsy Moth Program Committee. The motion carried.

6. Request for appointment of a township representative to Greenways for the Brighton Road Bike/Walk Path as requested by the Livingston County Planning Commission.

Moved by Jarvis, supported by Robertson, to appoint Polly Skolarus to the Greenways Committee as township board representative. The motion carried.

7. Request for appointment of township representatives to the Governmental Services Commission for three year terms

expiring June 30, 2000.

Moved by Skolarus, supported by Ledford, to appoint Robert Murray designate and Robin Hunt alternate to the G.S.C. The motion carried.

8. Request for approval of a corrections to the 1996 Assessment Roll.

A. Remove \$20.00 from Pine Creek Delinquent Usage and Administration Fee from 11-36-102-064.

Moved by McCririe, supported by Robertson to remove \$20.00 from Pine Creek Delinquent Usage and Administration Fee as requested. The motion carried.

B. Remove \$80.80 Refuse and Administration Fee from 11-32-400-032.

Moved by McCririe, supported by Jarvis, to remove the \$80.80 Refuse and Administration Fee as requested. The motion carried.

9. Request for approval of a budget adjustment to the 1996-97 General Fund for the payment of services related to the storm drain - Mystic Hills Sub. - Sundance Trail, totaling \$9,097.00 to TT&G Excavating

Moved by Skolarus, supported by Hunt, to approve a budget adjustment with a transfer of \$10,000.00 from contingencies to Storm Drain/Mystic Hills Sub. The motion carried unanimously.

Administrative Business:

Moved by Robertson, supported by Jarvis, to approve for payment vouchers totaling \$134,936.72 dated 02-17-97 and \$47,323.81 dated 03-03-97. The motion carried.

Moved by McCririe, supported by Hunt, to approve the Minutes of the Feb. 3, 1997 Regular Meeting as presented. The motion carried.

Moved by Jarvis, supported by Hunt, to approve the purchase of two computers for a total cost of \$3,200.00. The motion carried.

Moved by Skolarus, supported by Ledford, to a approve a resolution that would prohibit the legislature from transferring any township revenue sharing funds from the townships to cities and county road commissions. Further, to notify our state representatives of this township board action. The motion carried unanimously.

Stornant advised the board of a Work Session of all township boards to be held on Monday, March 31, 1997 at 7:00 p.m. at the Township Hall.

The regular meeting of the Township Board was adjourned at 9:00 p.m.

Respectfully submitted,

Paulette A. Skolarus

Paulette A. Skolarus
Genoa Township Clerk

GENOA TOWNSHIP BOARD

Regular Meeting

March 17, 1997

7:30 p.m.

Agenda

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. Consideration of a request from students at Brighton High School for signage on the water tower on Grand River in Genoa Township: Rosemary Scranton and John Naudi.
2. Presentation by Livingston County Planning concerning a request for participation in a demonstration project for printing costs related to Livingston County Greenways initiative, with a Township Master Plan.
 - A. Disposition of funding request.
 - B. Approval of a Genoa Township Master Plan for Walk/Bike Paths .
3. Request for approval of a preliminary site plan (03-04-97) and corresponding impact assessment (02-06-97) for Boulder Creek Site Condominium Development, located on 79.51 acres on Brighton Road west of Mountain Road, in Section 35: Mr. Mickey Stanley.
 - A. Disposition of Preliminary Site Plan.
 - B. Disposition of Impact Assessment.
4. Request for approval of a preliminary site plan (02-05-97) and corresponding impact assessment (02-05-97) for Crystal Valley Site Condominium Development, located on 80.25 acres on Richardson Road, south of Brighton Road in Section 32: Mr. Frank Geise.
 - A. Disposition of Preliminary Site Plan.
 - B. Disposition of Impact Assessment.
5. Request for approval of the preliminary site plan (02-01-97) and corresponding impact assessment (03-11-97) for North Shore Phase IV detached condominium development, located on the south side of Crooked Lake Road, between Sharpe Drive and Nixon, in Sections 21 & 22: North Shore Development, Boss Engineering.
6. Consideration of a contract with Howell Public Schools for the collection of summer taxes.

Administrative Business:

A. Correspondence.

B. Payment of Bills.

C. Approval of Minutes: March 3, 1997 Regular Meeting.

Standing Reports:

Supervisor

Clerk

Treasurer

Trustees

Manager

Attorney

Adjournment.

GENOA TOWNSHIP BOARD

Regular Meeting

March 17, 1997

7:30 p.m.

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, Gary McCririe and Kathy Robertson. Also present were: Jim Stornant, Township Zoning Administrator; and approximately 20 persons in the audience.

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

A call to the public was made with State Representative Judith Scranton introducing herself and voicing support for the Brighton High School Junior Class for the painting of a school logo on the water tower.

1. Consideration of a request from students at Brighton High School for signage on the water tower on Grand River in Genoa Township: Rosemary Scranton and John Naudi.

Scranton addressed the board with their request for signage on the water tower. Murray advised the students that a contract with the Cracker Barrel prohibited the painting of any logo on the tower. A call to the public was made with the following response: Barb Miller - Asked if the students could approach Cracker Barrel with their request. A letter was received from John and Victoria Ryan objecting to the painting of the tower. Joanne Fellwock provided pictures of the tower from homes in the immediate vicinity. She asked that the township not allow the signage. Judy Tolles - Common decency should prohibit this board from allowing the signage. Our neighborhood is at stake. Mary Jo Rosen - What will prohibit this request from coming back to this board again and again. What can we do to stop such future action? Skolarus - Our residents have approached me with this concern many months ago and I have agreed that I would not vote in favor of any signage on that water tower.

Moved by Skolarus, supported by Robertson, to deny the request for any signage or logo on the water tower located near Grand River and I-96 from now to eternity. The motion carried as follows: Ayes - Skolarus, Robertson, Murray, Jarvis and Hunt. Nays - McCririe.

2. Presentation by Livingston County Planning concerning a request for participation in a demonstration project for printing costs related to Livingston County Greenways initiative, with a Township Master Plan.

GENOA TOWNSHIP - Regular Meeting - March 17, 1997

Moved by Skolarus, supported by Murray, to approve \$2,000.00 for the Greenways initiative. The motion carried unanimously.

3. Request for approval of a preliminary site plan (03-04-97) and corresponding impact assessment (02-06-97) for Boulder Creek Site Condominium Development, located on 79.51 acres on Brighton Road west of Mountain Road, in Section 35: Mr. Mickey Stanley.

A. Disposition of Preliminary Site Plan.

Moved by Jarvis, supported by McCririe, to approve the Preliminary Site Plan as presented. The motion carried unanimously.

B. Disposition of Impact Assessment.

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

4. Request for approval of a preliminary site plan (02-05-97) and corresponding impact assessment (02-05-97) for Crystal Valley Site Condominium Development, located on 80.25 acres on Richardson Road, south of Brighton Road in Section 32: Mr. Frank Geise.

A. Disposition of Preliminary Site Plan.

Moved by McCririe, supported by Jarvis, to approve the preliminary site plan with all of the conditions listed in the Planning Commission Minutes of 03-10-97, in addition, including specific emphasis on the placement of the roads and the impact to the wetlands. The motion carried as follows: Ayes - McCririe, Jarvis, Murray, Skolarus and Hunt. Nays - Robertson.

B. Disposition of Impact Assessment.

Moved by McCririe, supported by Jarvis, to approve the impact assessment dated 02-05-97 citing all the conditions listed in the Planning Commission Minutes of 03-10-97. Further, that the next impact assessment will contain emphasis on the preservation of the wetlands and the setbacks from the wetlands. Also specific language addressing the size of the building envelopes and the need to reduce same in the building restrictions. The motion carried as follows: Ayes - McCririe, Hunt, Jarvis, Skolarus and Murray. Nays - Robertson.

5. Request for approval of the preliminary site plan (02-01-97) and corresponding impact assessment (03-11-97) for North Shore Phase IV detached condominium development, located on the south side of Crooked Lake Road, between Sharpe Drive and Nixon, in Sections 21 & 22: North Shore Development, Boss Engineering.

A. Disposition of preliminary site plan.

Moved by Skolarus, supported by Robertson, to approve the preliminary site plan with the following contingencies:

- Sidewalks will be added to the plan;
- Northfield Drive is acceptable with a 26' width;
- reversal of the cul-de-sacs is not necessary.

GENOA TOWNSHIP - Regular Meeting - March 17, 1997

The motion carried unanimously.

B. Disposition of impact assessment.

Moved by McCririe, supported by Robertson, to approve the impact assessment dated 03-11-97 as presented. The motion carried unanimously.

6. Consideration of a contract with Howell Public Schools for the collection of summer taxes.

Moved by McCririe, supported by Jarvis, to approve the contract with Howell Schools subject to review by the township attorney. The motion carried unanimously.

Administrative Business:

Moved by Hunt, supported by Robertson, to approve for payment vouchers totaling \$111,971.59. The motion carried.

Moved by McCririe, supported by Jarvis, to approve the Minutes of the March 3, 1997 Regular Meeting as presented. The motion carried unanimously.

Moved by McCririe, supported by Jarvis, to approve the lease of a Dodge Ram Truck at a monthly cost of \$370.80. The motion carried.

The regular meeting of the township board was adjourned at 9:30 p.m.

Respectfully submitted,



Paulette A. Skolarus
Genoa Township Clerk

(BA, LCP 03-26-97)

GENOA TOWNSHIP BOARD

Regular Meeting

April 7, 1997

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, Jean Ledford, Kathy Robertson, Craig Jarvis and Gary McCririe. Also present were: Jim Stornant, Township Zoning Administrator; and two persons in the audience.

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

A call to the public was made with no response.

1. **Request for approval** of resolutions for private road maintenance for Pathway Drive.

A. Resolution No. 1 (to proceed with the project and directing the preparation of the plans and cost estimates).

Moved by Skolarus, supported by Robertson, to approve Resolution No. 1 subject to the following: the township engineer will be present during the first public hearing; the paving contractor and petitioner will be present to answer engineering concerns with regard to this plan. The motion carried by roll call vote as follows: Ayes - Ledford, McCririe, Hunt, Robertson, Jarvis, Skolarus and Murray. Nays - None.

B. Resolution No. 2 (scheduling the first hearing and directing the issuance of statutory notices).

Moved by McCririe, supported by Jarvis, to approve Resolution No. 2 as presented. The motion carried by roll call vote as follows: Ayes - Ledford, McCririe, Hunt, Robertson, Jarvis, Skolarus and Murray. Nays - None.

C. Resolution No. 3 (for reimbursement for the Pathway Homeowners Association for private road maintenance for Pathway Drive).

Moved by Skolarus, supported by Robertson, to approve Resolution No. 3 as presented. The motion carried by roll call vote as follows: Ayes - Ledford, McCririe, Hunt, Robertson, Jarvis, Skolarus and Murray. Nays - None.

2. **Request for approval** of a Special Use Permit, site plan and impact assessment to construct a landscape and garden center, located on E. Grand River east of Kellogg Road in Section 11: George Papadelis.

A. Disposition of Special Use Permit.

Moved by Robertson, supported by Jarvis, to approve the Special Use Permit as requested since it meets the intent of the Neighborhood Service District. The motion carried unanimously.

B. Disposition of site plan.

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

- the limited access drive will be used only for shipping and receiving and will be used no later than 10:00 a.m. on any date;
- both curbs at the entrance drive will be installed with phase I and will include landscaping;
- township engineer's approval of all specs and plans;
- the petitioner acknowledges and accepts that they shall connect to the townships sewer system at such time as service is extended to the site, further, they shall pay all applicable sewer usage and tap fees at the then prevailing rate;
- this approval shall specifically exclude any recommendation regarding signage for the site and the petitioner shall resubmit for that item;
- this approval shall apply only to those items identified as Phase I and not including Phase II and future as listed on the site plan.

The motion carried unanimously.

C. Disposition of impact assessment.

Moved by McCririe, supported by Jarvis, to approve the impact assessment adding restrictions on the limited use of the access drive for shipping and receiving, further citing the hours of operation in the impact assessment and the site plan. The motion carried unanimously.

3. **Request for approval** of a Special Use Permit, site plan and corresponding impact assessment (04-02-97) to construct a 58,000 sq. ft. general commercial building with a 5,000 sq. ft. restaurant, located south of Grand River and east of Latson Roads in Section 04: Southern Properties, David LeClair (Boss Engineering).

A. Disposition of Special Use Permit.

Moved by Robertson, supported by Jarvis, to approve the Special Use Permit as requested. The motion carried unanimously.

B. Disposition of site plan.

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

- the driveway easement documents as related to parcel 11-09-100-013 will be provided to the satisfaction of the township attorney, further, a deed restriction allowing a connection driveway easement to the parcel to the west will be included in the site plan and run parallel to Grand River;
- there will be no fence around the detention area;
- the petitioner will supply the necessary easements and participate in the cost of the Grand River Project;
- the residential equivalent users are yet to be determined but are accepted by the petitioner;

The motion carried unanimously.

C. Disposition of impact assessment.

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

4. **Request for approval** of the third quarter General Fund Budget for fiscal year 1996-97.

Moved by Jarvis, supported by Hunt, to approve the amendment to the General Fund Budget as presented. The motion carried unanimously.

Steve Wickens, representing the Genoa Woods Conference Center/Mariott Courtyard addressed the board with a request for the issuance of a Class C Liquor License. Moved by Jarvis, supported by Robertson, to deny the request as requested in their letter of March 17, 1997. The motion carried unanimously.

5. **Review** of the General Fund Worksheet for fiscal 1997-1998.

No action was taken by the board. The budget will be discussed during the meeting scheduled for the first Monday in May.

6. **Review** of newsletter for spring/summer 1997.

It was the consensus of the board to publish the newsletter with the addition of the request by the Howell Fire Department for curb numbering for identification of properties.

Administrative Business:

Moved by Hunt, supported by Jarvis, to approve for payment vouchers totaling \$100,585.38. The motion carried.

Moved by McCririe, supported by Robertson, to approve the Minutes of the 03-17-97 regular meeting as presented. The motion carried.

GENOA TOWNSHIP - Regular Meeting - April 7, 1997

The regular meeting of the board was adjourned at 9:10 p.m.

Respectfully submitted,



Paulette A. Skolarus
Genoa Township Clerk

(BA, LCP 04-16-96)

GENOA TOWNSHIP BOARD

Regular Meeting

April 21, 1997

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, Gary McCririe and Jean Ledford. Also present were: Jim Stornant, Township Zoning Administrator; Rick Heikkinen, Township Attorney; and approximately 35 persons in the audience.

Moved by Jarvis, supported by McCririe, to approve the Agenda with the deletion of item 5 concerning the Northstar Water Service Contract and adding a request for approval of contracts with the Livingston County Road Commission.

1. **Public Hearing** on the Pathway Drive Private Road improvement project.

Township Engineer Don Lund addressed the board and audience. Lund raised concerns about the buried sewer line in the roadway, access to the manholes buried in the roadway, the pressure mains off Hughes that need to remain buried at least five feet under the roadway, and the drainage.

Richard Williamson spoke on behalf of the homeowners. 150 tons of 22A gravel will be added to the road base. The grade will remain as it is today. Three inches of compacted 20AA asphalt will be added in two lifts. The manholes will be raised to the surface of the asphalt for access to the sewer lines. An estimate of cost as submitted by D & H Asphalt is \$30,504.00. Additional costs will include publications, township fees and engineering reviews.

A call to the public was made with the following response: Fred Jones - I do not believe that there is an easement for the road. Heikkinen - If the roadway has been used for 15 years for ingress and egress the prescriptive rights prevail. I am concerned with any increase in township liability.

Jim Rider - The township is just as liable whether it is gravel or blacktop that is in place. Don Green - Some residents are concerned with speed. Perhaps speed bumps could be put in place to reduce speed. Dick Albright - When will water come through this area? Murray - There are no plans to provide water at this time. Dave Beck - I have two parcels but only want to pay one assessment. Sally Deck - I have two parcels and it was my understanding that I would only have to pay one assessment. Tim Flynn - I live on Lakeside, not on Pathway. Don Bishop - I should not be in this district. Carroll Cook - My driveway is off Pathway and I should be in the district. Jack Bike - The roadway is higher than my lot now. Do I need to be concerned? Murray - This road is not a county road and their restrictions do not apply here.

Sally Deck - I am not aware of a homeowners association being established for Pathway.

Heikkinen - It may be necessary to cut some trees to protect the township from liability in this project. Whether the road was blacktop or gravel the liability would be the same. The increased speed may raise the possibility of an accident. The homeowners should organize as a nonprofit homeowners association. Then a pledge of your property to the association should be made to exempt you from personal liability.

Murray suggested that the public hearing be adjourned to a later date to answer some of the concerns raised here this evening. Moved by Jarvis, supported by Ledford, to adjourn the public hearing until the issues raised this evening could be addressed. The motion carried unanimously.

2. **Request for approval** of the revised impact assessment (03-11-97), corresponding to site plan (04-08-97) for a 42 unit detached condominium project on approximately 26.2 acres and identified as Phase IV, located off Crooked Lake Road in Sections 21-22: North Shore Development Ltd.

Moved by Ledford, supported by McCririe, to approve the impact assessment and corresponding site plan for Phase IV of North Shore Development Ltd. as submitted. Further, the proposed amendment to the master deed and by-laws should be provided to the township attorney for review and approval. The motion carried unanimously.

3. **Request for final approval** of the preliminary plat corresponding to the revised impact assessment (12-10-96), corresponding to site plan (03-07-97) for a proposed Phase III to the Lakewood Knoll subdivision on approximately 15.01 acres which will consist of 22 home sites, located within the Lakewood Knoll Subdivision off Latson Road and north of Grand River in Section 04: PMJ Development, Boss Engineering/David LeClair.

Moved by Ledford, supported by McCririe, to grant final approval of the preliminary plat for Phase III of Lakewood Knoll Subdivision as submitted. Further, amending the deed restrictions on Page 8, Section 6.25 - deleting "other than Developer or its authorized representatives", and adding - ...Wetlands "and with the express permission of Genoa Township." In addition the township zoning administrator and township engineer should stay in close contact with the developer on issues raised in McNamee Porter and Seeley's letter dated 04-17-97 as related to the review of construction plans. The motion carried unanimously.

4. **Request for approval** of a contract for wastewater treatment and water service for the City of Brighton - Genoa Township - Hamburg Township.

Moved by McCririe, supported by Jarvis, to approve the service contract as submitted. The motion carried unanimously.

5. **Request for approval** of the contracts for road improvement with the Livingston County Road Commission.

Moved by Skolarus, supported by Jarvis, to approve road projects with the Livingston County Road Commission totaling \$110,068.00 for the following projects:

- North Bauer Road--Gravel/Limited Preparation;

GENOA TOWNSHIP - Regular Meeting - April 21, 1997

- Bauer Road--Gravel from the township line to the new entrance to the Pine Creek Development;
- North Bauer Road--Rebuild;
- Birkwood Hills--Limited drainage/surface gravel
- Other various drainage improvements.

The motion carried unanimously.

6. **Discussion** a sidewalk ordinance for the township.

It was the consensus of the board to have the township engineer and planner review the ordinance before taking any formal action.

Administrative Business:

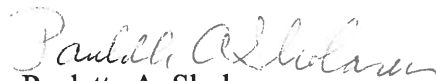
Moved by Ledford, supported by Hunt, to approve for payment vouchers totaling \$207,015.15 with the voiding of check 112701 and a letter written to Jim Kiefer of Dykema Gossett concerning same. The motion carried unanimously.

Moved by McCririe, supported by Jarvis, to approve the Minutes of the April 7, 1997 Regular meeting as submitted. The motion carried.

Moved by Skolarus, supported by Ledford, to appoint Fred Galbraith as the hearing officer for Genoa Township with a compensation of \$100.00 per day for his services. The motion carried unanimously.

The regular meeting of the board was adjourned at 8:30 p.m.

Respectfully submitted,


Paulette A. Skolarus
Genoa Township Clerk

(BA, LCP 04-30-97)

GENOA TOWNSHIP BOARD
Regular Meeting
May 5, 1997
7:00 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. **Presentation** by Bob Steeh and Susanne Rose on the Greenways project for Livingston County.
2. **Presentation** by the Ann Arbor Architectural Firm on the plan for the new township hall.
3. **Request for approval** of a special use plan and impact assessment (03-01-97) corresponding to site plan (04-16-97) for a proposed new staff cabin, two camper cabins, and a multi-purpose building, located at the North Detroit Recreation Camp, located on the west side of Kellogg Road, north of Grand River in Sections 11-12, Mr. Arthur Smith.
 - A. Disposition of special use permit.
 - B. Disposition of impact assessment.
 - C. Disposition of site plan.
4. **Request for approval** of a memorandum of understanding between the Township and the County for the 1997 Livingston County Gypsy Moth Suppression Program.
5. **Request for approval** of an amendment to the General Fund Budget for fiscal 1996-97.
6. **Request for approval** of line items for the General Fund Budget for fiscal 1997-98 as recommended by the Administrative Committee.
 - A. Salary increases for the secretarial staff.
 - B. Per diem meeting fees for the Planning Commission, Zoning Board of Appeals and Township Board.
 - C. Salaries for the Supervisor, Clerk and Treasurer.
7. **Request for approval** of the purchase of Fund Balance software and hardware for General Accounting purposes.

GENOA TOWNSHIP - Regular Meeting - May 5, 1997

8. **Request for approval** of the recycling of pavement into useable aggregate on property owned by Mr. Neal Nielsen, off I-96 and Chilson Road, as requested by Fonson Construction, Inc. (ref. letter dated 04-23-97).
9. **Discussion** a sidewalk ordinance for the township.
10. **Request for approval** of a financing agreement with First National Bank in Howell in the amount of \$1,500,000.00 for a loan to be repaid in ten years at a cost of 5.25% annually, further, permitting the clerk to execute same.

Administrative Business:

- A. Correspondence.
- B. Payment of Bills.
- C. Approval of Minutes: April 21, 1997 Regular Meeting.

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

Adjournment.

GENOA TOWNSHIP BOARD
Regular Meeting
May 5, 1997

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, Jean Ledford, Kathy Robertson, Gary McCririe and Craig Jarvis. Also present were: Rick Heikkinen, Township Attorney; Jim Stornant, Township Zoning Administrator; and six persons in the audience.

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

A call to the public was made with the following response: Cheryl Vigmostad - I am concerned with the speed on Bauer Road. Our subdivision is right across from the schools and 45 m.p.h. appears to be excessive. Murray - The speed on that road is set by the county. I would suggest that you petition the county for a reduction. This board would be in favor of that action.

1. **Presentation** by Bob Steeh and Susanne Rose on the Greenways project for Livingston County.

The Greenways initiative includes members from townships, cities, the county road commission, county planning, and SELCRA. This group has been formed specifically to receive assistance in an incentive grant which is looking at a five mile project for bike/walk paths in Livingston County. Actual construction is not expected to begin until the spring of 1998. The committee is developing a master plan and then will decide on a project. This project will set the basis for long term planning for trails in Livingston County. The next committee meeting is scheduled for Thursday at 1:00 p.m. at the City of Brighton Hall.

2. **Presentation** by the Ann Arbor Architectural Firm on the plan for the new township hall.

A plan for the new township hall was presented. An informational public meeting will be held on Monday May 19, 1997 at 7:00 p.m. at the Township Hall.

3. **Request for approval** of a special use plan and impact assessment (03-01-97) corresponding to site plan (04-16-97) for a proposed new staff cabin, two camper cabins, and a multi-purpose building, located at the North Detroit Recreation Camp, located on the west side of Kellogg Road, north of Grand River in Sections 11-12, Mr. Arthur Smith.

A. Disposition of special use permit.

Moved by McCririe, supported by Robertson, to approve the special use permit for the North Detroit Recreational Camp as presented. The motion carried unanimously.

B. Disposition of impact assessment.

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

C. Disposition of site plan.

Moved by McCririe, supported by Jarvis, to approve the site plan contingent upon the petitioner receiving all necessary permits from county and other government agencies. The motion carried unanimously.

4. **Request for approval** of a memorandum of understanding between the Township and the County for the 1997 Livingston County Gypsy Moth Suppression Program.

Moved by Robertson, supported by Jarvis, to authorize the Clerk and Supervisor to execute the Memo of Understanding with the county and concerning the Gypsy Moth Suppression Program. The motion carried unanimously.

5. **Request for approval** of an amendment to the General Fund Budget for fiscal 1996-97.

Moved by Hunt, supported by Jarvis, to approve the amendment to the General Fund Budget as presented. The motion carried unanimously.

6. **Request for approval** of line items for the General Fund Budget for fiscal 1997-98 as recommended by the Administrative Committee.

A. Salary increases for the secretarial staff.

Moved by McCririe, supported by Ledford, to approve the recommendation of a 7% salary increase for secretarial staff as presented. The motion carried unanimously.

B. Per diem meeting fees for the Planning Commission, Zoning Board of Appeals and Township Board.

Moved by McCririe, supported by Jarvis, to approve a per diem meeting fee for the Planning Commission and Zoning Board of Appeals at \$75.00 with \$5.00 additional for the chairman, further, that the salary for the trustees of the Township Board will be \$100.00 per diem meeting fee. The motion carried unanimously.

C. Salaries for the Supervisor, Clerk and Treasurer.

Moved by Jarvis, supported by Ledford, to approve salaries for the clerk and treasurer at \$28,500.00 annually and for the supervisor at \$30,000.00 annually. The motion carried unanimously.

7. **Request for approval** of the purchase of Fund Balance software and hardware for General Accounting purposes.

It was the consensus of the board to have a complete review of all computer needs and submit that request to the board for action.

8. **Request for approval** of the recycling of pavement into useable aggregate on property owned by Mr. Neal Nielsen, off I-96 and Chilson Road, as requested by Fonson Construction, Inc. (ref. letter dated 04-23-97) Rick Fons.

Moved by McCririe, supported by Robertson, to approve the recycling operation with the following contingencies:

- a bond in the amount of \$10,000.00 will be required to insure cleanup on the Nielsen site;
- the supervisor and manager are authorized to negotiate for the purchase of materials to be used on township roads;
- the materials to be crushed are limited to those obtained from the I-96 construction project within Genoa Township;
- crushing operations will be limited to 7:00 a.m. until 5:00 p.m., Monday through Friday;
- materials to be brought in or taken out are limited from sunup to sundown, Monday through Friday, and from sunup to noon on Saturday.

The motion carried unanimously.

9. **Discussion** a sidewalk ordinance for the township.

No action was taken by the board. Heikkinen will bring an updated ordinance to the next regular meeting for formal action.

10. **Request for approval** of a financing agreement with First National Bank in Howell in the amount of \$1,500,000.00 for a loan to be repaid in ten years at a cost of 5.25% annually, further, permitting the clerk to execute same.

Moved by Skolarus, supported by Robertson, to table until a document acceptable to the township attorney can be drafted. The motion carried unanimously.

Administrative Business:

It was the consensus of the board to allow the manager to use his discretion in the application of chloride on township roads, with Michigan Chloride as the primary provider and Big Barney as alternate.

Moved by Ledford, supported by Robertson, to deny a request for time off without pay for Kirsch. The motion carried unanimously.

Moved by Hunt, supported by Ledford, to approve for payment vouchers totaling \$94,493.42. The motion carried.

A meeting with homeowners on Pathway will be scheduled to discuss difficulties with the creation of a special assessment district for the hardsurfacing of that road.

GENOA TOWNSHIP - Regular Meeting - May 5, 1997

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

Respectfully submitted,



Paulette A. Skolarus
Genoa Township Clerk

(BA, LCP 05-14-97)

GENOA TOWNSHIP BOARD
Regular Meeting
May 19, 1997
7:00 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. **Presentation** by the Ann Arbor Architects Collaborative on the design for the new township hall.
 - A. Call to the public.
2. **Request for approval** of the final site plan and impact assessment for a proposed Boulder Creek site condominium development, located on 79.51 acres for 44 home sites on Brighton road just west of Mountain Road, in Section 35: Mickey Stanley, Patrick Keough.
 - A. Disposition of impact assessment.
 - B. Disposition of site plan.
3. **Request for approval** of the reinstatement of property identified as 11-27-103-058 to the Tri-Lakes special assessment district per a request from Carl A. Vagnetti dated May 2, 1997.
4. **Request for approval** of resolutions related to the Lake Edgewood Water Extension.
 - A. Resolution No. 1 (to proceed with the project and directing the preparations of plans and cost estimates).
 - B. Resolution No. 2 (scheduling the first hearing and directing the issuance of statutory notices).
 - C. Resolution No. 3 (for reimbursement).
5. **Request for approval** of the purchase of computers and software as requested by the administrative committee.

Administrative Business:

- A. Correspondence.
- B. Payment of Bills.
- C. Approval of Minutes: May 5, 1997 Regular Meeting.

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

Adjournment.

GENOA TOWNSHIP BOARD

Regular Meeting

May 19, 1997

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 said. The following board members were present constituting a quorum for the transaction of business: Robert Murray, Kathy Robertson, Robin Hunt, Jean Ledford, Gary McCririe and Craig Jarvis. Also present were Jim Stornant, Township Zoning Administrator, and twelve persons in the audience.

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

A call to the public was made with one response. Mr. Darrel Clanton of S & J Electronics presented a company brochure on geothermal heating, cooling and hot water. He requested the board review the information when considering such requirements for the new hall.

1. **Presentation** by the Ann Arbor Architects Collaborative on the design for the new township hall. Don Barry described plans for the new township hall to the public. He included a revision to the previous plans in which a 2000 square foot basement is included.

A. A call to the public was made with no response.

2. **Request for approval** of the final site plan and impact assessment for a proposed Boulder Creek site condominium development, located on 79.51 acres for 44 home sites on Brighton Road west of Mountain Road, in Section 35: Mickey Stanley and Patrick Keough.

A. Disposition of impact assessment

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

B. Disposition of site plan.

Moved by McCririe, supported by Jarvis, to approve the site plan contingent on

- the master deed and bylaws to be reviewed and approved by the township attorney and planner;
- landscape plan dated 2/25/97 be approved by the township planner;
- cedar wood fence around ponds 3 & 4 if fencing is required;
- approval from DEQ for 40 cubic yard fill area;
- resolution from the road from road commission regarding driveway permit on Stillwater Lane;
- approval from road commission as relates to item #3 under "Traffic" of 5/19 McNamee

GENOA TOWNSHIP - Regular Meeting, May 19, 1997

letter;

- drainage system shall be transferred to the control and ownership of LCDC;
- confirmation satisfactory to drain commission that the detention area in the Mystic plan shall be available and large enough to accommodate drainage from Stillwater Lane.

The motion carried unanimously.

3. **Request for approval** of the reinstatement of property identified as 11-27-103-058 to the Tri-Lakes special assessment district per a request from Carl. A. Vagnetti dated May 2, 1997.

Moved by Jarvis, supported by Ledford, to table the request. The motion carried unanimously.

4. **Request for approval** of resolutions related to the Lake Edgewood Water Extension.

A. Resolution No. 1 (to proceed with the project and directing the preparations of plans and cost estimates)

Moved by McCririe, supported by Hunt, to adopt Resolution No. 1. The motion carried unanimously.

B. Resolution No. 2 (scheduling the first hearing and directing the issuance of statutory notices)

C. Resolution No. 3 (for reimbursement)

Resolutions No. 2 and No. 3 were not acted upon.,

5. **Request for approval** of the purchase of computers and software as requested by the administrative committee.

Moved by McCririe, supported by Ledford, to approve purchase of three desk top P.C.'s and one clerk's notebook in the amount of \$7,595.00, and to approve retaining services of Kathy Moravac for six-day in house training in the amount of \$1,000.00.

Administrative Business:

It was the consensus of the board to change wording on the Planning Commission Agenda to include "The Planning Commission holds work sessions at 6:30 p.m. prior to the regular meetings and the public is welcome to attend."

Moved by Hunt, supported by Jarvis, to change wording. The motion carried unanimously.

Review letters constituted the only correspondence.

Moved by Hunt, supported by Ledford to approve for payment vouchers totaling \$107,333.85. The motion carried unanimously.

GENOA TOWNSHIP - Regular Meeting, May 19, 1997

Moved by McCririe, supported by Jarvis, to approve the minutes of the May 5, 1997, Regular Meeting.

The regular meeting of the board was adjourned at 9:00 p.m.

Respectfully submitted,



Kathy Robertson
Recording Secretary

GENOA TOWNSHIP BOARD

Regular Meeting

May 19, 1997

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 said. The following board members were present constituting a quorum for the transaction of business: Robert Murray, Kathy Robertson, Robin Hunt, Jean Ledford, Gary McCririe and Craig Jarvis. Also present were Jim Stornant, Township Zoning Administrator, and twelve persons in the audience.

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

A call to the public was made with one response. Mr. Darrel Clanton of S & J Electronics presented a company brochure on geothermal heating, cooling and hot water. He requested the board review the information when considering such requirements for the new hall.

1. **Presentation** by the Ann Arbor Architects Collaborative on the design for the new township hall. Don Barry described plans for the new township hall to the public. He included a revision to the previous plans in which a 2000 square foot basement is included.

A. A call to the public was made with no response.

2. **Request for approval** of the final site plan and impact assessment for a proposed Boulder Creek site condominium development, located on 79.51 acres for 44 home sites on Brighton Road west of Mountain Road, in Section 35: Mickey Stanley and Patrick Keough.

A. Disposition of impact assessment

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

B. Disposition of site plan.

Moved by McCririe, supported by Jarvis, to approve the site plan contingent on

- the master deed and bylaws to be reviewed and approved by the township attorney and planner;
- landscape plan dated 2/25/97 be approved by the township planner;
- cedar wood fence around ponds 3 & 4 if fencing is required;
- approval from DEQ for 40 cubic yard fill area;
- resolution from the road from road commission regarding driveway permit on Stillwater Lane;
- approval from road commission as relates to item #3 under "Traffic" of 5/19 McNamee

GENOA TOWNSHIP - Regular Meeting, May 19, 1997

letter;

- drainage system shall be transferred to the control and ownership of LCDC;
- confirmation satisfactory to drain commission that the detention area in the Mystic plan shall be available and large enough to accommodate drainage from Stillwater Lane.

The motion carried unanimously.

3. **Request for approval** of the reinstatement of property identified as 11-27-103-058 to the Tri-Lakes special assessment district per a request from Carl. A. Vagnetti dated May 2, 1997.

Moved by Jarvis, supported by Ledford, to table the request. The motion carried unanimously.

4. **Request for approval** of resolutions related to the Lake Edgewood Water Extension.

A. Resolution No. 1 (to proceed with the project and directing the preparations of plans and cost estimates)

Moved by McCririe, supported by Hunt, to adopt Resolution No. 1. The motion carried unanimously.

B. Resolution No. 2 (scheduling the first hearing and directing the issuance of statutory notices)

C. Resolution No. 3 (for reimbursement)

Resolutions No. 2 and No. 3 were not acted upon.,

5. **Request for approval** of the purchase of computers and software as requested by the administrative committee.

Moved by McCririe, supported by Ledford, to approve purchase of three desk top P.C.'s and one clerk's notebook in the amount of \$6,250.00, Fund Balance software and hardware in the amount of \$7,595.00, and to approve retaining services of Kathy Moravac for six-day in house training in the amount of \$1,000.00.

Administrative Business:

It was the consensus of the board to change wording on the Planning Commission Agenda to include "The Planning Commission holds work sessions at 6:30 p.m. prior to the regular meetings and the public is welcome to attend."

Moved by Hunt, supported by Jarvis, to change wording. The motion carried unanimously.

Review letters constituted the only correspondence.

Moved by Hunt, supported by Ledford to approve for payment vouchers totaling

GENOA TOWNSHIP - Regular Meeting, May 19, 1997

\$107,333.85. The motion carried unanimously.

Moved by McCririe, supported by Jarvis, to approve the minutes of the May 5, 1997, Regular Meeting.

The regular meeting of the board was adjourned at 9:00 p.m.

Respectfully submitted,



Kathy Robertson
Recording Secretary

GENOA TOWNSHIP BOARD

Regular Meeting

April 7, 1997

7:00 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public

1. **Request for approval** of resolutions for private road maintenance for Pathway Drive.
 - A. Resolution No. 1 (to proceed with the project and directing the preparation of the plans and cost estimates).
 - B. Resolution No. 2 (scheduling the first hearing and directing the issuance of statutory notices).
 - C. Resolution No. 3 (for reimbursement for the Pathway Homeowners Association for private road maintenance for Pathway Drive).
2. **Request for approval** of a Special Use Permit, site plan and impact assessment to construct a landscape and garden center, located on E. Grand River east of Kellogg Road in Section 11: George Papadelis.
 - A. Disposition of Special Use Permit.
 - B. Disposition of site plan.
 - C. Disposition of impact assessment.
3. **Request for approval** of a Special Use Permit, site plan and corresponding impact assessment (04-02-97) to construct a 58,000 sq. ft. general commercial building with a 5,000 sq. ft. restaurant, located south of Grand River and east of Latson Roads in Section 04: Southern Properties, David LeClair (Boss Engineering).
 - A. Disposition of Special Use Permit.
 - B. Disposition of site plan.
 - C. Disposition of impact assessment.
4. **Request for approval** of the third quarter General Fund Budget for fiscal year 1996-97.

GENOA TOWNSHIP - Regular Meeting - April 7, 1997

5. **Review** of the General Fund Worksheet for fiscal 1997-1998.
6. **Review** of newsletter for spring/summer 1997.

Administrative Business:

- A. Correspondence.
- B. Payment of Bills.
- C. Approval of Minutes: March 17, 1997 Regular Meeting.

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

Adjournment.

GENOA TOWNSHIP BOARD
Public Hearing and Regular Meeting
June 2, 1997
7:00 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. **Presentation and Public Hearing** on the General Fund Budget for Fiscal Year 1997-98.
 - A. Call to the Public for comment.
 - B. Consideration of approval.
2. **Consideration of a request** for a Class C Liquor License for Genoa Lodging (Courtyard by Marriott).
3. **Request for approval** of a rezoning of property from RR (Rural Residential) to LDR (Low Density Residential) for 3.14 a acres located off Hacker Road in section 01: Alan Keeling, David Eclair (Boss Engineering).
 - A. Disposition of impact assessment.
 - B. Disposition of rezoning request.
4. **Request for approval** of a preliminary site plan (05-23-97) and corresponding impact assessment (04-10-97) for a proposed Phase I of the Knoll of Lakewood Knoll for a proposed 99 attached condominium development, located on Latson Road in Section 04: PMJ Development, David LeClair (Boss Engineering).
 - A. Disposition of impact assessment.
 - B. Disposition of preliminary site plan.
5. **Request for final approval** of a site plan (05-06-97) and corresponding impact assessment (04-11-97) for a proposed Rolling Ridge Multiple Phase I which will include 46 buildings totaling 186 units, located on 19.09 acres, off Latson Road north of Grand River in Section 05: The Selective Group, David LeClair (Boss Engineering), and Tim Stapleton (Architect).

- A. Disposition of impact assessment.
- B. Disposition of final site plan.

6. **Request for approval** of a preliminary site plan (05-27-97) and impact assessment (05-27-97) for a 121 single family development "Chemung Forest" located on 219 acres on the north side of Hughes Road, located between Golf Club Road and Grand River in Sections 2,3 & 10: Thomas Henninger, David LeClair (Boss Engineering).

- A. Disposition of impact assessment.
- B, Disposition of Preliminary Site Plan.

7. **Request for approval** of an amendment to the General Fund Budget for fiscal year 1996-97.

Administrative Business:

- A. Correspondence.
- B. Payment of bills.
- C. Approval of Minutes: May 19, 1997

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

Adjournment.

GENOA TOWNSHIP BOARD
Public Hearing and Regular Meeting
June 2, 1997

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, Jean Ledford, Kathy Robertson, Gary McCririe and Craig Jarvis. Also present were: Rick Heikkinen, Township Attorney; and ten persons in the audience.

Moved by Robertson, supported by McCririe, to approve the Agenda with the addition of item 8 - **Request for approval** of a fire contract with the City of Howell for \$108,648.00. The motion carried.

A Call to the Public was made with no response.

1. Presentation and Public Hearing on the General Fund Budget for Fiscal Year 1997-98.

A Call to the Public for comment was made with no response. Moved by Ledford, supported by Skolarus, to approve the General Fund Budget as presented, changing the line item for fire protection from \$150,000.00 to \$200,000.00. The motion carried unanimously.

2. Consideration of a request for a Class C Liquor License for Genoa Lodging (Courtyard by Marriott).

Moved by McCririe, supported by Robertson, to request that the clerk schedule a public hearing on June 16, 1997 for consideration of the granting of a liquor license. The motion carried unanimously.

3. Request for approval of a rezoning of property from RR (Rural Residential) to LDR (Low Density Residential) for 3.14 a acres located off Hacker Road in section 01: Alan Keeling, David Leclair (Boss Engineering).

Moved by Robertson, supported by Ledford, to deny the request for rezoning due to the fact that it would appear to be spot zoning. No public sewer and water are available to the site and the impact to Price Road would require upgrading. Further, the applicant has not demonstrated that a reasonable return on investment cannot be made. The motion carried unanimously.

4. **Request for approval** of a preliminary site plan (05-23-97) and corresponding impact assessment (04-10-97) for a proposed Phase I of the Knoll of Lakewood Knoll for a proposed 99 attached condominium development, located on Latson Road in Section 04: PMJ Development, David LeClair (Boss Engineering).

A. Disposition of impact assessment.

Moved by Robertson, supported by Ledford, to approve the impact assessment dated 04-10-97 as presented. The motion carried unanimously.

B. Disposition of preliminary site plan.

Moved by Skolarus, supported by McCririe, to approve the site plan with 26' wide roads, a wood chip path, and notification of the development to the Howell School District. Further, to request that the architect review the architectural renderings in an effort to place some of the garage doors away from the front of the units. The motion carried unanimously.

5. **Request for final approval** of a site plan (05-06-97) and corresponding impact assessment (04-11-97) for a proposed Rolling Ridge Multiple Phase I which will include 46 buildings totaling 186 units, located on 19.09 acres, off Latson Road north of Grand River in Section 05: The Selective Group, David LeClair (Boss Engineering), and Tim Stapleton (Architect).

A. Disposition of impact assessment.

Moved by Robertson, supported by Jarvis, to approve the impact assessment with the striking of "as much as practical" from Page 4, item 2 of the impact assessment. The motion carried unanimously.

B. Disposition of final site plan.

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

- review and approval of the Master Deed and By Laws by Heikkinen;
- acknowledgment by the petitioner of the prevailing township assessment and tap fees for water;
- review and acceptance of all spans and specs by the township engineer.

The motion carried unanimously.

6. **Request for approval** of a preliminary site plan (05-27-97) and impact assessment (05-27-97) for a 121 single family development "Chemung Forest" located on 219 acres on the north side of Hughes Road, located between Golf Club Road and Grand River in Sections 2, 3 & 10: Thomas Henninger, David LeClair (Boss Engineering).

A. Disposition of impact assessment.

Moved by Robertson, supported by Jarvis, to approve the revised impact assessment dated 05-27-97 as presented. The motion carried unanimously.

B, Disposition of Preliminary Site Plan.

Moved by Skolarus, supported by Ledford, to approve the preliminary site plan conditional upon the following:

- a study of the drainage problem will be completed prior to the next review by the Planning Commission;
- L.C.R.C. approval of Chemung Forest Lane which is in excess of the 1000 foot limitation;
- a final determination of the location of the water well;
- the boulevard, as presented, is acceptable;
- the tap in fees have been acknowledged by the petitioner.

The motion carried unanimously.

7. Request for approval of an amendment to the General Fund Budget for fiscal year 1996-97.

Moved by Hunt, supported by Robertson, to approve an amendment to the General Fund Budget as presented. The motion carried unanimously.

8. Request for approval of a fire contract with the City of Howell for fire service for fiscal year 1997-98 for \$108,648.00.

Moved by Robertson, supported by Jarvis, to authorize the Clerk and Supervisor to execute the agreement for fire protection as presented. The motion carried unanimously.

Administrative Business:

Moved by Hunt, supported by Ledford, to approve for payment vouchers totaling \$75,460.89, with the addition of check 12799 to Fund Balance for \$7,555.00. The motion carried.

Moved by McCririe, supported by Jarvis, to approve the Minutes of the May 19, 1997 Meeting as submitted. The motion carried.

Moved by Skolarus, supported by Jarvis, to adjourn to executive session at 8:45 p.m. as requested by Attorney Heikkinen. The motion carried by roll call vote as follows: Ayes - Ledford, McCririe, Hunt, Robertson, Jarvis, Skolarus and Murray. Nays - none.

The regular meeting of the board was resumed at 9:00 p.m.

Moved by Skolarus, supported by McCririe, to approve a settlement agreement for Birkenstock Farms, with final terms of the stipulation and consent judgment to be agreed upon by Murray and Heikkinen. Further, \$195,000.00 will be the condemnation award. The motion carried unanimously.

The regular meeting of the board was adjourned at 9:05 p.m.

Respectfully submitted,



Paulette A. Skolarus
Genoa Township Clerk

(BA, LCP 06-11-97)