

GENOA TOWNSHIP BOARD  
Public Hearing & Regular Meeting  
June 16, 1997  
7:00 p.m.

AGENDA

**Call to Order.**

**Pledge of Allegiance.**

**Approval of Agenda.**

**Call to the Public.**

1. **Public Hearing** concerning a request for the issuance of a Class C Liquor license for the Marriott Courtyard hotel: Genoa lodging L.L.C., Steve Wickens.
  - A. Call to the Public for Comment.
  - B. Consideration of resolution.
2. **Presentation** by Judy Cowan of OLHSA concerning their community involvement within Genoa Township,
3. **Discussion** of a need for soccer fields for the SELCRA community: Joel Castiglione.
4. **Consideration of a request** for 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.
5. **Request for approval** of a special use permit and site plan corresponding to impact assessment for a mini warehouse on approximately 3.3 acres on lot 9 of Victory Lane in Section 05: Steve Krause, Anthony Taylor.
6. **Request for approval** of a final site plan and corresponding impact assessment for "The Knolls" at Lakewood Knoll Subdivision, consisting of 99 attached condominiums grouped in approximately 24 buildings, located on Latson Road in Section 04, with access to the site through Lakewood Knoll Phase I: PMJ Development, Paul DelGiudice, David LeClair.
  - A. Disposition of impact assessment.
  - B. Disposition of final site plan.

7. **Request for approval** of the final site plan and corresponding impact assessment for Crystal Valley site condominium development, located on 80.25 acres with a proposed single family development of 25 homes, located on Richardson Road south of Brighton Road in Section 32: Frank Geise, Pat Keogh (Engineer).

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

8. **Request for approval** of ordinances as prepared by Heikkinen.

- A. Land Division Ordinance (please pull related materials from your June 2, 1997 board packet).
- B. Sidewalk Ordinance.

**Administrative business:**

- A. Correspondence.
- B. Payment of Bills.
- C. Approval of Minutes: June 2, 1997.

**Standing Reports:**

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

**Adjournment.**

GENOA TOWNSHIP BOARD  
Public Hearing & Regular Meeting  
June 16, 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, Kathy Robertson and Jean Ledford. Also present were: Jim Stornant, Township Zoning Administrator; and approximately ten persons in the audience.

Moved by Jarvis, supported by McCririe, to approve the Agenda with the addition of items: 9. **Request for approval** of an amendment to the General Fund for fiscal 1996-97. 10. **Request for approval** of a letter of commitment acceptance with 1st National Bank.

**A Call to the Public** was made with no response.

1. **Public Hearing** concerning a request for the issuance of a Class C Liquor license for the Marriott Courtyard hotel: Genoa lodging L.L.C., Steve Wickens.

A Call to the Public was made with no response. Moved by Skolarus, supported by Ledford, to approve a Class C Liquor License for Genoa Lodge L.L.C. The motion carried by roll call vote as follows: Ayes - Ledford, McCririe, Hunt, Robertson, Jarvis, Skolarus and Murray. Nays - None.

2. **Presentation** by Judy Cowan of OLHSA concerning their community involvement within Genoa Township,

Cowan updated the board on the progress of OLHSA within the township. No formal action was taken by the board.

3. **Discussion** of a need for soccer fields for the SELCRA community: Joel Castiglione.

Castiglione advised the board of a need for additional outdoor physical recreation fields within the community to be used for soccer. 12 to 15 acres would be needed to provide four fields. The cost for leveling the land is estimated to be \$12,000.00 to \$15,000.00. Murray said that the only property that the township owns is the 40 acres for the new township hall. Until the construction project for the new building is complete nothing could be done by the township board. Any future decision would be a matter discussed by the entire board.

4. **Consideration of a request** for 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 Hunt, supported by Jarvis, to approve the reinstatement of property as identified above to the Tri-Lakes S.A.D. to allow for a payment of \$3,343.33 to be paid prior to 12-01-97 and the balance to be paid over the remaining 14 years. Further, the petitioner may consummate this approval at the time that an application for a building permit is submitted to the township. The motion carried unanimously.

5. **Request for approval** of a special use permit and site plan corresponding to impact assessment for a mini warehouse on approximately 3.3 acres on lot 9 of Victory Lane in Section 05: Steve Krause, Anthony Taylor.

A. Disposition of Special Use Permit.

Moved by Robertson, supported by Jarvis, to approve the Special Use Permit contingent upon no outdoor storage being allowed on the site. The motion carried unanimously.

B. Disposition of Site Plan.

Moved by McCririe, supported by Skolarus, to approve the site plan contingent upon the petitioner providing the township planners with a drawing depicting the 16 additional Austrian Pines, or obtaining a plan from the planners establishing the location prior to a land use permit being issued. The motion carried unanimously.

C. Disposition of Impact Assessment

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

6. **Request for approval** of a final site plan and corresponding impact assessment for "The Knolls" at Lakewood Knoll Subdivision, consisting of 99 attached condominiums grouped in approximately 24 buildings, located on Latson Road in Section 04, with access to the site through Lakewood Knoll Phase I: PMJ Development, Paul DelGiudice, David LeClair, Mel and Rex Rosenhaus.

A. Disposition of impact assessment.

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

B. Disposition of final site plan.

Moved by McCririe, supported by Robertson, to approve the site plan (revised 06-03-97) as presented. The motion carried as follows: Ayes - Ledford, McCririe, Hunt, Robertson, Jarvis and Murray. Nays - Skolarus.

7. **Request for approval** of the final site plan and corresponding impact assessment for Crystal Valley site condominium development, located on 80.25 acres with a proposed single family development of 25 homes, located on Richardson Road south of Brighton Road in Section 32: Frank Geise, Pat Keogh (Engineer).

A. Disposition of impact assessment.

Moved by Robertson, supported by Hunt, to approve the impact assessment (revised 06-04-97). The motion carried as follows: Ayes - Ledford, Hunt, Robertson, Jarvis and Murray. Nays - McCririe and Skolarus.

B. Disposition of final site plan.

Moved by Hunt, supported by Robertson, to approve the site plan dated 06-10-97 with conditions stated in the Planning Commission Minutes dated 06-09-97, omitting the division of parcel 5. The motion carried as follows: Ayes - Ledford, Hunt, Robertson, Jarvis and Murray. Nays - McCririe and Skolarus.

8. **Request for approval** of ordinances as prepared by Heikkinen.

A. Land Division Ordinance (please pull related materials from your June 2, 1997 board packet).

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

B. Sidewalk Ordinance.

Moved by McCririe, supported by Robertson, to adopt the sidewalk ordinance as submitted by Heikkinen. The motion carried unanimously.

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

Moved by Skolarus, supported by Jarvis, to approve an additional \$80,000.00 as an expenditure for the Grand River Road Project, reducing the end balance. Further, with the understanding that the money will be refunded to the General Fund once the bonds are sold for the project. The motion carried unanimously.

- 10, **Request for approval** of a letter of commitment acceptance with 1st National Bank.

Moved by Skolarus, supported by Jarvis, to approve the execution of the letter of commitment with 1st National Bank dated June 12, 1997 for 1,500,000.00. The motion carried unanimously.

**Administrative business:**

GENOA TOWNSHIP - Regular Meeting - June 16, 1997

Moved by Hunt, supported by Ledford, to approve for payment vouchers totaling \$134,998.55. Further approving a check to McNamee for \$78,388.77. The motion carried.

Moved by Robertson, supported by Jarvis, to approve the Minutes of the June 2, 1997 regular meeting as presented. The motion carried.

The regular meeting of the township board was adjourned at 8:25 p.m.

Respectfully submitted,



Paulette A. Skolarus  
Genoa Township Clerk

(BA, LCP 06-2-97)

MEETING CANCELLED - TRANSFER AGENDA ITEMS  
TO 7/21/97

**GENOA TOWNSHIP BOARD**

**Regular Meeting**

**July 7, 1997**

**7:00 p.m.**

**AGENDA**

**Call to Order.**

**Pledge of Allegiance.**

**Call to the Public.**

**Approval of Agenda.**

- 1. Request for approval of budgets relative to Genoa Township.**
  - A. Liquor Law Enforcement #261.
  - B. Road Improvement Fund #261
  - C. Debt Service Funds: 854, 855, 856, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869.
- 2. Request for approval of a resolution allowing participation in a PEBSCO retirement fund.**
- 3. Consideration of a request for an annual contract rate and unit adjustment with Mister Rubbish. Ref. 06-24-97 letter from Steve Dawdy.**
- 4. Request for approval of a Land Division Ordinance as prepared by Heikkinen.**
- 5. Discussion of a request from residents of Gray Road for sewers.**
- 6. Discussion of a letter and site lease option with Traverse Bay Land Company.**

**Administrative Business:**

- A. Correspondence.
- B. Payment of Bills.
- C. Approval of Minutes: June 16, 1997 Regular Meeting.

**Standing Reports:**

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

**Adjournment.**

GENOA TOWNSHIP BOARD

Regular Meeting

July 21, 1997

7:00 p.m.

AGENDA

**Call to Order.**

**Pledge of Allegiance.**

**Call to the Public.**

**Approval of Agenda.**

- 1. Request for approval** of the final plat and corresponding impact assessment corresponding to site plan (06-02-97) for Oak Pointe Hills Subdivision at Oak Pointe Development for a 64 single family development, located north of Brighton Road and east of Clifford Road in Sections 27 & 28: Rory McDonald , Oak Pointe; Neil Plante, Boss Engineering.
- 2. Request for approval** of budgets relative to Genoa Township.
  - A. Liquor Law Enforcement #261.
  - B. Road Improvement Fund #261
  - C. Debt Service Funds: 854, 855, 856, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869.
- 3. Consideration** of a request for an annual contract rate and unit adjustment with Mister Rubbish. Ref. 06-24-97 letter from Steve Dawdy.
- 4. Discussion** of a request from residents of Gray Road for sewers.
- 5. Discussion** of a letter and site lease option with Traverse Bay Land Company.
- 6. Request for approval** of a resolution allowing the deposit of funds into the Brighton Commerce Bank.
- 7. Consideration of an appointment** of an FOIA Coordinator.
- 8. Discussion** of second review policy relative to Planning Commission petitions.
- 9. Request for approval** of a land division ordinance as prepared by Heikkinen. (Please pull related materials from your previous board packet.)
- 10. Discussion** of a sample communication tower ordinance.



GENOA TOWNSHIP - Regular Meeting - July 21, 1997

**11. Request for replacement** of a Franchise Bond for Media One of Eastern Michigan, Inc.

**Administrative Business:**

- A. Correspondence.
- B. Payment of Bills.
- C. Approval of Minutes: June 16, 1997 Regular Meeting.

**Standing Reports:**

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

**Adjournment.**

GENOA TOWNSHIP  
Regular Meeting  
July 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, Gary McCririe, Kathy Robertson, Jean Ledford and Craig Jarvis; also present was Rick Heikkinen, Township Attorney. There were no persons in the audience.

Moved by Skolarus, supported by Jarvis, to approve the Agenda with the tabling of Item 1 for Oak Pointe (at their request). The motion carried unanimously.

A call to the public was made with no response.

**2. Request for approval** of budgets relative to Genoa Township.

A. Liquor Law Enforcement #212.

Moved by Robertson, supported by McCririe, to approve the Liquor Law Enforcement budget with the date of adoption being 07-21-97. The motion carried unanimously.

B. Road Improvement Fund #261

Moved by McCririe, supported by Jarvis, to approve the Road Improvement Fund budget with the date of adoption being 07-21-97. The motion carried unanimously.

C. Debt Service Funds: 854, 855, 856, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869.

Moved by Skolarus, supported by Jarvis, to approve the budgets for the debt service funds as listed above with the date of adoption being 07-21-97. The motion carried unanimously.

**3. Consideration** of a request for an annual contract rate and unit adjustment with Mister Rubbish. Ref. 06-24-97 letter from Steve Dawdy.

Moved by McCririe, supported by Hunt, to approve the rate and unit adjustment for the annual contract with Mister Rubbish at a total cost of \$431,309.40. The motion carried unanimously.

**4. Discussion** of a request from residents of Gray Road for sewers.

No formal action was taken by the board. The Supervisor will discuss the matter with the Township Engineer and report to the board at the next regular meeting.

**5. Discussion** of a letter and site lease option with Traverse Bay Land Company.

It was the consensus of the board that the Clerk would respond that the board was not interested in the proposal as presented

**6. Request for approval** of a resolution allowing the deposit of funds into the Brighton Commerce Bank.

Moved by Jarvis, supported by Ledford, to approve a resolution allowing the deposit of funds into the Commerce Bank. Further, restricting the account to include two signatures when writing checks. The motion carried unanimously.

**7. Consideration of an appointment** of an FOE Coordinator.

Moved by McCririe, supported by Ledford to appoint Skolarus as the coordinator for the township under the Freedom of Information Act. The motion carried unanimously.

**8. Discussion** of second review policy relative to Planning Commission petitions.

It was the consensus of the board that the planning consultant would receive all revised plans no later than the Friday prior to the regular meeting of the Planning Commission.

**9. Request for approval** of a land division ordinance as prepared by Heikkinen. (Please pull related materials from your previous board packet.)

No action was taken by the board.

**10. Discussion** of a sample communication tower ordinance.

It was the consensus of the board to send the ordinance to the township planner asking his opinion.

**11. Request for replacement** of a Franchise Bond for Media One of Eastern Michigan, Inc.

Moved by McCririe, supported by Robertson, to authorize the Clerk to execute the replacement bond as requested. The motion carried unanimously.

**Administrative Business:**

Moved by Robertson supported by Ledford, to authorize the purchase of a Builders Risk Insurance Policy at a cost of \$4,100.00 with MCM Group. The motion carried unanimously.

Moved by Skolarus, supported by Hunt, to approve for payment vouchers totaling \$274,507.61 for the 1996-97 fiscal year as submitted. The motion carried unanimously.

Moved by Ledford, supported by Robertson, to approve for payment vouchers totaling \$194,319.03. The motion carried unanimously.

Moved by Robertson, supported by McCririe, to approve the Minutes of the June 16, 1997 Regular Meeting as presented. 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 07-30-97)

GENOA TOWNSHIP BOARD  
Regular Meeting  
August 4, 1997  
7:00 p.m.

AGENDA

**Call to Order.**

**Pledge of Allegiance.**

**Approval of Agenda.**

**Call to the Public.**

- 1. Request for approval** of the final plat and impact assessment corresponding to site plan (06-02-97) for Oak Pointe Hills Subdivision at Oak Pointe Development for a 64 single family development, located north of Brighton Road and east of Clifford in Sections 27 & 28: Rory McDonald, Oak Pointe; Neil Plante, Boss Engineering. (Please pull related materials from your previous board packet.)
  - A. Disposition of impact assessment.
  - B. Disposition of final plat.
  
- 2. Request for approval** of a special land use and impact assessment (06-10-97) corresponding to site plan (04-10-97) for a proposed addition to the "Chilson Hills Baptist Church", located on the south side of Brighton Road, west of Chilson Road in Section 33: Carl Gaiser, Architect.
  - A. Disposition of special use permit.
  - B. Disposition of impact assessment.
  - C. Disposition of site plan.
  
- 3. Request for approval** of an impact assessment (07-11-97) corresponding to site plan (07-29-97) for a proposed Country Corners Shopping Plaza, located on the south side of Grand River, east of Latson, on approximately 9.21 acres in Section 04: Country Corner Shop, Ctr.L.L.C.
  
- 4. Discussion** of Wireless Communication Facility Regulations as submitted by Township Planner, Brad Strader.

**5. Request for approval** of a resolution approving a contract and amendment to the Marion, Howell, Oceola and Genoa Sewer and Water Authority for the Townships of Genoa, Howell, Marion and Oceola for a joint water treatment plant project.

- A. Disposition of contract.
- B. Disposition of amendment.

**6. Request for approval** of a Genoa Township Investment Policy and Certification.

- A. Disposition of Policy.
- B. Disposition of Certification.

**Administrative Business:**

Correspondence.  
Approval of Minutes: July 21, 1997.  
Payment of Bills.

**Standing Reports:**

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

**Adjournment.**

GENOA TOWNSHIP BOARD

Regular Meeting

August 4, 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, Gary McCririe, Kathy Robertson and Craig Jarvis. Also present were: Jim Stornant, Township Zoning Administrator; Rick Heikkinen, Township Attorney; Brad Strader and Jeff Purdy, Township Planners; and approximately 12 persons in the audience.

Moved by McCririe, supported by Robertson, 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 final plat and impact assessment corresponding to site plan (06-02-97) for Oak Pointe Hills Subdivision at Oak Pointe Development for a 64 single family development, located north of Brighton Road and east of Clifford in Sections 27 & 28: Rory McDonald, Oak Pointe; Neil Planate, Boss Engineering. (Please pull related materials from your previous board packet.)

A. Disposition of impact assessment.

Moved by McCririe, supported by Jarvis, to approve the impact assessment (10-01-96) with the stipulation that the petitioner shall add the note of the six shared driveways to the file copy of the site plan; further, the petitioner shall make arrangements for payment of the assessment prior to the clerks signing of the final plat. The motion carried unanimously.

B. Disposition of final plat.

Moved by Jarvis, supported by McCririe, to grant final approval of the final plat as presented. The motion carried unanimously.

**2. Request for approval** of a special land use and impact assessment (06-10-97) corresponding to site plan (04-10-97) for a proposed addition to the "Chilson Hills Baptist Church", located on the south side of Brighton Road, west of Chilson Road in Section 33: Carl Gainer, Architect.

A. Disposition of special use permit

Moved by Robertson, supported by Jarvis, to approve the special use permit for Chilson Hills Baptist Church. The motion carried unanimously.

B. Disposition of impact assessment.

Moved by Robertson, supported by Ledford, to approve the impact assessment (07-09-97) as presented. The motion carried unanimously.

C. Disposition of site plan.

Moved by Skolarus, supported by Robertson, to approve the site plan contingent upon the the satisfactory review of the plan by the township planner and engineer; further, the zoning administrator will not issue a land use plan until the review is complete. The motion carried unanimously. (Note: The township will provide a copy of the updated plan to the engineer.)

**3. Request for approval** of an impact assessment (07-11-97) corresponding to site plan (07-29-97) for a proposed Country Corners Shopping Plaza, located on the south side of Grand River, east of Latson, on approximately 9.21 acres in Section 04: Country Corner Shop, Center L.L.C.

Moved by McCririe, supported by Robertson, to approve the impact assessment (07-11-97) with the following conditions:

- township attorney approval of the easements and shared access agreements, prior to the issuance of a land use permit;
- the petitioner acknowledges the residential equivalent users for the project which currently stand at approximately \$183,000.00 but are subject to change according to the zoning ordinance as uses of the facility are determined;
- the petitioner acknowledges and accepts the proposed special assessment levied against the property for the Grand River widening.

The motion carried unanimously.

**4. Discussion** of Wireless Communication Facility Regulations as submitted by Township Planner, Brad Strader.

Strader - The current ordinance needs to be modified to comply with the FCC regulations. Wireless communications towers were discussed with no formal action taken by the board.

Strader advised the board that he was no longer working for McKenna Associates. He asked the board's consideration in retaining his new firm The Strader Group as planners for the township. Moved by Skolarus, supported by Robertson, to retain The Strader Group to represent Genoa Township effective this date. The motion carried unanimously.

**5. Request for approval** of a resolution approving a contract and amendment to the Marion, Howell, Ocala and Genoa Sewer and Water Authority for the Townships of Genoa, Howell, Marion and Ocala for a joint water treatment plant project.

GENOA TOWNSHIP - Regular Meeting - August 4, 1997

Moved by McCririe, supported by Ledford, to approve the contract and resolution dated 08-15-96 and to authorize the Supervisor and Clerk to execute same. The motion carried unanimously.

**6. Request for approval of a Genoa Township Investment Policy and Certification.**

Moved by Skolarus, supported by Robertson, to table until the township attorney and auditor could review the policy and provide an updated version. The motion carried.

**Administrative Business:**

Moved by Robertson, supported by Hunt, to approve the Minutes of the July 21, 1997 regular meeting of the board as presented. The motion carried

Moved by Ledford, supported by Robertson, to approve for payment vouchers totaling \$78,874.65. The motion carried.

The regular meeting of the township board was adjourned at 8:55 p.m.

Respectfully submitted,



Paulette A. Skolarus  
Genoa Township Clerk

(BA, LCP 08-13-97)



**GENOA TOWNSHIP BOARD**

Regular Meeting

August 18, 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 proposed site plan for a private road, Clover Bend Court, located west of Nixon Road, between Beck and Sweet in Section 08: John and Tammy Iafano.
2. **Request for approval** of a special use permit and impact assessment (08-06-97) corresponding to site plan (08-13-97) for a proposed "LOC Federal Credit Union", located on 8.20 acres on Grand River Avenue, south of Atwood and north of Char Ann, in Section 06: LOC Federal Credit Union.
  - A. Disposition of special use permit.
  - B. Disposition of impact assessment.
  - C. Disposition of site plan.
3. **Discussion** of a request for public hearing for a Class C Liquor License for the Outback Steak House: Mark V. Wibel.
4. **Request for approval** of an impact assessment, corresponding to site plan for a proposed office and warehouse building, located on Lot 13 on Victory Lane in Grand Oaks West Industrial Park, Section 05: Rekon Corporation.
5. **Request for approval** of a special use permit and impact assessment (08-01-97), corresponding to site plan (07-03-97) for a proposed multi-tenant office building, located west of Hubert Road and Grand River Ave. in Section 14: Joe DeKroub.
  - A. Disposition of special use permit.
  - B. Disposition of impact assessment.
  - C. Disposition of site plan.

6. **Request for approval** of a special use permit and impact assessment (06-12-97) corresponding to site plan (08-12-97) for a minor auto repair facility in a commercial zone, located at 2727 E. Grand River Howell, Section 06: Mike Jamrose, BC Architectural Group.
  - A. Disposition of special use permit.
  - B. Disposition of impact assessment.
  - C. Disposition of site plan.
7. **Request for approval** of the General Fund Financial Statement prepared on a cash basis and dated June 30, 1997.
8. **Request for approval** of a water and wastewater operation and maintenance agreement for Lake Edgewood and Oak Pointe facilities.
9. **Request for approval** of a renewal of a one year contract with Township Assessor, Tom Florida as recommended by the administrative committee.

**Administrative Business:**

Correspondence.  
Payment of Bills.  
Approval of Minutes dated August 4, 1997.

**Standing Reports:**

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

**Adjournment.**

## GENOA TOWNSHIP BOARD

Regular Meeting  
August 18, 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, Jean Ledford, and Craig Jarvis. Also present were: Jim Stornant, Township Zoning Administrator; Rick Heikkinen, Township Attorney; and approximately 15 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 no response.

1. **Request for approval** of a proposed site plan for a private road, Clover Bend Court, located west of Nixon Road, between Beck and Sweet in Section 08: John and Tammy Iafano.

Moved by Skolarus, supported by Robertson, to approve the site plan for Clover Bend Court as presented. The motion carried unanimously.

2. **Request for approval** of a special use permit and impact assessment (08-06-97) corresponding to site plan (08-13-97) for a proposed "LOC Federal Credit Union", located on 8.20 acres on Grand River Avenue, south of Atwood and north of Char Ann, in Section 06: LOC Federal Credit Union.

A. Disposition of special use permit.

Moved by McCririe, supported by Robertson, to approve the special use permit allowing more than three drive-thru lanes (according to site plan) for LOC Federal Credit Union. The motion carried unanimously.

B. Disposition of impact assessment.

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

C. Disposition of site plan.

Moved by Skolarus, supported by Jarvis, to approve the site plan with the understanding that a sewer connection will be assessed in the amount of \$4,650.00 for future hookup. The motion carried unanimously.

3. **Discussion** of a request for public hearing for a Class C Liquor License for the Outback Steak House: Mark V. Wibel.

The petitioner was not present when this petition was called. Moved by Jarvis, supported by Skolarus, to table until the next regular meeting of the board. The motion carried.

4. **Request for approval** of an impact assessment, corresponding to site plan for a proposed office and warehouse building, located on Lot 13 on Victory Lane in Grand Oaks West Industrial Park, Section 05: Rekon Corporation.

Moved by McCririe, supported by Jarvis, to approve the impact assessment dated 08-18-97, correcting the site plan to note that wal-pak lighting will be substituted for shoe box type directed downward and limited to 250 watts. The motion carried unanimously.

5. **Request for approval** of a special use permit and impact assessment (08-01-97), corresponding to site plan (07-03-97) for a proposed multi-tenant office building, located west of Hubert Road and Grand River Ave. in Section 14: Joe DeKroub.

A. Disposition of special use permit.

Moved by Jarvis, supported by Robertson, to approve the special use permit allowing a building 26,880 in area in NSD. The motion carried unanimously.

B. Disposition of impact assessment.

Moved by Jarvis, supported by Skolarus, to approve the impact assessment dated 08-01-97 as submitted. The motion carried unanimously.

C. Disposition of site plan.

Moved by McCririe, supported by Jarvis, to approve the site plan (07-03-97) conditional upon the following:

- a letter of credit or a bond in the amount of \$10,000.00 being placed with the township clerk to cover landscaping;
- the retention pond shall be designed as noted on the plan and shall not include a fence;
- the petitioner agrees that they shall add no additional water to the drain that currently traverses the site;
- the petitioner shall provide a shared access easement and agreement to be approved by the township board and attorney which shall call for the full width of the easement to be constructed in conjunction with this development;
- the petitioner shall provide a deed restricted covenant and conservation easement on the south property line adjacent to the proposed retention area which shall be 20' in width where all existing vegetation shall be preserved and left in its natural state to the satisfaction of the township planner, attorney, and township board;
- the petitioner shall provide a construction fence to assure preservation of those trees to the rear of the site;
- additional tree plantings shall be provided on the south portion of the site adjacent to the residential and on the south portion of the parking lot adjacent to the ponds,

further, as agreed to by the township planner prior to a certificate of occupancy being issued;

- the petitioner agrees that during construction of this development no trees on the adjacent 10 acres to the east shall be removed;

The motion carried unanimously.

6. **Request for approval** of a special use permit and impact assessment (06-12-97) corresponding to site plan (08-12-97) for a minor auto repair facility in a commercial zone, located at 2727 E. Grand River Howell, Section 06: Mike Jamrose, BC Architectural Group.

A. Disposition of special use permit.

Moved by McCririe, supported by Hunt, to approve the special use permit for property that does not meet the one acre minimum nor the 250' lot width requirements. The motion carried with Skolarus opposed.

B. Disposition of impact assessment.

Moved by Jarvis, supported by McCririe, to approve the impact assessment dated 06-12-97 as submitted. The motion carried with Skolarus opposed.

C. Disposition of site plan.

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

- the petitioner shall restore or replace the fence that is on the site to the satisfaction of the township planner and agrees to maintain same during their ownership or occupancy;
- there shall be no outdoor storage on site except licensed vehicles;
- there shall be absolutely no body work performed on the site;
- there shall be no more than three mechanics working at any time on the site;
- no floor drains shall be installed or allowed in the building and any that currently exist shall be abandoned and closed;
- the building floor shall be designed so as to allow no fluids to exit the building;
- the petitioner shall provide secondary containment for the storage of all hazardous materials subject to a satisfactory review by the township planner;
- the petitioner shall be allowed two - 250 gallon tanks to hold waste oil and/or antifreeze above ground, and one - 55 gallon container for each of the following: new oil, new anti-freeze, and new transmission fluid.

The motion carried with Skolarus opposed.

7. **Request for approval** of the General Fund Financial Statement prepared on a cash basis and dated June 30, 1997.

Moved by Jarvis, supported by Robertson, to approve the Financial Statement for the General Fund as submitted. The motion carried unanimously.

8. **Request for approval** of a water and wastewater operation and maintenance agreement for Lake Edgewood and Oak Pointe facilities.

Moved by McCririe, supported by Robertson, to approve the Lake Edgewood and Oak Pointe facilities maintenance agreements at an annual cost of \$90,840.00 and \$149,700.00 respectively. The motion carried unanimously.

9. **Request for approval** of a renewal of a one year contract with Township Assessor, Tom Florida as recommended by the administrative committee.

Moved by Robertson, supported by Ledford, to approve a one year contract with the assessor for \$49,220.00. The motion carried unanimously.

**Administrative Business:**

Moved by Robertson, supported by Hunt, to approve for payment vouchers totaling \$128,914.03. The motion carried. Moved by Hunt, supported by Ledford, to approve for payment a voucher totaling \$4,959.60 for Heikkinnen. The motion carried.

Moved by Jarvis, supported by Robertson, to approve the Minutes of the August 4, 1997 regular meeting of the township board as submitted. The motion carried.

The regular meeting of the township board was adjourned at 8:20 p.m.

Respectfully submitted,



Paulette A. Skolarus  
Genoa Township Clerk

(BA, LCP 08-27-97)

GENOA TOWNSHIP BOARD  
Regular Meeting  
September 2, 1997  
7:00 p.m.

AGENDA

**Call to Order.**

**Pledge of Allegiance.**

**Approval of Agenda.**

**Call to the Public.**

- 1. Discussion** of a request for a public hearing for a Class C Liquor License for the Outback Steak House: Mark V. Wibel. (PULL FROM PREVIOUS PACKET)
- 2. Consideration** of the bid recommendation from Ann Arbor Architectural Group for the new township hall.
- 3. Request for approval** of a resolution regarding the Grand River Water Project.

**Administrative Business:**

- A. Correspondence.
- B. Payment of Bills.
- C. Approval of Minutes: August 18, 1997

**Standing Reports:**

Supervisor	Clerk..
Treasurer	Trustees
Manager	Attorney

**Adjournment.**

**GENOA TOWNSHIP BOARD**  
Regular Meeting  
September 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, Robin Hunt, Gary McCririe, Kathy Robertson, Jean Ledford and Craig Jarvis. Also present were Jim Stornant, Township Zoning Administrator and approximately 5 persons in the audience.

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

A call to the public was made with no response.

1. **Discussion** of a request for a public hearing for a Class C Liquor License for the Outback Steak House: Mark V. Wibel.

Moved by Robertson, supported by McCririe, to request that the clerk schedule a public hearing on October 6, 1997 for consideration of the granting of a liquor license. The motion carried unanimously.

2. **Consideration** of the bid recommendation from Ann Arbor Architectural Group for the new township hall.

Murray informed the Board that the Building Committee met and reviewed the information received from Ann Arbor Architectural Group and is recommending that Irish Construction be awarded the bid contract for the Township Hall.

Moved by Jarvis, supported by McCririe, that Irish Construction be awarded the bid contract to build the new Township Hall per the attached resolution. The motion carried unanimously.

3. **Request for approval** of resolutions regarding the Grand River Water Project.
  - A. Resolution No. 2 – Resolution approving plans, cost estimates and special assessment district, and causing the special assessment roll to be prepared.

Moved by McCririe, supported by Robertson, to adopt Resolution No. 2 for the Grand River Water Extension Project. The motion carried by roll call vote as follows: Ayes – Ledford, McCririe, Hunt, Robertson, Jarvis and Murray. Nays – None. Absent – Skolarus.



B. Resolution No. 3 – Resolution approving the contract between Genoa Township and Livingston County.

Moved by McCririe, supported by Jarvis, to adopt Resolution No. 3 for the Grand River Water Extension Project. The motion carried by roll call vote as follows: Ayes – Ledford, McCririe, Hunt, Robertson, Jarvis, Murray. Nays – None. Absent – Skolarus.

**Administrative Business:**

Moved by Ledford, supported by Robertson, to approve for payment vouchers totaling \$138,114.52. The motion carried unanimously.

Moved by McCririe, supported by Jarvis, to approve the Minutes of the August 18, 1997 regular meeting of the township board as submitted. The motion carried unanimously.

The regular meeting of the township board was adjourned at 7:25 p.m.

Respectfully submitted,



Robin L. Hunt  
Genoa Township Treasurer

(BA, LCP 09-10-97)

Genoa Twp. Regular Mtg. 9/02/97

Resolution to accept bid for new Township Hall

We resolve that the Administrative Committee, consisting of Robert Murray, Paulette Skolarus, Robin Hunt and James Stornant be authorized to enter into a contract for general construction with Irish Construction to construct a new Township Hall as described by the Contract Documents prepared by Ann Arbor Architects Collaborative dated July 17, 1997 for a base bid amount not to exceed \$1,656,882. The Contract shall include work described in Alternate #1 for an additional amount of \$25,944. and shall include work described in Alternate #2 for an additional amount of \$10,620.

GENOA TOWNSHIP BOARD  
Regular Meeting  
September 15, 1997  
7:00 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. Request for approval of the impact assessment (08-05-97), corresponding to site plan (09-09-97) for a proposed addition to the Community Bible Church, located at 7364 W. Grand River, Brighton in Section 13: Larry Aless, Aprecis, Inc., Community Bible Church, Pastor Don Sweeney.
2. Request for approval of site plan (09-10-97), special use, and corresponding impact assessment (08-19-97) for a proposed addition to an existing vacant building for an "Olympia Radiator Service", site located on Grand River between Gray and Dorr Roads in Howell, Section 10: Olympia Radiator Service, Craig Seger, Desine, Inc.
3. Discussion of Provisions for Bylaws and Ordinance Amendment for the Zoning Board of Appeals in consideration of Use Variances: Rick Heikkinen.
4. Discussion of the land division ordinance.
5. Request for consideration in the Allen and Lori Keeling petition.
6. Discussion of resolution regarding bond refunding through the Michigan Bond Authority.

Administrative Business:

- A. Correspondence
- B. Approval of Minutes: Sept. 2, 1997
- C. Payment of Bills.

Standing Reports:

Supervisor  
Treasurer  
Attorney

Clerk  
Trustees  
Manager

Adjournment.

GENOA TOWNSHIP BOARD  
Regular Meeting  
September 15, 1997

MINUTES

A Regular meeting of the Genoa Township Board was called to order by Supervisor Murray at 7:00 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, Craig Jarvis, Kathy Robertson, Jean Ledford and Gary McCririe. Also present were Jim Stornant, Township Zoning Administrator; Rick Heikkinen, Township Attorney; and five 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 no response.

- 1) Request for approval of the impact assessment (08-05-97), corresponding to site plan (09-09-97) for a poposed addition to the Community Bible Church, located at 7364 W. Grand River, Brighton in Section 13: Larry Aless, Aprecis, Inc., Community Bible Church, Pastor Don Sweeney.

Moved by Skolarus, supported by Jarvis, to approve the impact assessment with the understanding that sewer hookup will be required by the petitioner. Further, that 4.8 residential equivalent users will be assessed Community Bible Church. The motion carried unanimously.

- 2) Request for approval of a special use permit corresponding to impact assessment (08-19-97) and corresponding site plan (09-10-97) for a proposed addition to an existing vacant building for an "Olympia Radiator Service", located on Grand River between Gray and Dorr Roads in Howell, Section 10: Olympia Radiator Service, Craig Seger, and Desine, Inc.

A. Disposition of site plan.

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

B. Disposition of special use permit.

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

C. Disposition of impact assessment.

Moved by McCririe, supported by Jarvis, to approve the impact assessment (08-18-97) contingent upon the following:

- a recordable joint access driveway agreement will be submitted to and approved by the township attorney;
- an agreement between the petitioner and the neighboring property owner (Mitter) be submitted that would address the paving of the parcels and the stormwater disposal;
- \$22,940.00 is the determined cost for residential equivalent users relative to sewer hookup.

The motion carried unanimously.

- 3) Discussion of Provisions for Bylaws and Ordinance Amendment for the Zoning Board of Appeals in consideration of Use Variances: Rick Heikkinen.

The provisions for Bylaws were discussed. It was recommended that the matter be discussed with the township planner and Heikkinen prepare a draft for review at the next regular meeting of the board.

- 4) Discussion of the land division ordinance.

Moved by Robertson, supported by Jarvis, to approve the land division ordinance No. 970915 as amended by the board. The motion carried unanimously.

- 5) Request for consideration in the Allen and Lori Keeling petition.

Moved by McCririe, supported by Ledford, to deny a request by the Keeling's attorney and to ask Heikkinen to respond accordingly. The motion carried unanimously.

- 6) Discussion of a resolution regarding bond refunding through the Michigan Bond Authority.

Moved by McCririe, supported by Ledford, to adopt a resolution regarding the Genoa Township Special Assessment Bonds for the Homestead Area Project in the amount of \$455,000.00. The motion carried by roll call vote as follows: Ayes – Ledford, McCririe, Robertson, Jarvis, Skolarus and Murray. Nays – None. Absent – Hunt.

Moved by McCririe, supported by Ledford, to adopt a resolution regarding the Genoa Township Special Assessment Bonds for the Lake Edgewood Sanitary Sewer Project in the amount of \$1,330,000.00. The motion carried by roll call vote as follows: Ayes – Ledford, McCririe, Robertson, Jarvis, Skolarus and Murray. Nays – None. Absent – Hunt.

Administrative Business:

A letter from Laura DeMare, who lives in the DelGuidice development, was received expressing concern over the accessibility of nearby developments to the handicapped. It

was suggested that the matter be raised informally with Paul DelGuidice and that he be asked to address this concern in his next petition.

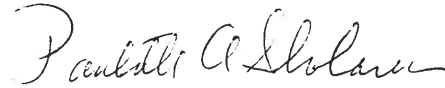
Moved by Robertson, supported by McCririe, to approve the Minutes of the 09-02-97 regular meeting of the board as presented. The motion carried with Skolarus abstaining.

Moved by Ledford, supported by Robertson, to approve for payment vouchers totaling \$112,203.59. The motion carried.

A joint meeting of the ZBA, PC and Township board will be held on Monday Sept. 29<sup>th</sup> with The Strader Group.

The regular meeting of the board was adjourned at 8:40 p.m.

Respectfully submitted,



Paulette A. Skolarus  
Genoa Township Clerk

(BA, LCP 09-24-97)

GENOA TOWNSHIP BOARD  
Special Meeting  
September 29, 1997  
7:00 p.m.

AGENDA

**Call to Order.**

**Pledge of Allegiance.**

**Approval of Agenda.**

**Call to the Public.**

- 1. Presentation** by Jere Michaels on the enhanced 911 emergency system for the county.
- 2. Request for approval** of a resolution for bond refinancing for Genoa Ocala.

**Adjournment.**

**WORK SESSION**  
(IMMEDIATELY FOLLOWING SPECIAL MEETING)

**Call to Order.**

- 1. Discussion** of the township ordinance and master plan as presented by The Strader Group.

**Adjournment.**



GENOA TOWNSHIP BOARD  
Special Meeting  
September 29, 1997

MINUTES

A Special 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, Gary McCririe and Kathy Robertson. Also present were: Jim Stornant, Township Zoning Administrator; Brad Strader and Jeff Purdy, Township Planners; and approximately ten persons in the audience.

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

A call to the public was made with no response.

1. **Presentation** by Jere Michaels on the enhanced 911 Emergency System for the county.


Jere Michaels and Dick Winsett provided an overview of the 911 Emergency System. The cost to individual homeowners would not exceed \$3.00 per telephone line per month. The State Police informed the County that they would terminate service as of January 1, 1999. During 1996, 83,714 calls were made to the emergency system.

2. **Request for approval** of a resolution for bond refinancing for Genoa Oceola Sanitary Sewer Drain #1.

Moved by McCririe, supported by Robertson to adopt a resolution to proceed with a refunding bond issue. The motion carried by roll call vote as follows: Ayes – Ledford, McCririe, Hunt, Robertson, Skolarus and Murray. Nays – None.

The Special Meeting of the board was adjourned at 7:25 p.m. A work session of the Township Board, Planning Commission and Zoning Board of Appeals commenced to discuss the Township Master Plan. No formal action was taken.

Respectfully submitted,

  
Paulette A. Skolarus  
Genoa Township Clerk

(BA, LCP 08-08-97)

**GENOA TOWNSHIP BOARD**

Regular Meeting

October 6, 1997

7:00 p.m.

AGENDA

**Call to Order.**

**Pledge of Allegiance.**

**Approval of Agenda.**

**Call to the Public.**

1. **Public Hearing** on a request for a Class C Liquor License as requested by Outback Steak House and Mark V. Wibel.
  - A. Call to the public.
  - B. Disposition of request.
2. **Presentation** by Pfeffer and Haniford on the results of the Township Audit for fiscal year 1996-97.
3. **Request for tentative approval** of the preliminary plat for Lakewood Knoll No. 3, located within the Lakewood Knoll Development, east of Latson Road and North of Grand River in Section 04: Paul DelGiudice, PMJ Development Corp.
  - A. Disposition of impact assessment.
  - B. Disposition of preliminary plat.
4. **Request for approval** of the impact assessment (08-27-97) corresponding to site plan (09-16-97) for a proposed "Fitness Center", located on the south side of Grand River between Hubert and Dorr Roads on approximately 2.11 acres in Section 14: Baruzzini Construction, Yong Sop Kil.
5. **Request for approval** of Resolution No. 4 (acknowledging the filing of the special assessment roll, scheduling a hearing and directing the issuance of statutory notices) for the Grand River Water Extension Project.
6. **Request for approval** of amendments to the township ordinance regarding animal shelters, kennels, and the number of domestic pets allowed in Agricultural and Country Estate Zoning Districts, and sign standards for water towers.

**7. Request for approval of appointments:**

- A. Planning Commission.
- B. Zoning Board of Appeals.
- C. Governmental Services Commission.
- D. Gypsy Moth Suppression Program.
- E. Greenways.

**8. Discussion of Provisions for Bylaws and Ordinance Amendment for the Zoning Board of Appeals in consideration of Use Variances: Rick Heikkinen.**

**9. Request for approval of a Class C Liquor License for Genoa Woods Conference Center.**

**Administrative Business:**

Correspondence.  
Approval of Minutes: Sept. 15, 1997 and Sept. 29, 1997.  
Payment of Bills.

**Standing Reports:**

Supervisor	Clerk
Treasurer	Manager
Trustees	Attorney

**Adjournment.**

## GENOA TOWNSHIP BOARD

Regular Meeting

October 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, Jean Ledford and Craig Jarvis. Also present were Jim Stornant, Township Zoning Administrator; Rick Heikkinen, Township Attorney; and approximately ten 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 no response.

- 1. Public Hearing** on a request for a Class C Liquor License as requested by Outback Steak House and Mark V. Wibel.

A Call to the public was made with no response. Moved by Ledford, supported by Robertson, to approve a Class C Liquor License for the Outback Steak House. The motion carried.

- 2. Presentation** by Pfeffer and Haniford on the results of the Township Audit for fiscal year 1996-97, Ken Palka and Pat Haniford.

Palka – The Township books and records are in excellent condition. As of June 30, 1997, the Township carried a little less than one million dollars in excess of liabilities.

- 3. Request for tentative approval** of the preliminary plat for Lakewood Knoll No. 3, located within the Lakewood Knoll Development, east of Latson Road and North of Grand River in Section 04: Paul DelGiudice, PMJ Development Corp.

A. Moved by McCririe, supported by Robertson, to approve the impact assessment(08-07-97) The motion carried unanimously

B. Moved by Robertson, supported by Jarvis, to approve to grant tentative approval of the preliminary plat as presented. Further, to request that Mr. DelGuidice respond to the township request for bike/walk path connecting their development to the commercial property immediately to the south. The motion carried unanimously.

- 4. Request for approval** of the impact assessment (08-27-97) corresponding to site plan (09-16-97) for a proposed “Fitness Center”, located on the south side of Grand River between Hubert and Dorr Roads on approximately 2.11 acres in Section 14: Baruzzini Construction, Yong Sop Kil.

Moved by McCririe, supported by Jarvis, to approve the impact assessment as presented with the following conditions: 1. The petitioner shall cooperate with the township regarding the utility easement across the front of the subject property for the installation of water and sewer lines at a later date. 2. At such time as the driveway entrance to Grand River is moved to the easement area, the petitioner agrees to abandon the current driveway to the satisfaction of the township. The motion carried unanimously.

- 5. Request for approval** of Resolution No. 4 (acknowledging the filing of the special assessment roll, scheduling a hearing and directing the issuance of statutory notices) for the Grand River Water Extension Project.

Moved by Skolarus, supported by Robertson, to approve the resolution scheduling the public hearing for 10-20-97. The motion carried by roll call vote as follows: Ayes – Ledford, McCririe, Hunt, Robertson, Jarvis, Skolarus and Murray. Nays – None. Absent – None.

- 6. Request for approval** of amendments to the township ordinance regarding animal shelters, kennels, and the number of domestic pets allowed in Agricultural and Country Estate Zoning Districts, and sign standards for water towers.

Moved by Robertson, supported by Hunt, to approve the amendments to the township ordinance as presented. The motion carried by roll call vote as follows: Ayes – Ledford, McCririe, Hunt, Robertson, Jarvis, Skolarus and Murray. Nays – None. Absent – None.

- 7. Request for approval** of appointments:

- A. Moved by Skolarus, supported by Robertson, to reappoint Barbara Figurski and Don Pobuda to the Planning Commission for a three-year term to expire 06-30-2000. The motion carried.
- B. Moved by Skolarus, supported by Robertson, to reappoint to the Zoning Board of Appeals Barbara Figurski and Chris Hensick to a three-year term to expire 06-30-2000. The motion carried.
- C. Moved by McCririe, supported by Ledford, to reappoint Robert Murray and Robin Hunt (Alternate) to the Governmental Services Commission for a two-year term to expire 06-30-99). The motion carried.
- D. Moved by Skolarus, supported by Jarvis, to reappoint Kathy Robertson to the Gypsy Moth Program for a term to expire March 3, 1999. The motion carried.
- E. Moved by Robertson, supported by Jarvis to reappoint Paulette Skolarus to the Greenways Committee for a term to expire March 3, 1999. The motion carried.

**8. Discussion of Provisions for Bylaws and Ordinance Amendment for the Zoning Board of Appeals in consideration of Use Variances: Rick Heikkinen.**

Moved by Skolarus, supported by Hunt, to table until Heikkinen makes a final determination. The motion carried.

**9. Request for approval of a Class C Liquor License for Genoa Woods Conference Center.**

Moved by Jarvis, supported by Ledford, to deny a request for a Class C Liquor License for Genoa Woods since no license is available in the township at this time. The motion carried.

**Administrative Business:**

Moved by Robertson, supported by Ledford, to approve the Minutes of the 09-15-97 Regular Meeting as presented. The motion carried with Hunt abstaining.

Moved by Robertson, supported by Ledford, to approve the Minutes of the 09-29-97 Special Meeting as presented. The motion carried with Jarvis abstaining.

Moved by Hunt, supported by Ledford, to approve for payment vouchers totaling \$154,662.32 as presented. The motion carried.

A ground breaking for the new township hall will be held on Thursday at 12:00 in the afternoon.

The regular meeting of the Genoa Township Board was adjourned at 8:00 p.m.

Respectfully submitted,

*Paulette A. Skolarus, ml*

Paulette A. Skolarus  
Genoa Township Clerk

(BA, LCP 10-15-97)

GENOA TOWNSHIP BOARD  
Regular Meeting and Public Hearing  
October 20, 1997  
7:00 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. **Public Hearing** upon the Special Assessment Roll for the Grand River Avenue Water Extension Project: Jim Kiefer (Dykema Gossett).
  - A. Call to property owners.
  - B. Call to the public.
2. **Request for approval** of an environmental impact assessment (09-22-97) corresponding to site plan (03-25-97) for a proposed "Greenhouse" located at Telly's Garden on Grand River between Kellogg and Dorr Roads in Section 11: George Papadelis.
3. **Request for approval** of a special use permit and impact assessment (09-11-97) corresponding to site plan (10-14-97) for an existing outdoor storage facility for Underwood Leasing, located at 7184 W. Grand River: BC Architecture.
  - A. Disposition of special use permit.
  - B. Disposition of impact assessment.
  - C. Disposition of site plan.

Administrative Business:

- A. Correspondence.
- B. Approval of Minutes: Oct. 6, 1997.
- C. Approval of Vouchers.

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Manager	Attorney

Adjournment.

GENOA TOWNSHIP BOARD  
Regular Meeting and Public Hearing  
October 20, 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, Jean Ledford, Gary McCririe, and Kathy Robertson. Also present were: Jim Stornant, Township Zoning Administrator; and six persons in the audience.

Moved by Robertson, supported by Hunt, to approve the Agenda with the addition of item 1.C. – A resolution confirming the special assessment roll for the Grand River Avenue water extension project. The amended agenda was approved unanimously.

A Call to the Public was made with no response.

1. **Public Hearing** upon the Special Assessment Roll for the Grand River Avenue Water Extension Project: Don Lund, McNamee Porter & Seeley.

A call to property owners and the public was made with the following response: Don McCluskey – When will construction of this project start? Lund – The county drain office is expected to begin construction in November. McCluskey – Will this pipe be close to the gas line? Lund – It is close but along the road right of way and five feet deep. We will bore under the driveways. It is our intent to return the properties to the same condition as before work begins. Murray – We are negotiating fees with the City of Brighton. The project will cost \$495,000.00 with the township residents to pay \$141,000.00 through the special assessment district. George Papadalis – Will there be service from Kellogg to Dorr? Murray – Our goal is to have all parcels along the Grand River Corridor serviced with sewer and water, however there needs to be a demand.

Moved by Skolarus, supported by Robertson, to approve Resolution No. 5 (confirming the special assessment roll for the Grand River Water Extension Project). 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 an environmental impact assessment (09-22-97) corresponding to site plan (03-25-97) for a proposed “Greenhouse” located at Telly’s Garden on Grand River between Kellogg and Dorr Roads in Section 11: George Papadalis.

Moved by Robertson, supported by Hunt, to approve the impact assessment contingent upon the following: the petitioner will meet all the requirements of the Planning Commission with regard to site plan; a drainage plan will be submitted to the township engineers for review and approval. The motion carried unanimously.



The delivery only access drive to the west was discussed. It was determined that not allowing a customer entrance at this site endangered the lives of citizens who turned in but then could not access the greenhouse. Moved by Jarvis, supported by Skolarus, to allow the westerly entrance as a customer entrance. The motion carried unanimously.

**3. Request for approval of a special use permit and impact assessment (09-11-97) corresponding to site plan (10-14-97) for an existing outdoor storage facility for Underwood Leasing, located at 7184 W. Grand River: BC Architecture.**

A. Disposition of special use permit.

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

B. Disposition of impact assessment.

Moved by Robertson, supported by Jarvis to approve the impact assessment dated Sept. 11, 1997 as presented. The motion carried unanimously.

C. Disposition of site plan.

Moved by McCrie, supported by Ledford to approve the site plan with the following changes: to modify the planning commission requirement for a wood fence and substitute seven canopy, seven evergreen and 28 shrubs along the west property line; the species, size and location to be approved by the township planners. The motion carried unanimously.

**Administrative Business:**

Moved by Ledford, supported by Robertson, to approve the Minutes of the 10-06-97 regular meeting of the board as presented. The motion carried.

Moved by Hunt, supported by Robertson, to approve for payment vouchers totaling \$120,309.86 as presented. The motion carried.

Moved by Skolarus, supported by Jarvis, to amend the budget for the General Fund to add \$2,000.00 to the line item for drains. Further, to allow payment of \$1,536.85 to repair a storm drain outlet in Prairie View Sub on Prairie View St. The motion carried unanimously.

A work session of all boards will be held on Monday, Oct. 27, 1997 at 7:00 p.m.  
The regular meeting of the board was adjourned at 8:00 p.m.

Respectfully submitted,



Paulette A. Skolarus  
Genoa Township Clerk

**GENOA TOWNSHIP ELECTION COMMITTEE**

Special Meeting  
November 3, 1997  
7:00 P.M.

AGENDA

**Call to order.**

**Approval of Agenda.**

**1. Discussion of election officials and salaries for the Nov. 4, 1997 election.**

**A. Recommendation to the Township Board.**

**Adjournment.**

**Genoa Township Board**

Regular Meeting  
Nov. 3, 1997

(Immediately following the election committee meeting)

AGENDA

**Call to order.**

**Pledge of Allegiance.**

**Approval of Agenda.**

**Call to the Public.**

- 1. Request for approval of the impact assessment (10-29-97) corresponding to site plan (10-29-97) for a proposed "Outback Steak House", located on Conference Center Drive, on a vacant lot between Marriot Courtyard and Cracker Barrel Restaurant, in Section 24: Lindhout Associates.**
- 2. Request for approval of the impact assessment (09-12-97) and special use permit, corresponding to site plan (10-29-97) for a proposed addition to Leppek Nursery, located on the north side of Grand River Ave., in Section 13: Lindhout Associates.**

- A. Disposition of special use permit.
- B. Disposition of impact assessment.
- C. Disposition of site plan.

3. **Request for approval** of a recommendation by the election committee regarding election officials and salaries for the Special Election Nov. 4, 1997.
4. **Request for approval** of budget amendments for the General Fund for fiscal 1997 – 1998 as recommended.
5. **Request for approval** of a resolution regarding the millage levy as requested by Township Assessor Florida.
6. **Consideration** of appointments for terms expiring 11-20-97.
7. **Request for approval** of a Class C Liquor License for the Genoa Woods Conference Center.
8. **Adjourn** to executive session to consider pending litigation as requested by Township Attorney Heikkinen.

**Administrative Business:**

Correspondence.

Payment of Vouchers.

Approval of Minutes: Oct. 20, 1997 regular meeting.

**Standing Reports:**

Supervisor  
Treasurer  
Manager

Clerk  
Trustees  
Attorney

**Adjournment.**

## GENOA TOWNSHIP ELECTION COMMITTEE

Special Meeting  
November 3, 1997

### MINUTES

A special meeting of the election committee was called to order by Supervisor Murray at 7:00 p.m. at the Genoa Township Hall. The following committee members were present constituting a quorum for the transaction of business: Robert Murray, Paulette Skolarus and Robin Hunt. Also present were five persons in the audience.

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

1. **Discussion** of election officials and salaries for the Nov. 4, 1997 election.

**A. Recommendation** to the Township Board.

Moved by Skolarus, supported by Hunt, to recommend approval of the Salaries and election officials as submitted. The motion carried.

The meeting of the election committee was adjourned at 7:05 p.m.

## Genoa Township Board

Regular Meeting  
Nov. 3, 1997

### MINUTES

A regular meeting of the Genoa Township Board was called to order by Supervisor Murray at 7:05 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; Rick Heikkinen, Township Attorney; and five persons in the audience.

Moved by Robertson, supported by McCririe, to approve the Agenda with the addition of the words "and Others" to item 6. The amended Agenda was voted and approved unanimously.

A call to the public was made with no response.

1. **Request for approval** of the impact assessment (10-29-97) corresponding to site plan (10-29-97) for a proposed "Outback Steak House", located on Conference Center

Drive, on a vacant lot between Marriot Courtyard and Cracker Barrel Restaurant, in Section 24: Lindhout Associates.

Moved by Skolarus, supported by Ledford, to approve the impact assessment and site plan with the following changes or corrections:

- correcting Item “e” to read “.1”;
- the retaining wall may be constructed of boulders;
- the fence may be replaced with Colorado Blue Spruce or the like;
- The revised landscape plan will be submitted to the township planners for review and approval.

The motion carried unanimously.

- 2. Request for approval** of the impact assessment (09-12-97) and special use permit, corresponding to site plan (10-29-97) for a proposed addition to Leppek Nursery, located on the north side of Grand River Ave., in Section 13: Lindhout Associates.

A. Disposition of special use permit.

Moved by Robertson, supported by McCririe, to approve the Special Use Permit dated 09-12-97. The motion carried unanimously.

B. Disposition of impact assessment.

Moved by McCririe, supported by Jarvis, to approve the impact assessment as presented with the following conditions:

- Storage of palleted materials shall be limited to the barn;
- There shall be no stockpiling of bulk merchandise in front of the building;
- Outdoor storage shall be limited to nursery stock.

The motion carried unanimously.

C. Disposition of site plan.

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

- Review and approval by the township engineers of all plans and specifications prior to the issuance of a Land Use Permit;
- There shall be no storage of materials south of the rear of the existing barn;
- The existing outdoor storage bins shall not be expanded;
- The detention and retention ponds as proposed shall be designed so as not to require a fence;
- The sign shall not be located in any area more than one foot above the existing grade;
- No outdoor public address system shall be installed or used at any time;
- The petitioner shall exercise normal and continuous maintenance for dust control on the existing and proposed gravel walks and driveways.

The motion carried unanimously.

- 3. Request for approval** of a recommendation by the election committee regarding election officials and salaries for the Special Election Nov. 4, 1997.

Moved by McCririe, supported by Ledford, to approve the election committee recommendation for officials and salaries. The motion carried unanimously.

4. **Request for approval** of budget amendments for the General Fund for fiscal 1997 – 1998 as recommended.

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

5. **Request for approval** of a resolution regarding the millage levy as requested by Township Assessor Florida.

Moved by Robertson, supported by Ledford, to approve .9417 mills for levy on the Dec. 1, 1997 tax bill. The motion carried unanimously.

6. **Consideration** of appointments for terms expiring 11-20-97.

Moved by McCririe, supported by Robertson, to approve the extension of appointments for one-year terms ending 11-20-98 as follows:

- McCririe to the Planning Commission;
- Murray and Skolarus (Alternate) to the Zoning Board of Appeals;
- Skolarus to the Livingston County Chapter of Michigan Townships Association;
- Jarvis and Murray (alternate) to SELCRA;
- Robertson and Skolarus (alternate) to SEMCOG;
- Hunt, Murray and Skolarus (alternate) to Genoa Oceola Sewer & Water Authority;
- Ledford to Howell Parks & Recreation;
- Murray, Hunt and Skolarus (alternate) to MHOG;
- Skolarus, Hunt and Jarvis to the Cemetery Committee;
- Skolarus as FOE coordinator.

The motion was voted and carried unanimously.

Moved by Skolarus, supported by Jarvis, to accept the letter of resignation from Terry Newman who has regretfully resigned from the Planning Commission. The motion carried unanimously.

Moved by McCririe, supported by Jarvis, to approve the appointment of Jarrold Joseph to the Planning Commission to complete the term of Newman expiring 06-30-98. The motion carried unanimously.

Moved by Skolarus, supported by Jarvis, to appoint Nancy Litogot, to complete the term of Joseph expiring 06-30-98. The motion carried unanimously.

7. **Request for approval** of a Class C Liquor License for the Genoa Woods Conference Center.

It was the consensus of the board to have Heikkinen draft a letter to the office of the Michigan Liquor Control Commission.

8. **Adjourn** to executive session to consider pending litigation as requested by Township Attorney Heikkinen.

Moved by Jarvis, supported by Robertson, to adjourn to executive session to Discuss pending litigation between Brighton Village and Genoa Township. 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 reconvened at 8:20 p.m.

Moved by McCririe, supported by Jarvis, to approve a settlement, mutual release, and discharge agreement modifying section 3.1 to read “Brighton”. The motion carried unanimously.

**Administrative Business:**

Moved by Robertson, supported by Hunt, to approve for payment vouchers totaling \$64,471.56 as presented. The motion carried unanimously.

Moved by Hunt, supported by Jarvis, to approve the Minutes of the 10-20-97 regular meeting of the board as presented. 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 11-12-97)

NOVEMBER 17, 1997  
MEETING CANCELLED

DUE TO DEATH OF JIM STORNANT, MANAGER



**GENOA TOWNSHIP BOARD**

Regular Meeting  
December 1, 1997  
7:00 P.M.

**AGENDA**

**Call to order.**

**Pledge of Allegiance.**

**Approval of Agenda.**

**Call to the Public.**

1. **Introduction of issues** and concerns related to the township, Don Lund.
  - A. Nitrate contamination of water and recommendation.
  - B. Septage solutions – “Healthy Livingston”.
  - C. Wetland construction.
2. **Request for approval** or a letter of acceptance regarding the completion of the water and sewer service for Pine Creek Ridge Sub No. 4, as requested by Township Engineers, McNamee Porter and Seeley.
3. **Request for approval** of the impact assessment (09-12-97) corresponding site plan for a proposed 6,000 square foot building, located on the southwest corner of Grand Oaks & Cleary Drive in the Grand Oaks Commercial Park, in Section 05: Accu-Temp. BC Architectural.
4. **Request for final approval** of the preliminary plat for Lakewood Knoll Phase III, for a 37-lot development located on Latson Road within the Lakewood Knoll Development: in Section 04: Boss Engineering, Paul DelGiudice.
  - A. **Disposition** of impact assessment.
  - B. **Disposition** preliminary plat.
5. **Request for final approval** of the final plat for Pine Creek Ridge Sub. No. 5 within the Pine Creek Development located off Brighton Road: Giffels-Webster, River Place Abbey.
  - A. **Disposition** of impact assessment.
  - B. **Disposition** of final plat.

6. **Request for approval** of the impact assessment and corresponding site plan for a proposed addition to “Hooks Carpet Mart” located at the corner of Hughes and Grand River in Section 11: James Dennis.

**Administrative Business:**

Correspondence.

Payment of Vouchers.

Approval of Minutes: Nov. 3, 1997 regular meeting.

**Standing Reports:**

Supervisor

Treasurer

Manager

Clerk

Trustees

Attorney

**Adjournment.**

## GENOA TOWNSHIP BOARD

Regular Meeting  
December 1, 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, Gary McCririe, Kathy Robertson and Craig Jarvis. Also present were Rick Heikkinen, Township Attorney, and approximately ten persons in the audience.

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

A call to the public was made with the following response: Sandy Suter (representing the Howell Seniors) – The Howell Senior Center is now located in the same building as Howell Parks and Recreation. My position has been funded through a grant with the Livingston County Catholic Social Services. 11% of the seniors who partake in our program are residents of Genoa Township. Denny Troshak advised the board that the senior program is expected to become a part of the Howell Parks at a cost of \$30,000.00 annually. The future cost related to this project will be funded through the Parks and Recreation Dept. The budget for 1997-98 is expected to increase by \$2,200.00 for Genoa Township.

Bob James – The situation on Nixon Road with Mr. Halliday is not improving. He has dug a trench 100 yards in length and eight to ten feet deep. Concrete with rods is now being used to fill the ditch, however that has created a significant safety hazard. Pictures were provided of the fill with concrete and rods. Heikkinen – Mr. Halliday had a number of problems. Our opinion is that the digging did not violate the township ordinance. The re-rod should be cut off and should not be sticking out of the ground. This would be a private nuisance type situation. The DEQ should be notified since that is improper filling material. Murray – We should take whatever action we can to get that material off the site. We will write Mr. Halliday tomorrow.

#### 1. **Introduction of issues** and concerns related to the township, Don Lund.

##### A. Nitrate contamination of water and recommendation.

The state revolving loan fund is available for water contamination. If the township can show that there is a significant problem then we would be eligible for this low interest funding. It was suggested that the township encourage the testing of wells through information provided in the township newsletter.

##### B. Septage solutions – “Healthy Livingston”.

It is the goal of “Healthy Livingston” to eliminate the land application of septage by the year 2002. Genoa Township is a primary dumping site for Livingston County. The dumping of septage within the community could be prohibited by township ordinance; however, an alternate means of disposal would need to be provided by the township.

C. Wetland construction.

Constructed wetlands could be used in the near future for the disposal of effluent. Lund suggested a joint meeting of the township boards to discuss the alternatives.

2. **Request for approval** or a letter of acceptance regarding the completion of the water and sewer service for Pine Creek Ridge Sub No. 4, as requested by Township Engineers, McNamee Porter and Seeley.

Moved by Robertson, supported by Hunt, that Genoa Township hereby dedicates to the City of Brighton the tangible personal property, including mains, pipes, connections, lift stations, sewers, pumps and related appurtenances that constitute and for a part of the centralized water distribution system and waste water disposal system located in, on or under the public utility easements described and depicted on the following plats:

- (a) Plat of Pine Creek Ridge Subdivision No. 1, recorded at Liber 28, page 15, Livingston County Records.
- (b) Plat of Pine Creek Ridge Subdivision No. 2, recorded at Liber 32, Page 38, Livingston County Records.
- (c) Plat of Pine Creek Ridge Subdivision No. 3, recorded at Liber 33, Page 28, Livingston County Records.
- (d) Plat of Pine Creek Ridge Subdivision No. 4, recorded at Liber 34, Page 4, Livingston County Records.

The dedication is subject to the terms for the City of Brighton – Genoa Township Wastewater Treatment and Service Contract dated Nov. 13, 1989, as amended by the First Amendment to said agreement dated March 26, 1995. The motion carried unanimously.

3. **Request for approval** of the impact assessment (09-12-97) corresponding site plan for a proposed 6,000 square foot building, located on the southwest corner of Grand Oaks & Cleary Drive in the Grand Oaks Commercial Park, in Section 05: Accu-Temp. BC Architectural.

Moved by McCririe, supported by Robertson to approve the impact assessment dated 09-12-97, correcting page two to read detention pond instead of retention pond. Further, the signage will require separate approval. The motion carried unanimously.

4. **Request for final approval** of the preliminary plat for Lakewood Knoll Phase III, for a 38-lot development located on Latson Road within the Lakewood Knoll Development: in Section 04: Boss Engineering, Paul DelGiudice.

A. **Disposition** of impact assessment.

Moved by Jarvis, supported by Robertson, to approve the impact assessment dated 08-07-97 as presented. The motion carried unanimously.

**B. Disposition** preliminary plat.

Moved by McCririe, supported by Ledford, to grant final approval of the preliminary plat. The motion carried unanimously.

5. **Request for final approval** of the final plat for Pine Creek Ridge Sub. No. 5 within the Pine Creek Development located off Brighton Road: Giffels-Webster, River Place Abbey.

**A. Disposition** of impact assessment.

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

**B. Disposition** of final plat.

Moved by McCririe, supported by Hunt, to grant final approval of the final plat as presented. The motion carried unanimously.

6. **Request for approval** of the impact assessment and corresponding site plan for a proposed addition to “Hooks Carpet Mart” located at the corner of Hughes and Grand River in Section 11: James Dennis.

Moved by Hunt, supported by McCririe, to table until the petitioner can present this request. The motion carried unanimously.

**Administrative Business:**

Moved by Ledford, supported by Hunt, to approve for payment vouchers totaling \$178,102.61. Also, to approve a check for \$5,465.00 to Consumers Power. The motion carried unanimously.

Moved by Robertson, supported by Jarvis, to approve the Minutes of the Executive Session as presented. The motion carried unanimously.

Moved by Skolarus, supported by Hunt, to approve the Minutes of the Election Committee as submitted. The motion carried unanimously.

Moved by Robertson, supported by McCririe, to approve the Minutes of the Regular Meeting as presented. The motion carried.

**Standing Reports:**

Moved by Skolarus, supported by Robertson, to appoint Nancy Litogot, Ron Matkin and James Heaslip to the Board of Review for a three-year term expiring December 31, 2000. The motion carried unanimously.

Moved by Ledford, supported by Jarvis, to approve the second Friday in November as a township holiday in honor of Jim Stornant who recently passed away. The motion carried unanimously.

Moved by Robertson, supported by Skolarus, to approve Lindhout and Associates for professional services on a fire hall feasibility report at a cost not to exceed \$1,820.00. The motion carried unanimously.

Moved by Skolarus, supported by Robertson, to approve the following corrections to the special assessment rolls on the winter 1997-tax bill as requested by Hunt:

11-03-401-054 – remove – \$5.76 Genoa Oceola Delinquent Sewer Usage;  
11-03-401-014 – remove - \$40.40 partial year refuse;  
11-04-301-014 – remove - \$80.80 duplicate refuse billing;  
11-27-401-001 – remove - \$80.80 duplicate refuse billing;  
11-34-200-016 – remove – \$80,80 duplicate refuse billing;  
11-35-400-018 – remove - \$80.80 duplicate refuse billing.  
The motion carried unanimously.

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

Respectfully submitted,



Paulette A. Skolarus  
Genoa Township Clerk

GENOA TOWNSHIP BOARD

Regular Meeting  
December 15, 1997  
7:00 p.m.

AGENDA

Call to Order.

Pledge of Allegiance.

Approval of Agenda.

Call to the Public.

1. **Request for approval** of the site plans, special use permit and impact assessment for A proposed "Livingston County Humane Society", located on the west side of Dorr Road, just north of I-96 in Section 15.
  - A. Disposition of special use permit.
  - B. Disposition of impact assessment.
  - C. Disposition of site plan.
  
2. **Request for approval** of the site plans, special use permit and impact assessment for A proposed Meijer Store located in the northwest corner of Latson and Grand River Ave in Section 04, Todd Smith and Rick Morgan.
  - A. Disposition of special use permit.
  - B. Disposition of impact assessment
  - C. Disposition of site plan.
  
3. **Request for approval** of corrections to the special assessment rolls as requested by Township Treasurer, Robin Hunt.

Administrative Business:

Correspondence.  
Approval of Minutes: December 1, 1997  
Payment of Bills.

Standing Reports:

Supervisor	Clerk
Treasurer	Trustees
Attorney	

Adjournment.

GENOA TOWNSHIP BOARD  
Regular Meeting  
December 15, 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, Gary McCririe, and Kathy Robertson.

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

A Call to the Public was made with the following response: Carl Vagnetti – I am requesting an extension on the agreement I made with the board for the sewer assessment to my property. Moved by Hunt, supported by McCririe, to extend the agreement for a sewer tap and inclusion in the special assessment district for a period not to exceed Oct. 1, 1998 for property located on Clifford Road and owned by Vagnetti. The motion carried unanimously.

**1. Request for approval** of the site plans, special use permit and impact assessment for A proposed “Livingston County Humane Society”, located on the west side of Dorr Road, just north of I-96 in Section 15.

A. Disposition of special use permit.

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

B. Disposition of impact assessment.

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

C. Disposition of site plan.

Moved by Robertson, supported by Skolarus, to approve the site plan for Phase I as presented. The motion carried unanimously.

**2. Request for approval** of the site plans, special use permit and impact assessment for A proposed Meijer Store located in the northwest corner of Latson and Grand River Ave in Section 04, Todd Smith and Rick Morgan.

A. Disposition of special use permit.

Moved by McCririe, supported by Ledford, to approve the Special Use Permit for construction of a retail establishment including garden center conditional upon the approval of any and all road agencies for expansion and improvements of the road network, as this meets the requirements of the zoning ordinance, Article 12 in General Specifications, Section 12.0802, para. A through E, and Section 12.2574 and Section



12.2526. The motion carried as follows: Ayes – Murray, McCririe, Hunt, Robertson and Ledford. Nay – Skolarus.

B. Disposition of impact assessment.

Moved by McCririe, supported by Hunt, to approve the impact assessment dated 11-05-97 conditional upon the widening of Grand River through a special assessment district, prior to the construction of this site. Further, the petitioner will assume those improvements themselves should the S.A.D. not go forward. The motion carried as follows: Ayes – Murray, McCririe, Hunt, Robertson and Ledford. Nay – Skolarus.

C. Disposition of site plan.

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

- Township engineers review and approval of all plans and specifications;
- Petitioner shall provide to the Township Board easements for McDonalds to use the west extension, satisfactory to the township attorney;
- Petitioner shall provide to the Township Board and attorney satisfactory documents showing the agreement for McDonalds for relocation of their driveway as depicted on the site plan;
- Light fixtures associated with the sidewalks and bike paths should be identical to those used in other portions of the PUD;
- Outlots as depicted in the PUD plan are specifically excluded from any approvals and shall require separate site plan approval in the future;
- Petitioner understands and agrees that at no time shall there be any building signs other than the one shown on the site plan;
- The public address system shall at no time be audible to the adjacent residents;
- Petitioner shall acquire all necessary approvals for driveways and road improvements from MDOT and the Livingston County Road Commission;
- Petitioner shall provide a letter of approval from the Fire Marshall.

The motion carried as follows: Ayes – Murray, McCririe, Hunt, Robertson and Ledford. Nay – Skolarus.

**3. Request for approval of corrections to the special assessment rolls as requested by Township Treasurer, Robin Hunt.**

Moved by Robertson, supported by Skolarus, to approve the following changes to the special assessment rolls included on the 1997 winter tax roll:

- Refuse (0012)
  - 11-03-300-015 – remove \$80.80 – duplicate billing
  - 11-04-300-010 – remove \$80.80 – commercial building
  - 11-11-300-023 – remove \$80.80 – duplicate billing
  - 11-17-400-012 – remove \$80.80 – duplicate billing
  - 11-22-302-002 – remove \$80.80 – duplicate billing
  - 11-25-400-042 – remove \$80.80 - duplicate billing
  - 11-26-300-029 – remove \$80.80 – duplicate billing
  - 11-28-406-027 – remove \$80.80 – duplicate billing

GENOA TOWNSHIP BOARD Regular Meeting – December 15, 1997

- Tri-Lakes Rd. Improvement (3140)  
11-27-103-060 – remove \$254.64 – annual principal was entered incorrectly, amount levied on the winter tax bill is double what it should be
  - Oak Pointe Delinq. Usage (2050)  
11-21-400-018 – remove \$139.99 – water usage billed in error.
- The motion carried unanimously.

Administrative Business:

Moved by Robertson, supported by Hunt, to approve the Minutes of the Dec. 1, 1997 regular meeting of the board as presented. The motion carried.

Moved by Ledford, supported by Robertson, to approve for payment vouchers totaling \$231,955.63. The motion carried.

Moved by Skolarus, supported by Ledford, to approve the summer collection of taxes for the Howell School District at the same rates as negotiated for the summer of 1997. The motion carried unanimously.

The regular meeting of the board was adjourned at 9:25 p.m.

Respectfully submitted,



Paulette A. Skolarus  
Genoa Township Clerk

(BA, LCP 12-24-97)