

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
May 20, 2024

MINUTES

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm at the Township Hall. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Paulette Skolarus, Jean Ledford, Terry Croft, Robin Hunt, Diana Lowe and Jeff Dhaenens. Also present was Township Manager Kelly VanMarter, and 18 people in the audience.

The Pledge of Allegiance was recited.

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

Mr. Jim Carpenter of 4715 Stillriver Drive stated people are still opposed to the rezoning of the Latson area. He asked the Board to tell the residents what the benefit of this will be for them. He noted there was another community where a development was done and then everyone on that board was voted out of office.

Mr. Bill Reiber of 3145 Stillriver Drive agrees with what Mr. Carpenter said. He attended three meetings and no one has said why this is needed. It is not needed by the community.

The call to the public was closed at 6:33 pm.

Approval of Consent Agenda:

Moved by Ledford, supported by Croft, to approve the Consent Agenda as presented. **The motion carried with Ms. Skolarus abstaining.**

- 1. Payment of Bills: May 20, 2024**
- 2. Request to approve the April 6, 2024 regular meeting minutes.**

Approval of Regular Agenda:

Moved by Lowe, supported by Hunt, to approve the Regular Agenda as presented. **The motion carried unanimously.**

- 3. Presentation from Great Start Livingston regarding StoryWalk installation at the Township park.**

Ms. Robin Schutz of Great Start Livingston reviewed a presentation describing the details of StoryWalks, including the costs, how it is funded, why it is needed, the process of the installation, and how the program is managed and maintained. Great Start is requesting to install a StoryWalk in the Genoa Township park. She showed the recommended path of the posts.

Supervisor Rogers has contacted the Boy Scouts to see if the installation could be an Eagle Scout project. The Township Utilities Department may help with digging the holes for the posts.

Ms. Schutz would like to have the installation complete this summer. Ms. VanMarter stated that this program will require a change to the Township's zoning ordinance regarding signage, which she anticipates being completed in approximately two to three months.

All Commissioners agree this is a great program.

- 4. Consideration of a recommendation for approval of a special land use application, environmental impact assessment and site plan to allow for temporary boat sales and service at an existing commercial site located at 5776 Grand River Avenue, south side of Grand River Avenue, west of Dorr Road. The request is petitioned by Wonderland Marine West.**
 - A. Disposition of Special Use Application**
 - B. Disposition of Environmental Impact Assessment (1-16-24)**
 - C. Disposition of Site Plan (3-25-24)**

Mr. Wayne Perry of Desine, Inc. provided a review of the project. The applicant is requesting a special use to be able to use 5776 Grand River Avenue as Wonderland Marine's showroom while they are working on the remodeling of their existing store.

They are installing parking and a cross access easement between the two sites, improving the facade of the building, and adding landscaping. The driveways will remain the same as they are currently.

Ms. Lowe stated that there were boats displayed in the front yard today, and she noted that the conditions of approval do not allow for this. Mr. Perry will advise the applicant.

Mr. Dhaenens questioned what will be done with this building after the other building renovation is complete. Mr. Perry stated the applicant is still deciding; however, they have suggested they will use it for offices.

Moved by Lowe, supported by Dhaenens, to approve the Special Land Use permit for Wonderland Marine West located at 5776 Grand River Avenue as the conditions in Section 19.03 are generally met and that there are favorable findings relating to the compatible impacts of 7.02.02 (c). It is consistent with the uses on Grand River Avenue, inclusive to boat sales. This approval is conditioned upon the following:

- Boats are to be displayed in the approved location on the site plan only.
- No other outdoor storage or sales are allowed.

The motion carried unanimously.

Moved by Skolarus, supported by Hunt, to approve the Environmental Impact Assessment dated January 16, 2024 for Wonderland Marine West located 5776 Grand River Avenue. **The motion carried unanimously.**

Moved by Hunt, supported by Lowe, to approve the site plan dated March 25, 2024 for Wonderland Marine West located at 5776 Grand River Avenue with the following conditions:

- Details for the six (6) wall mounted light fixtures that have been installed shall be approved by Staff and meet the current standards.
- The southern boundary of the fence line will be constructed with 30-inch-tall evergreen shrubs from the total east to west, along with a six-foot tall aluminum fence with a green decor color.
- As stated on the site plan, the temporary access drive to the east shall be removed if the property is sold in future.
- Site Plan overages shall be paid prior to land use permit issuance.

The motion carried unanimously.

5. Consideration of a recommendation for approval of an environmental impact assessment and final site condominium plan for a 2-unit non-residential site condominium with contractor's offices and yards with outdoor storage. The property is located at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue. The request is petitioned by Desine, Inc.

A. Disposition of Environmental Impact Assessment (5-14-24)

B. Disposition of Site Plan (4-22-24)

Mr. Wayne Perry of Desine, Inc. and Mr. John Moretti, the applicant, were present. Mr. Perry provided a review of the project. They are requesting to build two high-quality industrial buildings. Mr. Moretti provided sample building materials. Ms. VanMarter stated staff reviewed the building materials and they were consistent with what the Planning Commission approved.

Moved by Dhaenens, supported by Skolarus, to approve the Environmental Impact Assessment dated May 14, 2024 for a two-unit non-residential site condominium with contractor's offices and yards with outdoor storage at 2025 Euler Road. **The motion carried unanimously.**

Moved by Lowe, supported by Hunt, to approve the final condominium site plan dated April 22, 2024 to allow for a two-unit non-residential site condominium with contractor's offices and yards with outdoor storage at 2025 Euler Road, with the following conditions:

- The revised Master Deed and Bylaws shall be reviewed by the Township Attorney.
- No fuel storage is allowed without Township approvals.

The motion carried unanimously.

6. Consideration of a recommendation for approval of an environmental impact assessment dated March 19, 2024 for a proposed building and parking lot expansion for the existing Maxey Ford automobile dealership. The property is located at 2798 E. Grand River Avenue, south side of Grand River Avenue and east of Chilson Road. The request is petitioned by Michael Maxey.

Mr. Maxey provided a review of the project. They are requesting to build a 4,000 square foot addition as well as expand the parking lot.

Supervisor Rogers thanked Mr. Maxey for working with the Drain Commissioner previously to repair the drainage issue at the rear of their site. Ms. Hunt thanked him as well.

He noted there were some concerns from the Fire Marshal. Mr. Maxey has spoken to Mr. Boisvert. There will be some additional signage and pavement markings installed to alleviate his concerns.

Moved by Dhaenens, supported by Lowe, to approve the Environmental Impact Assessment dated March 19, 2024 for a building and parking lot expansion for the existing Maxey Ford Dealership located at 2798 E. Grand River with the following conditions:

- Review of the current landscape to ensure it is consistent with the previously approved site plan.
- The application shall comply with all of the Brighton Area Fire Authority Fire Marshal's requirements.

The motion carried unanimously.

7. Request for approval of Resolution #1 to Proceed with the Project and Direct Preparation of the Plans and Cost Estimates for the Grand Ravines Subdivision (Debora Drive) Road Rehabilitation Special Assessment Project (Winter 2024). (Roll Call)

Ms. VanMarter stated they have received petitions from 14 of the 26 residents in this subdivision to complete the road rehabilitation project.

Moved by Hunt, supported by Lowe, to approve Resolution #1 to proceed with the project and direct preparation of the plans and cost estimates for the Grand Ravines Subdivision (Debora Drive) Road Rehabilitation Special Assessment Project. **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, Skolarus - yes, and Rogers - yes).**

8. Request for approval of Resolution #2 to Approve the Project, Schedule the First Hearing for June 3, 2024, and Direct Issuance of Statutory Notices for the Grand Ravines Subdivision (Debora Drive) Road Rehabilitation Special Assessment Project (Winter 2024). (Roll Call)

Moved by Skolarus, supported by Croft, to approve the project, schedule the first hearing for June 3, 2024, and direct issuance of Statutory Notices for the Grand Ravines Subdivision (Debora Drive) Road Rehabilitation Special Assessment Project. **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, Skolarus - yes, and Rogers - yes).**

9. Request for approval of Resolution 240520 to approve the Assessor's Affidavit of the 2024 Millage Levies for Genoa Charter Township establishing the millage rate at 0.7773. (Roll Call)

Mr. Rogers stated this is a reduction from the current millage rate of .7774.

Moved by Ledford, supported by Croft, to approve Resolution 240520 to approve the

Assessor's Affidavit of the 2024 Millage Levies for Genoa Charter Township establishing the millage rate at 0.7773. **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, Skolarus - yes, and Rogers - yes).**

10. Request for approval of a fireworks display on West Crooked Lake for Oak Pointe Country Club on July 3, 2024 (Rain Delay date is July 4) as submitted by Chris Renema ACE Pyro LLC.

Moved by Ledford, supported by Lowe, to approve the Public Fireworks Display permit for Chris Renema and Oak Pointe Country Club located at floating platform in West Crooked Lake on July 3, 2024 (rain date: July 4, 2024) provided that all requirements of the Brighton Area Fire Authority are met. **The motion carried unanimously.**

11. Request for approval of a fireworks display at Cleary University, Lake Trust Stadium on June 21, 2024 as submitted by George Horn, Cleary University.

Moved by Ledford, supported by Lowe, to approve the Public Fireworks Display permit for Cleary University at Lake Trust Stadium on June 21, 2024 provided that an updated Insurance Certificate and revised application are submitted and approved by staff prior to issuance of the permit and that all requirements of the Brighton Area Fire Authority are met. **The motion carried unanimously.**

12. Discussion regarding use of barns at the former Herbst farmstead at 6132 Crooked Lake Road.

Ms. VanMarter reviewed the request, which is to make improvements to the barns to allow MHOG to use them to store materials and supplies. There are other details to work through, and she will provide updates to the Board throughout the process.

Member Discussion

Ms. VanMarter stated there was a walk-through of the house on the Herbst farmstead with Tim McCotter who was the architect for the Brighton Lighthouse in downtown Brighton, who has experience with older homes. He was able to determine that the home was built in the mid to late 1800's. He will provide a proposal of ideas of what can be done with the house.

Ms. Skolarus stated that she billed Howell Schools \$43,000 for their election. They never paid, so she met with two representatives from the schools and explained why it was so high, which is due to her having to hire temporary employees because she was not approved for full-time permanent employees. They responded with a letter and a check for \$25,883, reducing the cost for the temporary employees, which they said would be more in line with the costs from other townships with the same amount of precincts. She does not believe that the Township should pay for this election.

Ms. Skolarus addressed the comment from the call to the public asking for the benefits to the residents of the Latson Road PUD. She knows that a person has a right to develop their land, but there are a lot of objections to this project. She asked if staff could place information on the homepage of the website regarding this. Ms. Lowe stated there is nothing being proposed at

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this time. Ms. VanMarter stated there is a page on the website that is dedicated to the South Latson Road area that has been there since 2013. It was decided that additional information regarding the rezoning and preliminary approval could be placed on the website.

Ms. VanMarter provided copies of email communications between her and Ms. Beth Haglund, who lives in Lakewood Knoll, to the Board. She also provided a copy of the presentation given to the homeowners when the special assessment district process began. Additionally, when the residents were going door to door to collect petitions, they also handed out this presentation. This item will be on the Board's next meeting agenda as they have received the required percentage of petitioners; however, there are some residents who are against this project who will be in attendance.

Ms. VanMarter stated the final opinion from the Pine Creek Road Reconstruction Project was received today and it was in support of the Township and the special assessment district.

The new zoning official, Carrie Aulette, started today.

Adjournment

Moved by Croft, supported by Hunt, to adjourn the meeting at 7:37 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved: Paulette Skolarus, Clerk
Genoa Charter Township

Bill Rogers, Supervisor
Genoa Charter Township