

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
January 6, 2025

MINUTES

Call to Order

Supervisor Spicher called the regular meeting of the Genoa Charter Township Board to order with a roll call at 6:30 pm at the Township Hall.

Invocation

Supervisor Spicher led the invocation for the Board and the members of the public.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

The following members were present constituting a quorum for the transaction of business: Kevin Spicher, Janene Deaton, Candie Hovarter, Robin Hunt, Bill Reiber, Rick Soucy, and Todd Walker.

Also present was Township Manager Kelly VanMarter and 15 people in the audience.

Call to the Public

The call to the public was opened at 6:32 pm.

Mr. Michael Bambas stated that this Board will have the opportunity to fix the wrongs of the Township. He has serious issues. He wants to know who approved the tax dollars to fund an investigation into him. This was not authorized by him. He is a witness in this lawsuit. The Township does not have the authority to file lawsuits on behalf of HOA regulations. He would like that information within 24 hours. He wants to know who approved the funds for the drones to fly over everyone's property and photograph them and put them on the Internet. Now pedophiles can see what homes have kids and they can plan their escape routes after they abduct them. This is a violation of the 4th amendment and an invasion of privacy. He would like this also within 24 hours. Who approved the \$12,000 that the attorney is charging this Board to investigate him? He has done two FOIA's to this Township regarding ZBA and they admitted they are defacto, meaning they are not under the constitution. The ZBA must be abolished effective immediately and the code enforcement officer should be fired. The Board has one week to comply with this. He is requiring that the Township cease and desist a civil lawsuit that they should not be involved in. We live in a republic and not a democracy. If the Township fails to do any of these things, he will file a class action lawsuit against everyone who is elected or hired at the Township for federal violations. He has met with the Supervisor regarding these

issues.

Mr. Jeff Dhaenens of 5494 Sharp Drive wished everyone Happy New Year. He questioned the MI Genoa App. This may be a slippery slope on social media. How many feeds can be done at the same time and who would maintain that.

Will stated he is an heir and a beneficiary to the constitution of the United States of America. He would like to have all the citizens know whether or not this Board is a party to the Trading With the Enemy Act.

The call to the public was closed at 6:48 pm.

Items for Discussion:

1. Introduction and discussion of live meeting broadcast.

Supervisor Spicher stated tonight's meeting is the first one that is being live streamed on the Genoa Township Public Channel on YouTube. It will be the Board and Planning Commission meetings.

2. Presentation regarding the Big Red Barrel project.

Mr. Terry Murray, co-founder of Big Red Barrel Project for Livingston County, and Holly Oswald, Substance Abuse Prevention Specialist, were present.

Mr. Murray thanked Ms. Deaton for bringing this program back to Genoa Township. The Big Red Barrel program is throughout all of Michigan. It was done in the Township for two years previously, and he is not sure why it stopped. He provided statistics on what was collected when take backs were done at the Township.

Ms. Oswald will work with the Township to schedule take back dates. They would like to hold four per year. There is also a barrel available for the Township to purchase for \$600 and keep at the Township Hall.

It is very important to advertise this service to all their residents.

Wastewater treatment plants pay four times more than they should because of the narcotics that are in the system.

Ms. Hunt is very glad to have this program back here. She would prefer to have take-back events instead of having a barrel here. Mr. Walker agrees.

Mr. Reiber asked what other Townships participate in Livingston County. Mr. Murray stated there is a barrel at every police station in Livingston County.

Ms. VanMarter stated that when the program began, there were not a lot of barrels located throughout the County and as Mr. Murray stated, now there is one at every police station as well as at other locations and take back events.

Mr. Reiber confirmed that if the consensus is to proceed with the program, this would be put on a future agenda for action.

3. Presentation by Utility Director, Dr. Greg Tatara, regarding MEDC Site Readiness Grant.

Dr. Tatara reviewed MHOG's Capital Improvements and Site Readiness Grant for 2025. He presented a PowerPoint that provided the details of the Marion, Howell, Oceola, and Genoa (MHOG) Authority, including a pressure district map, a review of the regulations for a drinking water system, improvements made to the system, two reliability studies, and the Master Operating Agreement between MHOG and the townships. A project to meet the needs of the system was put out to bid in December 2020, and due to COVID-19, the bids came back four times as what was estimated before the pandemic. In 2023, MHOG applied for and received the Strategic Site Readiness Program Grant in the amount of \$6.3 million. The project was put out to bid, awarded and now MHOG is in the process of obtaining final permits for construction. Securing this grant saved customers from an increase of approximately 22 percent for their water.

Ms. Deaton asked if there are requirements for the grant. Dr. Tatara stated there was no match required for the grant and the reporting is simple.

4. Discussion requesting Supervisor authorization to engage special counsel regarding the validity of the Innovation Park Planned Unit Development Agreement.

Supervisor Spicher is requesting that the Board grant him the authority to sign a letter of engagement with the firm that he feels is best once all proposals have been received. He would like to have this done prior to the next Board meeting.

All Trustees agreed to authorize Mr. Spicher to sign the letter of engagement.

5. Discussion regarding creating and maintaining a "My Genoa App" to improve community outreach.

Mr. Walker stated the City of Brighton and City of Howell have apps and since this Board's goal is to increase community outreach, he suggests that Genoa Township develop an app.

Ms. Deaton stated that people can put the Township's website as an app on their phone.

Supervisor Spicher stated other organizations put out notifications.

Ms. Hunt stated she looked at both cities' apps and she is questioning if it is appropriate for the township. She would like to know how much it will cost and who will maintain it.

Approval of Consent Agenda:

Supervisor Spicher stated some members have questions regarding the minutes.

Moved by Reiber, supported by Soucy, to move Items # 6 and 7 to the regular agenda and approve the Consent Agenda as amended. **The motion carried unanimously.**

6. ~~Payment of Bills: January 6, 2025 (Moved to Regular Agenda)~~

7. ~~Request to approve the December 16, 2024 regular meeting minutes. (Moved to Regular Agenda)~~

Approval of Regular Agenda:

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

6. Payment of Bills: January 6, 2025 (Moved from Consent Agenda)

Moved by Hunt, supported by Hovarter, to approve the Payment of Bills for January 6, 2025. **The motion carried unanimously.**

7. Request to approve the December 16, 2024 regular meeting minutes.

Mr. Walker requested that a statement he made be included in minutes.

Moved by Hovarter, supported by Walker, to approve the December 16, 2024 regular meeting minutes as amended. **The motion carried unanimously.**

8. Consideration of a recommendation for approval of proposed Ordinance Number Z-25-01 regarding Zoning Ordinance text amendments to Article 11, “General Provisions”. (roll call)

Ms. VanMarter reviewed the proposed changes. All these amendments are related to the wind and solar energy section of the ordinance.

Supervisor Spicher stated this is for the Township to be able to maintain local control of these types of uses.

Moved by Hunt, supported by Soucy, to approve and adopt Ordinance Number Z- 25-01 amending Article 11 of the Zoning Ordinance “General Provisions”. **The motion carried unanimously with a roll call vote (Walker - yes; Reiber- yes; Hunt - yes; Deaton - yes; Soucy - yes; Hovarter - yes; Spicher - yes)**

9. Request for approval of Resolution 250106 entitled “Resolution Regarding Minimal Tax Overpayments” as submitted by the Township Treasurer. (roll call)

Ms. Hunt stated that the township attorney has reviewed this resolution, and it is appropriate to approve.

Moved by Walker, supported by Deaton, to approve Resolution 250106 entitled "Resolution Regarding Minimal Tax Overpayments" as submitted by the Township Treasurer. **The motion carried unanimously with a roll call vote (Hovarter - yes, Soucy - yes; Deaton - yes; Hunt - yes; Reiber - yes; Walker - yes; Spicher - yes)**

10. Request for the introduction of proposed Ordinance Number Z-25-02 regarding zoning map amendments involving 9.76 acres of land located at 410 S. Hughes Road (parcel 4711-03- 300-011) to rezone from Public Recreation Facilities (PRF) to Suburban Residential (SR) and to set the meeting date for considering the proposed ordinance for adoption before the Township Board on Tuesday, January 21, 2025.

Ms. VanMarter reviewed the process for zoning amendments.

Ms. Deaton stated that she considered this area residential. She asked if the existing house will be taken down and more homes will be built. A septic field was installed a couple of months ago. Will there be more septic fields installed? Should this be required to be connected to municipal sewer. She is not in favor of a septic system on the lake. Ms. VanMarter stated at this time, the owner intends to only have one home on the property. There will only be one septic field. She added that the property is 9.76 acres, and it is not all buildable. One acre lots are the minimum required in this zoning district. The nearest sewer has capacity issues so extending it to this property has challenges. Also, if the property is connected to municipal sewer, the lot sizes can be reduced to ½ acre minimum, where with the septic systems it would be one acre lots.

Mr. Soucy asked about the history of this property. Ms. VanMarter stated this was the caretaker's residence for the outdoor resort, which is why it is zoned the same as the outdoor resort. It was sold separate from the resort and has continued to be occupied and used as a single-family residence.

Mr. Reiber questioned if the zoning change will allow them to demolish the house and build a new one. Ms. VanMarter stated, yes, it is currently being used as a single-family home, which is non-conforming in this zoning district. If it is rezoned, a home would be a permitted use of the property.

Mr. Dhaenens asked to speak. He stated the Planning Commission spent a lot of time discussing this because the sewer system is so close to it, but a lot of it is not buildable. If it was split, there are capacity issues with the sewer system. Dr. Tatara confirmed this.

Ms. VanMarter stated that when the item is brought back to the Board for action, there will be more information provided from the consultants, fire authority, etc.

Moved by Hovarter, supported by Hunt, to introduce proposed Ordinance Number Z-25-02 regarding zoning map amendments involving 9.76 acres of land located at 410 S. Hughes Road (parcel 4711-03- 300-011) to rezone from Public Recreation Facilities (PRF) to Suburban Residential (SR) and to set the meeting date for considering the proposed ordinance for adoption before the Township Board on Tuesday, January 21, 2025. **The motion carried unanimously.**

11. Request for approval of the Genoa Charter Township Principles of Governance.

Ms. VanMarter reviewed the document and stated that it would be a nice document for this Board to adopt to show its commitment to these items.

Moved by Soucy, supported by Deaton, to adopt the Genoa Charter Township Principles of Governance. **The motion carried unanimously.**

Board Comments

Mr. Reiber would like to have a discussion topic for the next meeting regarding compiling an inventory of vacant properties and lots along Grand River. It is important that the Township knows what is preventing them from being occupied.

Ms. Hovarter asked for an update on redoing the Master Plan. Ms. VanMarter stated she received a proposal from Giffels Webster, and the cost was very high, so she needs to follow up with them.

Adjournment

Moved by Walker, supported by Soucy, to adjourn the meeting at 8:08 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved: Janene Deaton, Clerk
Genoa Charter Township

Kevin Spicher, Supervisor
Genoa Charter Township