

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
February 3, 2025
MINUTES

<https://www.youtube.com/watch?v=JnIdyEfP3ac>

Call to Order

Supervisor Spicher called the regular meeting of the Genoa Charter Township Board to order 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: Todd Walker, Bill Reiber, Robin Hunt, Kevin Spicher, Janene Deaton, Rick Soucy, Candie Hovarter.

Also present was Township Manager Kelly VanMarter, Township Attorney Joseph Seward and 20 people in the audience.

Call to the Public

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

Deb Beattie – 3109 Pineview Tr. – Wanted to discuss the printer issue discussed at the last meeting. Having the Genoa resident here to discuss the Sharp Printers was beneficial and very knowledgeable and was not looked at by the board. That discussion ended with a board member having questions that were not answered. Immediately moved and seconded and voted on. If I am reading correctly Roberts Rules of Order say that if the board wants to end a discussion, they need to have a vote on that and that did not happen. There is a couple times this rule has not been followed and she thinks it can be done better.

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Therese Cremonte and Kristie Wahoski – Livingston County Emergency Management – Came to introduce themselves to the newly elected board as a resource to help the board with their emergency plan. A couple of proposals are going to come forward and they are here to help local jurisdiction with their required emergency site plan if you have over 10,000 residents which is required according to The Act 390 of 1976 (The Michigan Emergency Management Act). We have 20,575 people for the last census. Our plan is current and good for 4 years. When there is a change of leadership it needs to be adopted and signed.

Linda Byer - 2627 Chilson rd. I am addressing once again property on Latson (7 acres) and in question to be rezoned. Turn down no gas station, convenience store or restaurant.

Denise Pollicella - 4200 Sweet Rd. Thank you to the current Township Board for communication outreach and the meetings being available in video. Please have more town hall meetings. The plan only shows the Latson area, would like the proposal for the master plan to go beyond Latson rd. to include the entire Township. A mailed community survey would be a waste as you only get a 6 percent response on that investment. The introduction for the zoning ordinance amendment Section 22, I am a little confused on 2 parts of that. 1. Rezoning of a parcel (brought to the Planning Commission in December and denied) and the other is an amendment to the official Township zoning map of the township. Both of those are separate things and each requires a public hearing in front of the planning commission. The Planning Commission has never heard an application for an ordinance to amend the official zoning map of the Township for this parcel that I could find. Not sure why the Township would consider an amendment to the official Zoning Map when it has not been adopted by the County Commission.

Tracy Pardiac – 4312 Rurik Dr. Speaking of the Latson Rd. PUD. Mr. Wyatt was turned down with the same application in September. Here we are again hearing him at the Dec 9th planning Commission meeting to push it through again. Planning Commissioner Raush after hearing comments and concerns of the other Planning Commission members and residents, it took 4 separate motions to deny the request. Part of that denial was because of ordinance violations such as this property only being 7.7 acres instead of the required minimum 20 acres. The proposed property use is not compatible with the surrounding zoning and land influences. The requirement that the use is to be complimentary to and not in competition with local businesses. There has been no evidence of a demonstrated need for the proposed uses. The fact that the 196 corridor has always intersected the community, commercial being North and residential being South , , so much so there are only 2 commercial properties South of 96. And the belief that, quoting Mr. Rousch “There is significant work to be done in redevelopment and attention to be done North of 96 to make sure we are putting our best foot forward in the community with the properties we already have”. At the Planning Commission meeting on December 9th, the argument was made by Wyatt and Planning Commission meeting that he has spent a lot of money on architects and other things so his plans should be approved. Spending a ton of money on non-compliant plans does not justify approving those plans. Why have we even

entertained this request. As far as I can tell there have been zero changes to Mr. Wyatt's plans since December, unless that land tripled in size for starters.

Janine Iyer – 2396 Brighton Rd. I am voicing opposition to the rezoning of East Latson. Just as the previous 3 speakers have to put my vote in. They have already given a lot of good reasons.

Colleen Quinn – 4042 Brookstone Ct. I just wanted to reiterate what the previous speakers have said and urge you to vote against the rezoning from Country Estates to the ICPUD. I have spoken at several meetings. I am still Interested to know what the legal findings where and if this PUD is still valid. I would encourage you to vote no.

The call to the public was closed at 6:35 pm.

Approval of Consent Agenda:

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

- 1. Payment of Bills: February 3, 2025**
- 2. Request to approve the January 21,2025 regular meeting minutes.**

Approval of Regular Agenda:

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

- 3. Consideration of a request for approval of a proposal from Giffels Webster to update the Township Master Plan with a special study of the S. Latson Road area including public outreach website, community survey and open house event at a cost not to exceed \$29,600 from General Fund, Planning & Zoning, Contractual Services Fund #101-701-802-000.**

Jill with Giffels Webster was present to answer any of the Township board's questions – Communities that do Zoning are required to have a master plan.

Board Discussion

The Michigan act for planning has to have a review of their master plan every 5 years our last one was in 2021. The Planning Commission is the entity that is responsible for preparing and

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adopting that. The Township Board is the Legislative body that does the legal framework of adopting it.

Board discussed having Townhall meetings in lieu of open houses by Giffels Webster. Removal of full quote to selection of services.

Moved by Soucy, supported by Hovarter, to update the Master Plan with a base rate of \$18,400 paid to Giffels Webster, with the engagement options to be decided at a later date. **The motion carried unanimously with a roll call vote (Walker – yes; Reiber – yes; Hunt – yes; Deaton – yes; Soucy – yes; Hovarter – yes; Spicher – yes)**

4. Request for the introduction of proposed Ordinance Number Z-25-03 and to set the meeting date for considering the proposed ordinance for adoption before the Township Board on Monday, March 3, 2025. The request for zoning map amendment involves parcel number 4711-09-300-046 consisting of 7.44 acres located on the east side of Latson Road, between Beck Road and the CSX Rail line. The property is requested to be rezoned from Country Estates (CE) to ICPUD (Interchange Commercial Planned Unit Development). Set the date for 3rd of march

Mr. Spicher- This is a separate piece of PUD on Latson Rd. Same owner different Lot.

Ms. Hunt - Tonight is strictly to set the hearing not vote on the approval.

Moved by Reiber, supported by Deaton, to set a date for the 2nd hearing to the board of Trustees for March 3, 2025. **The motion carried unanimously.**

5. Consideration of a request to ratify approval of a revised proposal from Toshiba to return existing copier/printer equipment in accordance with current lease and purchase new copiers/printers at a decreased cost not to exceed \$37,600 with a 36-month fixed rate monthly maintenance service fee of \$576.96 from General Fund, General Government, Equipment/Software/Software Maintenance Fund #101-261-751-000.

Moved by Hunt, supported by Soucy, to ratify the approval of the revised proposal from Toshiba. **The motion carried unanimously.**

6. Consideration of approval for elected official participation in the Michigan Township Association Annual Conference occurring in Grand Rapids, Michigan from March 31st through April 3rd, 2025.

Ms. VanMarter said it is held this year in Grand Rapids and in the past the Township always encourages elected officials to attend and processes the per diems for them to go.

Moved by Walker, supported by Reiber, to approve per diem for Elected Officials participation in the Michigan Township Association Annual Conference in Grand Rapids, Michigan from March 31st through April 3rd, 2025. **The motion carried unanimously.**

7. Request for review and consideration for approval to repeal the existing Per Diem Policy (amended 5/18/20) and to approve the new Trustee/Appointed Official Compensation Policy. -

Moved by Soucy, supported by Reiber, to approve the official Trustee Compensation policy as of February 3, 2025, with the stipend for drive time added for anything outside Livingston County, MI. **The motion carried unanimously.**

Items for Discussion

8. Discussion regarding infrastructure improvements to the Township server.

Ms. VanMarter stated that we are running out of storage and need to do an upgrade to our infrastructure.

Discussion regarding feedback received during the January 22nd Town Hall Open House meeting.

9. Mr. Spicher gave us feedback on the January 22nd Town Hall Open House meeting. 50 attended and exceeded any expectations. I would like to do them every 6 weeks depending on the demand for Open Houses from the citizens.

Mr. Walker mentioned bullet point number 6 to have a pull system instead of a push system. Talking to the developer of Brighton and Howells app is \$5,400.00 for the app per year, asked them to come up with a better price and they came back with \$4,800.00. This could be additional means and opportunities for communication when doing the Master Plan.

Mr. Reiber stated he used the app and received notifications in seconds.

Board Comments

Ms. Deaton asked if there are any updates from the other boards anyone is sitting on?

Reiber - There will be a special additional Planning Commission meeting for 2 development projects but wanted to keep them separate.

Ms. Hovarter said Howell Parks hired a Deputy Director and they are still looking at their FLMA policy. They received money.

Mr. Walker mentioned Attorney Joe Seward is on planning commission of White Lake Twp. and Attorney Joe Seward wishes they would have had a Township app when they did their Master Plan.

Mr. Reiber asked if we have heard from Foster Swift about the validity of the Latson Rd PUD.

Ms. VanMarter said she got an email with an attachment before she stepped into the meeting but has not reviewed it yet.

Mr. Reiber asked the question, If the County Commission has already rejected it why is it here at this board. It has been rejected twice what do we say what are we going to do?

Ms. Vanmarter makes a recommendation for you to consider as part of your final decision on that request and is not finished until the Township Board makes their final decision. There has been times that the Planning Commission has not made a recommendation and the board decided to approved it and vice versa. It is not final till this board makes a decision.

Adjournment

Moved by Deaton, supported by Soucy, to adjourn the meeting at 7:53 pm. **The motion carried unanimously.**

Respectfully Submitted,

Tabitha Dolan
Recording Secretary

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Approved: Janene Deaton
Genoa Charter Township



Kevin Spicher, Supervisor
Genoa Charter Township