

GENOA CHARTER TOWNSHIP

Regular Meeting

November 2, 2009

6:30 p.m.

AGENDA

Call to order

Pledge of Allegiance:

Call to the Public:

Approval of Consent Agenda:

1. Payment of Bills
2. Request to approve minutes: 10-19-09

Approval of Regular Agenda:

3. Request for approval of a special use application, impact assessment and sketch plan for outdoor storage of vehicles located at 7208 W. Grand River Ave., Brighton Sec. 13, petitioned by John Conley.
4. Consideration of approval to transfer ownership of escrowed 2009 Resort Class C License issued under MCL 436.1531 (2) with Entertainment Permit, located at 20648 State, Onaway, MI 49765, Presque Isle County from Hard Rack Bar & Grill, Inc. to USG, LLC; and transfer location (Governmental Unit) to 3883 E. Grand River, Howell, MI 48843, Genoa Charter Township, Livingston County.
5. Consideration of approval to transfer ownership of 2009 Class C Licensed Business with Dance Entertainment Permit, located in escrow at 5311 Brighton Road, Brighton, MI 48116, Genoa Charter Township, Livingston County, from Frank Sample Enterprises, LLC to Agius, Inc.
6. Considering entering into closed session to discuss the purchase of real property for which a purchase agreement has not been offered.

Correspondence

Member Discussion

Adjournment

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

DATE: November 2, 2009

TOWNSHIP GENERAL EXPENSES: Thru November 2, 2009	\$29,733.55
October 30, 2009 Bi-Weekly Payroll	\$36,279.77
November 2, 2009 Monthly Payroll	\$11,371.04
OPERATING EXPENSES: Thru November 2, 2009	\$62,121.30
TOTAL:	\$139,505.66

<u>Check Number</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Check Amount</u>
25672	EHIM	EHIM, INC	10/15/2009	3,418.97
25673	Regal	Regal Recycling, Inc.	10/15/2009	140.00
25674	DEL BUS	Deluxe Business Forms	10/20/2009	31.50
25675	ETNA SUP	Etna Supply Company	10/20/2009	267.79
25676	MCCRIRIE	Gary McCrie	10/20/2009	5,132.25
25677	mhog	MHOG	10/20/2009	88.83
25678	MORTENSE	H.J. Mortensen	10/20/2009	304.50
25679	SKOLAR P	Paulette Skolarus	10/20/2009	71.50
25680	Unum	Unum Provident	10/20/2009	1,101.40
25681	VERIZONW	Verizon Wireless	10/20/2009	187.80
25682	CARDM	Chase Card Services	10/21/2009	1,602.05
25683	DTE EN	DTE Energy	10/21/2009	203.42
25684	FED EXPR	Federal Express Corp	10/21/2009	42.47
25685	Administ	Total Administrative Services	10/30/2009	446.12
25686	Equitabl	Equivest Unit Annuity Lock Box	10/30/2009	220.00
25689	AMER PLA	American Planning Association	11/02/2009	465.00
25690	ARCHINAL	Michael Archinal	11/02/2009	500.00
25691	AT&TLONG	AT&T Long Distance	11/02/2009	37.94
25692	Certifie	Certified Document Destruction	11/02/2009	94.51
25693	COMCAST	COMCAST	11/02/2009	94.02
25694	CONTINEN	Continental Linen Service	11/02/2009	49.50
25695	GREATLA	Greatland Corporation	11/02/2009	24.92
25696	HEIKKINE	Heikkinen Law Firm	11/02/2009	1,063.88
25697	HUMPHT	Tesha Humphriss	11/02/2009	500.00
25698	HUNTR	ROBIN HUNT	11/02/2009	41.36
25699	LEO'S CU	Leo's Custom Sprinkler Service	11/02/2009	460.00
25700	MASTER M	Master Media Supply	11/02/2009	284.40
25701	SELCRA	Selcra	11/02/2009	8,307.47
25702	SEMCOG	Semcog	11/02/2009	2,763.00
25703	SHELL	Shell	11/02/2009	535.31
25704	SKOLAR P	Paulette Skolarus	11/02/2009	38.50
25705	StateMI	State Of Michigan	11/02/2009	325.00
25706	TRI COUN	Tri County Cleaning Supply Inc	11/02/2009	131.36
25707	VERIZONW	Verizon Wireless	11/02/2009	446.57
25708	WALMART	Walmart Community	11/02/2009	117.21
25709	Waste M	Waste Management of Michigan	11/02/2009	50.00
25710	Administ	Total Administrative Services	11/02/2009	125.00
25711	Equitabl	Equivest Unit Annuity Lock Box	11/02/2009	20.00

Report Total: 29,733.55

Accounts Payable
Computer Check Register



User: diane
Printed: 10/23/2009 - 13:08
Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
25685	Administ	Total Administrative Services	10/30/2009		446.12
			Check 25685 Total:		446.12
9802	AETNA LI	Aetna Life Insurance & Annuity	10/30/2009		25.00
			Check 9802 Total:		25.00
9803	EFT-FED	EFT- Federal Payroll Tax	10/30/2009		3,678.41 2,146.08 2,146.08 501.92 501.92
			Check 9803 Total:		8,974.41
9804	EFT-PENS	EFT- Payroll Pens Ln Pyts	10/30/2009		427.94
			Check 9804 Total:		427.94
25686	Equitabl	Equivest Unit Annuity Lock Box	10/30/2009		220.00
			Check 25686 Total:		220.00
9805	FIRST NA	First National Bank	10/30/2009		300.00 3,082.18 22,804.12

Check 9805 Total:

26,186.30

Report Total:

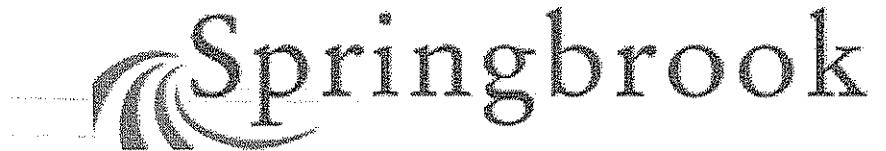
36,279.77

**First National
Direct Deposit
OCTOBER 30, 2009
Bi-Weekly Payroll**

<u>Employee Name</u>	<u>Debit Amount</u>	<u>Credit Amount</u>
Adam Van Tassell		\$1,064.09
Amy Ruthig		\$1,083.08
Angela Williams		\$705.62
Caleb Klebig		\$374.44
Carol Hanus		\$1,286.82
Dave Estrada		\$1,174.35
Debbie Hagen		\$567.00
Deborah Rojewski		\$2,268.99
Diane Zerby		\$689.32
Genoa Township	\$26,186.30	
Greg Tatara		\$2,332.39
Judith Smith		\$1,153.30
Karen J. Saari		\$950.69
Kelly VanMarter		\$1,997.16
Laura Mroczka		\$1,561.46
Mary Krencicki		\$172.12
Michael Archinal		\$2,776.98
Renee Gray		\$961.59
Robin Hunt		\$1,249.92
Sue Sitner		\$679.30
Tammy Lindberg		\$966.43
Tesha Humphriss		\$2,171.25
Total Deposit		\$26,186.30

EFT #: _____
INTERNET: _____
CHECK BOOK: _____

Accounts Payable
Computer Check Register



User: diane
Printed: 10/27/2009 - 16:15
Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
25710	Administ	Total Administrative Services	11/02/2009		125.00
Check 25710 Total:					125.00
9806	EFT-FED	EFT- Federal Payroll Tax	11/02/2009		1,629.91 687.89 687.89 160.89 160.89
Check 9806 Total:					3,327.47
9807	EFT-PENS	EFT- Payroll Pens Ln Pyts	11/02/2009		212.66
Check 9807 Total:					212.66
25711	Equitabl	Equivest Unit Annuity Lock Box	11/02/2009		20.00
Check 25711 Total:					20.00
9808	FIRST NA	First National Bank	11/02/2009		7,635.91 50.00
Check 9808 Total:					7,685.91
Report Total:					11,371.04

**First National
Direct Deposit
NOVEMBER 2, 2009
Monthly Payroll**

<u>Employee Name</u>	<u>Debit Amount</u>	<u>Credit Amount</u>
Genoa Township	\$7,685.91	
Adam Van Tassel		\$527.03
Gary McCririe		\$2,188.67
H.J. Mortensen		\$738.89
Jean Ledford		\$626.65
Paulette Skolarus		\$3,121.64
Steve Wildman		\$316.80
Todd Smith		\$166.23
Total Deposit		<u><u>\$7,685.91</u></u>

4:18 PM
10/27/09

#592 OAK POINTE WATER/SEWER FUND
Payment of Bills
October 15 - 27, 2009

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Check	10/15/2009	1575	GENOA TWP UTILITY FUND	due to due from 03/09/2009 audit	-15,334.95
Check	10/21/2009	1576	BRIGHTON ANALYTICAL	Invoices noted below	-763.00
Check	10/21/2009	1577	COOPERS TURF MANAGEMENT, LLC	Inv 7879	-480.00
Check	10/21/2009	1578	STATE OF MICHIGAN	Inv# 580565	-220.00
Check	10/21/2009	1579	FONSON, INC.	Inv 8678	-762.71
Check	10/21/2009	1580	CLEARWATER SYSTEMS	Acct 15805 Inv date 10/5/09	-1,099.00
Check	10/21/2009	1581	GEO TRANS, INC	Inv 50294019	-2,421.27
Check	10/21/2009	1582	TETRA TECH, INC.	Inv 50293538	-210.00
Check	10/21/2009	1583	ALEXANDER CHEMICAL CORPORATION	Inv 0422776	-1,125.43
Check	10/27/2009	1584	AT & T	10/7 - 11/6/09	-189.40
Check	10/27/2009	1585	SEVERN TRENT ENVIRONMENTAL SERVICES,	Invoice # 2043623, 2043624 & 2043629	-30,226.64
Check	10/27/2009	1586	UIS PROGRAMMABLE SERVICES	Inv 530335125	-570.00
TOTAL					-53,402.40

4:19 PM
10/27/09

#592 OAK POINTE
WATER/SEWER FUND
CAPITAL IMPROVEMENT
Payment of Bills
October 15 - 27, 2009

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
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no checks issued

4:21 PM
10/27/09

#595 PINE CREEK W/S FUND
Payment of Bills
October 15 - 27, 2009

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
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no checks issued

4:22 PM
10/27/09

#504 DPW RESERVE FUND
Payment of Bills
October 15 - 27, 2009

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
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no checks issued

4:23 PM
10/27/09

#503 DPW UTILITY FUND
Payment of Bills
October 15 - 27, 2009

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Check	10/16/2009	1349	U.S. POSTMASTER	MHOG billing July - Sept. 09	-1,341.62
Check	10/20/2009	1350	LOWE'S	Sept 09 invoice	-769.50
Check	10/20/2009	1351	Checked Flag Oil Change Center	Invoice 137150	-54.20
Check	10/20/2009	1352	SEVERN TRENT ENVIRONMENTAL SERVICES I	Inv 2043629	-161.67
TOTAL					-2,326.99

4:16 PM
10/27/09

#593 LAKE EDGEWOOD W/S FUND
Payment of Bills
October 15 - 27, 2009

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Check	10/21/2009	1616	Brighton Analytical L.L.C.	Invoices noted below	-1,860.00
Check	10/21/2009	1617	COOPER'S TURF MANAGEMENT	Inv 7880	-149.00
Check	10/21/2009	1618	GEOTRANS, INC.	Inv 50294018	-2,650.13
Check	10/21/2009	1619	GENOA TWP.	Utility billing 6/30 - 9/30/09	-17.41
Check	10/21/2009	1620	PVS NOLWOOD CHEMICALS, INC	Invoice 285986 & Credit Memo 87696	-939.60
Check	10/27/2009	1621	AT&T	10/13/09 - 11/12/2009	-40.77
Check	10/27/2009	1622	M & K Jetting and Televising	Inv 09384	-735.00
TOTAL					-6,391.91

GENOA CHARTER TOWNSHIP
Regular Meeting and Public Hearing
October 19, 2009
6:30 p.m.

MINUTES

Supervisor McCririe called the regular meeting of the Genoa Charter Township Board to order at 6:30 p.m. The Pledge of Allegiance was then said. The following persons were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Jean Ledford, Steve Wildman and Jim Mortensen. Also present were Township Manager Michael Archinal and six persons in the audience.

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Ledford, supported by Wildman, to approve items 1 and 2 under the consent agenda, moving item 3 to the regular meeting for consideration. The motion carried unanimously.

1. Payment of Bills

2. Request to approve minutes: 10-5-09

Approval of Regular Agenda:

Moved by Ledford, supported by Hunt, to approve all items under the regular agenda for board action. The motion carried unanimously.

3. Consider approval of resolution authorizing the Township Manager to apply for a Michigan Energy Efficiency and Conservation Block Grant.

Moved by Mortensen, supported by Wildman, to approve the resolution with the understanding that the cost of this would be neutral to the township and that the wind energy conversion system would operate very quietly. The motion carried unanimously.

4. Consideration of a resolution authorizing an Industrial Development District for CRW Plastics.

A call to the public was made with the following response: Jeff Dhaenens – Will there be an expansion to the existing facility. Fred Dillingham – An expansion may be necessary to include real property but that would be sometime in the future. Moved by Hunt, supported by Mortensen, to approve the resolution for the establishment of the Industrial Development District as requested. The motion carried by roll call vote as

follows: Ayes – Ledford, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None. Absent – Smith.

4. Public hearing and request to consider an Industrial Facilities Exemption request from CRW Plastics for property located at 5775 Brighton Pines Court (formerly Dr. Schneider).

A call to the public was made with no response. Moved by Wildman, supported by Skolarus, to approve the resolution approving a new personal property exemption application for CRW Plastics USA, Inc. that would grant the abatement on new personal property for 12 years subject to a letter of agreement maintaining 70 jobs and adding 50 to 100 new jobs with the investment of approximately six million in new equipment over the next few years. This agreement will be reviewed and approved by the township attorney and executed by the Clerk or the Supervisor and the Clerk. The motion carried by roll call vote as follows: Ayes – Ledford, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None. Absent – Smith.

5. Discussion regarding township noise ordinance.

The township noise ordinance was reviewed with no formal action taken by the board.

The regular meeting of the Genoa Charter Township Board was adjourned at 7:45 p.m.



Paulette A. Skolarus
Genoa Township Clerk

(Press/argus 10/23/2009)

TO: Township Board
FROM: Kelly VanMarter, Planning Director
DATE: October 30, 2009
RE: Conley Outdoor Storage Special Use

Based on a recommendation from the Planning Commission, staff recommends the following action regarding the proposed outdoor storage of vehicles located at 7208 W. Grand River Avenue for Conley Motors:

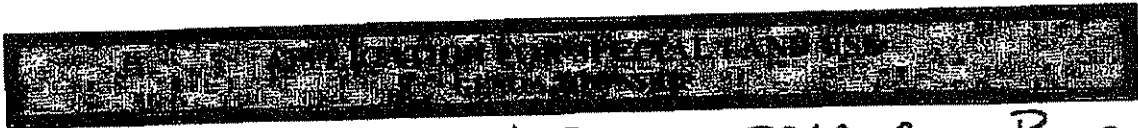
Special Use Permit: The special land use is consistent with Section 19.03 of the Township Ordinance therefore it is recommended for approval subject to:

1. Outgoing vehicles or shipments occurring after the normal hours of operation which is 8:00 a.m. to 9:00 p.m. shall be limited to five (5) per month.
2. After hours vehicle drop-offs shall not occur on the gravel area.
3. Additional evergreen trees shall be required to the south and west for residential screening. The amount of additional trees shall be determined by Township Staff once the leaves have fallen off the existing trees. The required screening will be completed no later than April 30, 2010.
4. The vehicles stored in the gravel area shall be parked in an orderly manner.
5. Vehicle salvage shall not be permitted.
5. The height of any vehicles or equipment in the gravel area shall not exceed thirteen (13) feet.
6. No lighting will be installed in the outdoor parking area.

Impact assessment (dated 9-29-09): approval.

Sketch plan (dated 10-16-09): approval with the following conditions:

1. All conditions of the special use approval shall be complied with.
2. Compliance with item #3 in the Township Engineer's Letter dated October 6, 2009.



APPLICANT NAME* & ADDRESS: Conely Engines 7208 Genoa River

OWNER NAME* & ADDRESS: Same

SITE ADDRESS: Same PARCEL #(s): _____

APPLICANT PHONE: (810) 227-3530 OWNER PHONE: () Same

Location and brief description of site and surroundings:
Rear gravel area behind ongoing business
at 7208 Genoa River.

Proposed Use: Outdoor vehicle storage

Describe how your request meets the Zoning Ordinance General Review Standards (section 19.03):

a. Describe how the use will be compatible and in accordance with the goals, objectives, and policies of the Genoa Township Comprehensive Plan and subarea plans, and will promote the Statement of Purpose of the zoning district in which the use is proposed.

Use is compatible with existing on-going business concern.

b. Describe how the use will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity.

Existing gravel surface is an extension of ongoing business concern.

c. How will the use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools?

No additional public services are necessary.

d. Will the use involve any uses, activities, processes, or materials potentially detrimental to the natural environment, public health, safety, or welfare by reason of excessive production of traffic, noise, vibration, smoke, fumes, odors, glare, or other such nuisance? If so, how will the impacts be mitigated?

No

c. Does the use have specific criteria as listed in the Zoning Ordinance (sections 3.03.02, 7.02.02, & 8.02.02)? If so, describe how the criteria are met.

None known

I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AGREE TO DESIGN, CONSTRUCT AND OPERATE, AND MAINTAIN THESE PREMISES AND THE BUILDINGS, STRUCTURES, AND FACILITIES WHICH ARE GOVERNED BY THIS PERMIT IN ACCORDANCE WITH THE STATED REQUIREMENTS OF THE GENOA TOWNSHIP ZONING ORDINANCE, AND SUCH ADDITIONAL LIMITS AND SAFEGUARDS AS MAY BE MADE A PART OF THIS PERMIT.

THE UNDERSIGNED J. Conely STATES THAT THEY ARE THE FREE OWNER* OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: [Signature]

ADDRESS:

*Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

Contact Information - Review Letters and Correspondence shall be forwarded to the following:
1) Dave Bellair of Livingston Engineering at (810) 225-7699
Name Business Affiliation Fax No.

Note: This application must be accompanied by a site plan review application and the associated site plan review submittal requirements. (The Zoning Administrator may allow a less detailed sketch plan for a change in use.)

FEE EXCEEDANCE AGREEMENT
As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.
SIGNATURE: [Signature] DATE: 9/28/09
PRINT NAME: J. Conely PHONE: 810-227-3530
ADDRESS: 720 1/2 Grand River Brighton NC 28114

**GENOA TOWNSHIP
APPLICATION FOR SKETCH PLAN REVIEW**

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS*: Conely Engines 7208 Grand River

OWNER'S NAME & ADDRESS*: Same

SITE ADDRESS: Same PARCEL #(s): _____

APPLICANT PHONE: (616) 227-3530 OWNER PHONE: () Same

LOCATION AND BRIEF DESCRIPTION OF SITE: Existing ongoing business
concern @ 7208 Grand River.

BRIEF STATEMENT OF PROPOSED USE: Outdoor storage of vehicles

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: Use of existing grass
area for outdoor storage

I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: J. Conely
ADDRESS: _____

**If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

Contact Information - Review Letters and Correspondence shall be forwarded to the following:

1) Dave Leclair of Imagination Engineering at (810) 3275-7699
Name Business Affiliation Fax No.

FEE EXCEEDANCE AGREEMENT

All sketch plans are allocated one (1) consultant review and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy.

SIGNATURE: [Signature] DATE: 9/28/09
 PRINT NAME: John Conely PHONE: 810-227-3530

GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
OCTOBER 13TH, 2009
(Tuesday)
6:30 P.M.

MINUTES

CALL TO ORDER: At 6:30 p.m., the Genoa Charter Township Planning Commission meeting was called to order. Present constituting a quorum were Chairman Doug Brown, Barbara Figurski, Dean Tengel, John McManus, Lauren Brookins, Diana Lowe and James Mortensen. Also present was Jeff Purdy with LSL Planning, Tesha Humphriss, Township Engineer and Kelly VanMarter, Township Planner. There were 17 people in the audience.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Chairman Brown moved to add introduction of members and move work session between item 1 and 2. Supported by Tengel. **Motion carried unanimously.**

CALL TO THE PUBLIC: There was a call to the public at 6:35 p.m. with no response. *(Note: The Board reserves the right to not begin new business after 10:00 p.m.)*

OPEN PUBLIC HEARING # 1... Review of special use application, impact assessment and sketch plan for outdoor storage of vehicles located at 7208 W. Grand River Ave., Brighton Sec. 13, petitioned by John Conley.

Dave LeClair with Livingston Engineering and John Conley, owner of Conley Motors were present to represent the petitioner.

Dave LeClair stated that in July, Mr. Conley got approval for a storage building. At that meeting the Planning Commission requested that Mr. Conley bring his site into compliance due to the existing gravel parking lot that is used to store vehicles and rental trucks. Mr. Conley is here this evening to get special approval for the storage of rental trucks and automobiles.

Kelly VanMarter presented her 10-6-09 planning letter. Her primary concern is the buffer zones to the residential areas to the east and the west.

Mr. LeClair stated that there is significant landscaping to screen from the residential areas. It meets or exceeds the Township Ordinance. Mortensen agreed that it is very well screened right now. Brown suggested when the leaves come off the deciduous trees that the Township Staff may require additional evergreens to screen from the residences.

Mr. LeClair supplied the Commissioners with pictures of the landscaping bordering the residential areas. It appeared to the Commission that the limestone gravel area is closer to the property line than 20 feet. Brown stated that he wants to make sure that there is screening there year round for the residential areas.

Brown asked Mr. Leclair to demonstrate what is seen from the residential properties. The cars are parked in the back and cannot be seen from the cul-de-sac.

Mortensen asked if the 20-foot greenbelt is what the Planning Commission has the ability to waive. Ms. VanMarter replied yes and explained that the ordinance required 2 types of buffer zones. Point 3 from Ms. VanMarter's letter was in regards to the screening to the residential properties and point 2 of the letter is in regards to the neighboring properties.

Brown stated that the east side is Best Storage and it is buffered by the buildings. He has no problems with waiving the east side requirement. On the west side there is 2 issues and one is residential and the other is the Habitat for Humanity building.

Tengel questioned if the 20-foot greenbelt is practical and if any complaints have been made about the outdoor storage. Ms. VanMarter stated that due to the letters being mailed out, she did receive a complaint about the storage of cars in the back.

Brown and Mortensen stated that they would like to see the Habitat for Humanity yard cleaned up.

Ms. VanMarter continued to review her letter with the following points:

4. The height of all vehicles in the outdoor storage area must not exceed the height of any landscape screening, wall and fence.
5. The Planning Commission may request lighting details to determine if current Ordinance requirements are met.
6. Any issues identified by the Township Engineer or Fire Department must be addressed.

Mr. LeClair advised that they are not planning any additional lighting.

Brown questioned what type of vehicles are going to be stored in the back and what type of condition are the vehicles in. Mr. Conley stated that the primary will be passenger vans, compacts, and midsize and the highest will be 11 feet. Brown questioned if there will be any repairs in the yard. Mr. Conley stated that

there will not be any repairs at all in the yard, and they will be in the garage. No motor on the ground and no salvage operation at all.

Tesha Humphriss, Township Engineer, reviewed her letter dated 10-6-09. She stated that the first items are clean up issues. Regarding #3 in her letter, she stated that the drainage plan shows existing topography's and not post gravel. Petitioner agreed to prove that the drainage is going into the pond and to regrade so that the additional will flow into the pond. Mr. LeClair stated that about the back third drains to the rear and the new building will take some that. There is a little area that will need to be addressed when this lot is built out. Ms. Humphriss stated that the pond should be able to handle the capacity. She stated that the existing buried structure should be brought back to grade. Petitioner stated that the original contractor has been looking for it. He cannot find it yet. In addition, the cross section is 8-inches and that meets the standards and it should be depicted on the drawings.

Brown presented the Brighton Area Fire Department Letter. The gravel road should be able to support the emergency vehicles. Humphriss stated that it meets our ordinance and cannot speak for the fire dept.

There were no questions regarding the Environmental Impact Assessment.

A call to the public was made at 7:01 p.m. with the following responses: Bill Ross of 2603 Hubert stated he resides on the property to the south. He stated that there are a lot of deciduous trees. The elevation has changed and Mr. Conley has had a lot of fill brought in. He is concerned about the oil seeping into the fill dirt and it migrating into the pond. He stated that it should be asphalt and a controlled environment. He would like to see evergreens on the south side. He can see everything and would like a greenbelt with landscaping and that the vehicles should be contained in a fenced lot.

Brown stated that on the south side he could look at the water. Mr. Ross has made a great suggestion about adding more evergreen trees. Mr. Conley stated that in the development of that building the buffer was included in that plan. The parking lot is going to be the same as what it has been. He agreed to plant the little pine trees for they can grow. Mr. Conley stated that he would like to wait until after the full building was approved to add more plantings. The Habitat for Humanity building should buffer themselves. He envisions the site being a very buildable with an additional building for rent and making revenue.

Mr. Conley informed the Commission that the Livingston County Drain Commission forced him to give them an easement on his property for the drainage to go into the pond. He said that the Livingston County Drain Commission is allowed to drain into the pond and all of his runoff goes into the detention pond and if anything happens on his property he can get to it before it

gets to the pond. Every car and all the runoff from Grand River Avenue goes into that pond.

Mr. Ross agreed with Mr. Conley regarding the Drain. When it rains it gets a 10 to 15-foot shoot of water into that pond. The pond fills with silt at every rain and he has contacted the Livingston County Road Commission and Livingston County Drain Commission to fix it.

Nancy Brown of 7121 Lindsey states that she is not concerned about the building. She is concerned about the parking and that the lot will be loaded with cars. The U-Haul Rentals go on till 11:30 at night. The economy is bad for them too and it lowers their value of the homes. Mr. Conley is only supposed to have a certain number of cars and he has never been in compliance and he is not supposed to be doing what is doing and now he wants approval. She has been into the Township complaining time and time again and the noise does not stop at 6 -7 at night. It is not the idea of the cars that are there parked; it is the commotion of the cars moving. He also has boats, snowmobiles, trailers, etc.

Donna Young of 7118 Lindsey states that Mr. Conley does operate until 11:30 p.m. at night. She is right at the end of Lindsey Drive. She questioned if he will continue to keep infringing on his property with the cars.

Brown stated that he does not think that he will be doing that as Mr. Conley has stated tonight. His cars are going to be parked where they are now and it is going to stay that way into the future. He is not going to go further than what he is being approved for today. Brown questioned Mr. Conley about the hours of operation. Mr. Conley stated that they are 8-6 Monday thru Friday and 8-3 on Saturday. All outgoing trucks are pretty much done during those hours and there are people that drop off trucks and it is at all hours of the night.

Tengel questioned if there is a way to make people come to the front. Mr. Conley stated that he could comply and that he owns a semi-truck and that he if needs to load up he does it in the front. Nancy Brown stated that if more is allowed there will be more making noise and coming and going. He has never been in compliance.

Besty Sams of 7089 Lindsey Drive questioned why the rental trucks are allowed to be brought back at all hours of the night. They should only be allowed to drop them off in the front. Their main concern is with the parking of trucks. The trucks were supposed to be parked on the side. He did it for awhile and then started parking them in the back. Nancy Brown stated that Mr. Conley probably needs more space. The rental trucks will be back there and when Gary Underwood would park those trucks and he came and saw what I had to look at and agreed to move them.

Call to the public was closed 7:31.

Brown questioned if there is anything that can be done with the trucks. Mr. Conley stated that he would do the best that he can to help the neighborhood and environment. He promises that he will do everything that he says that he is going to do.

Planning Commission disposition of petition

A. Recommendation of Special Use:

Motion by James Mortensen to recommend approval of the special use application for Conley Motors for outdoor storage in the gravel area behind the main building subject to:

1. Normal hours of operation for outgoing vehicles are 8 a.m. to 9 p.m. Recognizing that an occasionally outgoing shipment will have to be made and these will be limited to no more than 5 a month.
2. Vehicle dropoffs will occur at anytime. An orange cone may be used to encourage drop offs north of the gravel area.
3. Additional screening will be required to the south and west of the property for residential screening. The screening will be in a form of additional evergreens to be determined by Township Staff once leaves have fallen off. The screening will be completed by no later than April 30, 2010.
4. The petitioner will park the vehicles in an orderly manner and salvage will not be permitted.
5. Height will not exceed 13 feet.
6. No lighting will be installed in the outdoor parking area.
7. Gravel in the outdoor parking area will be 22A and not less than a 5-inch thick topped in 3 inches of 21AA limestone.
8. Due the extensive foliage and plantings, the buffer zone requirement is waived. The buffer zone for the east lot line is waived due to the existing wall with Best Self Storage; the west line will not be required due to the two driveways running parallel to each other.
9. Recommendation is made subject to approval by the Township Board of the impact assessment and sketch plan as reviewed this evening by Planning Commission. Further this recommendation for the outdoor storage is made because the property is zoned General Commercial and outdoor storage is consistent with that property and several of the neighboring properties.

Support by Figurski. Motion carried unanimously.

Motion by Barbara Figurski that the Township Board approve the impact assessment dated September 29, 2009 with attachments. **Support by Mortensen. Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the sketch plan for Conley Motors dated September 24, 2009 subject to:

1. Approval by the Township Board of the special use application and environmental impact assessment;
2. Revision of plan to be consistent with items in Special Land Use Approval.
3. Compliance with requests in the Township Engineer's Letter dated 10-6-09 recognizing that item #5 has already been dealt with in Special Land Use permit.

Supported by Lowe. Motion carried unanimously.

WORK SESSION: The Work Session started at 7:50 p.m. Chairman Brown stated that he did not want to delay the Conley Petitions and what came to his attention at the Township today was a letter from Cooper and Reisterer.

Brown started about who owns the property and who has the rights to develop that property and if they look at our ordinance 18.04.02 says that people that own the property need to right a letter and give permission themselves. The reason that he wanted to have the worksession was to suggest to the Commission that they open the discussion amongst themselves about if this does go forward maybe put subject to clarification of the legal issues and if the insurrections in this letter are correct than the case is moot.

Kelly VanMarter stated that there is a master deed that is on file with the Township and it states that it is common area and I believe that it is under the privy of the Homeowners Association. Tengel questioned if it would need something from the Association for permission. Ms. VanMarter replied that one of the outstanding issues is if the easement gives us permission to give authority to allow the building on this site. Mortensen stated that he would put it as a condition for authority? Tengel stated that the Commission does not deal with too much residential construction, would they not need approval by the Association. Mr. Purdy stated that the Township does not enforce private agreements. That is a private matter between the petitioners and the Homeowners association.

Work session was closed at 8:00 p.m.

OPEN PUBLIC HEARING # 2... Review of site plan application, impact assessment and site plan for a proposed wireless communication equipment shelter facility located within Oak Pointe at the east terminus of Moret Court adjacent to the water tower.

Robert LaBelle with Verizon Wireless and Wally Haley representing ATT. It is very clear from the Township ordinance that the water tower is the place to go. We were looking to attach the antennae to an existing structure.

The water tower is in a common area and designated on an easement to the Township. We do acknowledge that we have to go to the Homeowners

Genoa Township

2911 Dorr Road • Brighton, Michigan 48116 • (810) 227-5225 • Fax (810) 227-3420 • Email: www.genoa.org

October 6, 2009

Planning Commission
Genoa Charter Township
2911 Dorr Road
Brighton, Michigan 48116

Subject: Special Use and Sketch Review: Conely Engines
Location: 7208 Grand River - south side of Grand River, between Hubert and Euler Roads
Zoning: GCD General Commercial District
Applicant: Conely Engines, 7208 Grand River, Brighton, Michigan 48114

Dear Planning Commission:

I have reviewed the submittal from Conely Engines requesting outdoor vehicle storage. The site is located on the south side of Grand River Avenue between Hubert and Euler Roads and is currently zoned GCD General Commercial District. I have reviewed the plan for planning, zoning and site design issues and defer to the Township Engineer for engineering issues.

A. Summary of Issues

1. The Township may allow a gravel surface for all or part of the storage area based upon a finding that surrounding properties and the environment will not be negatively impacted.
2. The side yard buffer zones are deficient in terms of required plantings and screening. A 20' greenbelt with required landscaping must be provided.
3. The outdoor storage must be screened from the residential zoning to the south and west.
4. The height of all vehicles in the outdoor storage area must not exceed the height of any landscape screening, wall or fence.
5. The Planning Commission may request lighting details to determine if current Ordinance requirements are met.
6. Any issues identified by the Township Engineer or Fire Department must be addressed.

B. Proposal

The applicant proposes an approximately 1-acre outdoor vehicle storage area on the south side of the existing building and parking lot. The request would allow vehicle storage on existing gravel surface north and west of the proposed storage building approved by the Planning Commission at the July 13, 2009 Planning Commission meeting. The applicant has used this area for outdoor storage in violation of the Township Ordinance and previous Special Land Use permit. No external changes to the site or the existing building are proposed on the plan. Outdoor storage is a Special Land Use in the GCD District. The specific use standards of Section 7.02.02(d) also apply to the request.

C. Special Land Use Review (General Standards)

Section 19.03 of the Zoning Ordinance identifies the general review criteria for Special Land Use applications as follows.

Supervisor
Gary T. McCririe

Clerk
Paulette A. Skolarus

Treasurer
Robin L. Hunt

Manager
Michael C. Archinal

Trustees

H. James Mortensen • Anthony W. Combs • Jean W. Ledford • Todd W. Smith

1. **Master Plan.** The Master Plan and Future Land Use Map identify the subject site and adjacent property to the east and west as General Commercial. The properties to the north and south are shown as a mix of Planned Industrial, Office/Research and Low Density Residential. The subject site was developed as industrial however is zoned for commercial and is adjacent to other properties currently zoned and/or planned for similar uses. The current use and proposed expansion of the outdoor storage area are consistent with the Master Plan designation as well as the intent of the GCD to accommodate businesses intended to serve the needs of the overall community.
2. **Compatibility.** The proposed outdoor storage area will be accessory to the existing automotive service business and in general, will be compatible with the existing and planned commercial uses for this area. However, as described in greater detail below, the project does not fully comply with the specific use standards of Section 7.02.02(d). Specifically, the screening requirements are not met. Additional screening is recommended to ensure compatibility with surrounding land uses.
3. **Public Facilities and Services.** As an existing commercial development, the site is served by existing roadways, public facilities and services. The proposed outdoor storage area is currently covered by gravel surface, so there should not be an impact to stormwater; however, any issues raised by the Township Engineer must be addressed. I recommend review by the Fire Department to ensure sufficient vehicle maneuvering.
4. **Impacts.** As the principle use of the site is an existing automotive service facility, it is not anticipated that there will be any additional traffic, noise, or nuisance impacts produced by the expanded outdoor storage area.
5. **Mitigation.** The Township may suggest mitigation necessary to limit or alleviate any potential adverse impacts created by the special land use.

D. Sketch Plan Review (Specific Use Standards)

1. **Specific Use Requirements.** Section 7.02.02(d) identifies the specific use standards for outdoor commercial storage. In general, the specific use requirements for outdoor storage are met; however, the following items must be addressed:
 - a. Outdoor storage areas are to be paved, while the applicant proposes a gravel surface. The Township Board, following a recommendation from the Planning Commission may allow a gravel surface for all or part of the storage area based upon a finding that surrounding properties and the environment will not be negatively impacted.
 - b. No outdoor storage shall be permitted in any required yard (setback) of buildings for the district in which the commercial outdoor display, sales or storage is located. The proposal indicates storage areas within the required fifteen foot (15') side yard setback.
 - c. A buffer zone "B" is required around the storage area. Also, a buffer zone "A" is required where outdoor storage area property lines are adjacent to a residential district. In addition to landscaping, the buffer zone "B" requires a twenty foot (20') greenbelt from the east and west property lines which is not met. The buffer zone "A" greenbelt is provided however the submittal does not provide enough information to determine whether the landscaping requirements are met. The applicant indicates that existing plant material is to be utilized to screen from the adjacent residential.
 - d. The height of all material and equipment stored in an outdoor storage area shall not exceed the height of any landscape screening, wall or fence. A note should be added to the plans to reflect this.

2. **Landscaping.** The following table summarizes the landscaping required for the site.

Location	Amount of Planting Required	Amount of Planting Provided	Additional Landscaping Required
Buffer Zone "B" (East)	20' greenbelt; 6' wall OR 3' berm; 6 canopy trees; 6 evergreen trees; 23 shrubs	none	20' greenbelt; 6' wall OR 3' berm; 6 canopy trees; 6 evergreen trees; 23 shrubs
Buffer Zone "B" (West)	20' greenbelt; 6' wall OR 3' berm; 7 canopy trees; 7 evergreen trees; 26 shrubs	none	20' greenbelt; 6' wall OR 3' berm; 7 canopy trees; 7 evergreen trees; 26 shrubs
Buffer Zone "A" (West)	50' greenbelt, 6' wall OR 4' berm; 7 canopy trees; 14 evergreen trees; 30 shrubs	50' greenbelt; 4' berm	(a)
Buffer Zone "A" (South)	50' greenbelt, 6' wall OR 4' berm; 20 canopy trees; 40 evergreen trees; 82 shrubs	50' greenbelt; partial 4-6' berm	(a)

a. The impact assessment states that the existing landscape buffer will be preserved. The aerial photograph provided by the applicant does show some evergreen trees and existing vegetation along the southwest and southern areas of the property. Information regarding the amount and type of vegetation in this area must be added to the plan to determine compliance and ensure that the outdoor storage will not be visible from the adjacent residential property.

3. **Exterior Lighting.** The sketch plan does not indicate whether or not the existing exterior lighting is sufficient to adequately light the outdoor storage area. The Planning Commission may request details to determine if upgrades are needed to meet current Ordinance requirements. Of particular concern is any existing or proposed lighting that would impact the adjacent residentially zoned property.

4. **Impact Assessment.** An Impact Assessment has been provided by the applicant. The Assessment states that the proposed outdoor storage area is not anticipated to create any adverse impacts upon the environment, public services, surrounding land uses public utilities or traffic.

Should you have any questions concerning this matter, please don't hesitate to contact me.

Sincerely,



Kelly VanMarter
 Planning Director



Genoa Charter Township

2911 Dorr Road • Brighton, Michigan 48116 • (810) 227-5225 • Fax (810) 227-3420 • www.genoa.org

Memorandum

TO: Genoa Township Planning Commission Members
DATE: October 6, 2009
RE: Conley Outdoor Storage
Special Land Use

As requested, I have reviewed the above referenced special land use application dated September 29, 2009, prepared by Livingston Engineering. The site is located on the south side of Grand River, east of Hubert Road. The petitioner is requesting to utilize the area behind the existing building for outdoor storage. Please consider the following comments when taking action on this special land use application:

GENERAL

1. The metes and bounds shown on the site plan do not match up with the legal description provided. It appears the eastern property line should show a distance of 878.01 feet, instead of 1025.00 feet. ✓
2. The north arrow is pointing in an incorrect direction on the site plan. ✓

DRAINAGE AND GRADING

3. The petitioner is proposing outdoor storage in the gravel area on the south side of the site. It appears the gravel covers an area of approximately 290-feet by 200-feet. The following items should be addressed in regards to the gravel at this site:
 - a. The grades shown on the site plan indicate a majority of the gravel parking lot sheet flows off the site un-detained. The gravel parking lot should be re-graded to direct flow to the existing detention pond.
 - b. Calculations showing the existing detention pond can handle the flow from the gravel parking lot should be submitted.
4. The site plan indicates that two existing catch basins in the gravel area are buried. These catch basins should be raised to the existing grade.

Supervisor
Gary T. McCririe

Clerk
Paulette A. Skolarus

Treasurer
Robin L. Hunt

Manager
Michael C. Archinal

Trustees

H. James Mortensen • Jean W. Ledford • Todd W. Smith • Steven Wildman

TRAFFIC/PAVEMENT

5. A cross section, or thickness and type, of the gravel parking lot that will be utilized for the outdoor storage area should be provided. ✓

UTILITIES

6. The proposed outdoor storage area will not impact the municipal sanitary sewer or water. ✓

I recommend the Planning Commission consider the above listed items before acting on this special land use application. Please feel free to contact me at (810) 227 – 5225 with any questions or concerns.

Sincerely,



Tesha L. Humphriss, P.E.
Genoa Township Engineer



Brighton Area Fire Department

615 W. Grand River

Brighton, Michigan 48116

810-229-6640 Fax: 810-229-1619

October 5, 2009

Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Conley Engines
7208 Grand River
Special Use – Outdoor storage
Site Plan Review

Dear Amy:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on October 1, 2009 and the drawings are dated July 16, 2009 with a revision date of September 24, 2009. The project is based on a new outdoor storage area adjacent to a previously approved 6,000 square foot S-1 use group building. (See previous letter dated July 6, 2009. The plan review is based on the requirements of the International Fire Code (IFC) 2006.

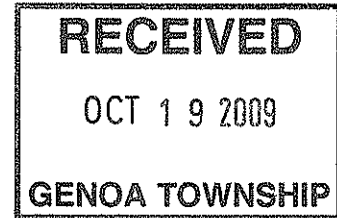
1. The gravel roads shall be designed and maintained to support fire department apparatus.

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

A handwritten signature in black ink, appearing to read "M. O'Brian".

Michael D. O'Brian
Fire Marshal



**Impact Assessment
for
Conely Automotive
Outdoor Storage
Genoa Township
Livingston County, Michigan**

Prepared By

**Livingston Engineering
3300 S. Old US-23
Brighton, MI 48114
(810) 225-7100
September 29, 2009**

This impact assessment has been prepared in accordance with section 18.07 of the Genoa Township, Livingston County, Michigan Zoning Ordinance. This section states that developments of this nature shall include such a report for review as part of the site plan review and approval process. As such, this report has been prepared to provide the required information and project overview of the development, in accordance with current township requirements.

I. Party Responsible for preparation of Impact Statement

This impact assessment has been prepared by Livingston Engineering, a professional services company offering civil engineering, land surveying, and site planning services throughout southeast Michigan. Livingston Engineering is licensed to provide engineering and surveying services in Michigan, as well as engineering licenses in the states of Tennessee, Arizona, Colorado, New Mexico and Utah.

II. Site Location

The subject site contains approximately 3.2 acres located in section 13 of Genoa Township, Livingston County, Michigan. This parcel sits on the south side of Grand River Avenue between Best Self Storage and the Habitat for Humanity building. The site currently contains an ongoing business concern which engages in the sales and rental of passenger and commercial vehicles, engine building, automotive repair and other related activities. The are subject to the special use request sits directly behind the main building for the above referenced operations. It currently consist of an open gravel area which is intended for use for additional vehicle storage. A location map and aerial photograph of the subject site is included in this report as Exhibit “A” and Exhibit “B” respectively.

Currently, the site is zoned GC – General Commercial, similar to the adjacent Grand River frontage parcels. A copy of the Genoa Township Zoning Map is included in this report as Exhibit “C”.

III. Impact on Natural Features

Currently, the site is occupied with an existing automotive related business concern that contains outdoor storage similar to that which is being requested. During the time that previous site plans were approved, the requested storage area was approved for additional buildings and/or parking areas. As such, there will be no additional adverse impact on the natural features that currently exist or previously approved for.

Soils on the site consist primarily of Boyer-Oshtemo loamy sands. This soil is described as well drained soils with slow runoff characteristics and moderately rapid permeability. A soils map of the subject site is included as Exhibit “D”.

An existing landscape buffer exists between the proposed storage area and a residential area on the southwest corner of the site. This area was planted several years ago and had matured significantly since that time. It is not anticipated that additional plantings will be needed to further shield the storage area.

IV. Impact on Storm Water Management

As previously described, the site generally drains toward the rear of the parcel in addition to an existing detention facility along the westerly property line. As the subject gravel area currently exists and no known drainage issues are present at the site, additional improvements are not planned at this time. The gravel surface in its current state is comprised of 21AA limestone, which provides a relatively dust and maintenance free surface with some capacity to absorb rainwater runoff.

V. Impact on Surrounding Land Uses

As the proposed outdoor storage is an extension of an ongoing business concern, it is not anticipated that this additional storage will not have an adverse impact on adjacent parcels. No additional

lighting is planned for this area and the area and it is currently well screened from adjacent residential properties.

VI. Impact on Public Facilities and Services.

As this request is for outdoor storage only, there will be no impact on public facilities and services.

VII Impact on Public Utilities

As this request is for outdoor storage only, there will be no impact on public utilities.

VIII. Storage and Handling of Any Hazardous Materials

Other than what is self contained in passenger and/or commercial vehicles, the proposed storage area will not store or maintain noxious materials or chemicals within this area.

IX. Impact on Traffic

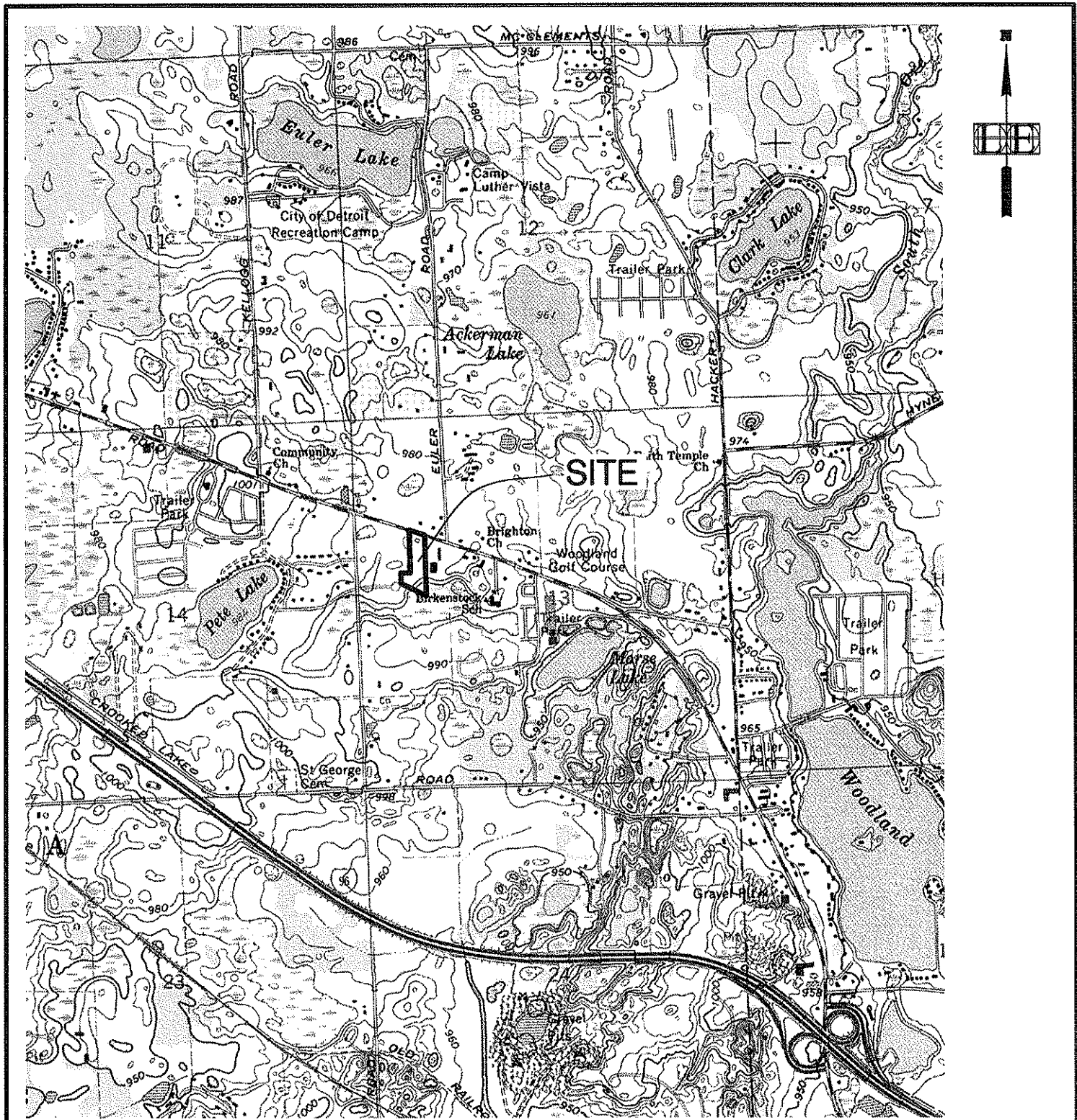
As this area is proposed for overflow vehicle storage only and is part of an ongoing business concern, there will be negative impact on local traffic.

X. Historic and Cultural Resources

No known historic and/or cultural resources exist on this site that will be affected by this development.

XI. Special Provisions

No special provisions are anticipated or planned.



LOCATION MAP



LIVINGSTON ENGINEERING

CIVIL ENGINEERING SURVEYING PLANNING

3300 S. OLD U.S. 23, BRIGHTON, MI 48114

PHONE: (810) 225-7100 FAX: (810) 225-7699

WWW.LIVINGSTONENG.COM

DRAWN BY TEA JOB No. 04215

DESCRIPTION

DATE 9/30/09 SHEET No. 1 SCALE 1"=2000'

EXHIBIT A



AERIAL PHOTO



LIVINGSTON ENGINEERING

CIVIL ENGINEERING SURVEYING PLANNING

3300 S. OLD U.S. 23, BRIGHTON, MI 48114

PHONE: (810) 225-7100 FAX: (810) 225-7699

WWW.LIVINGSTONENG.COM

DRAWN BY TEA JOB No. 04215

DESCRIPTION

DATE 9/30/09 SHEET No. 1 SCALE 1"=200'

EXHIBIT B

Zoning Map

Genoa Charter Township
Livingston County, Michigan

Legend

	AG		RC
	CE		GC
	RR		NS
	LDR		OS
	SR		NRPUD
	LRR		IND
	UR		PID
	MDR		PRF
	HDR		MUPUD
	RPUD		RDPUD
	MHP		Town Center

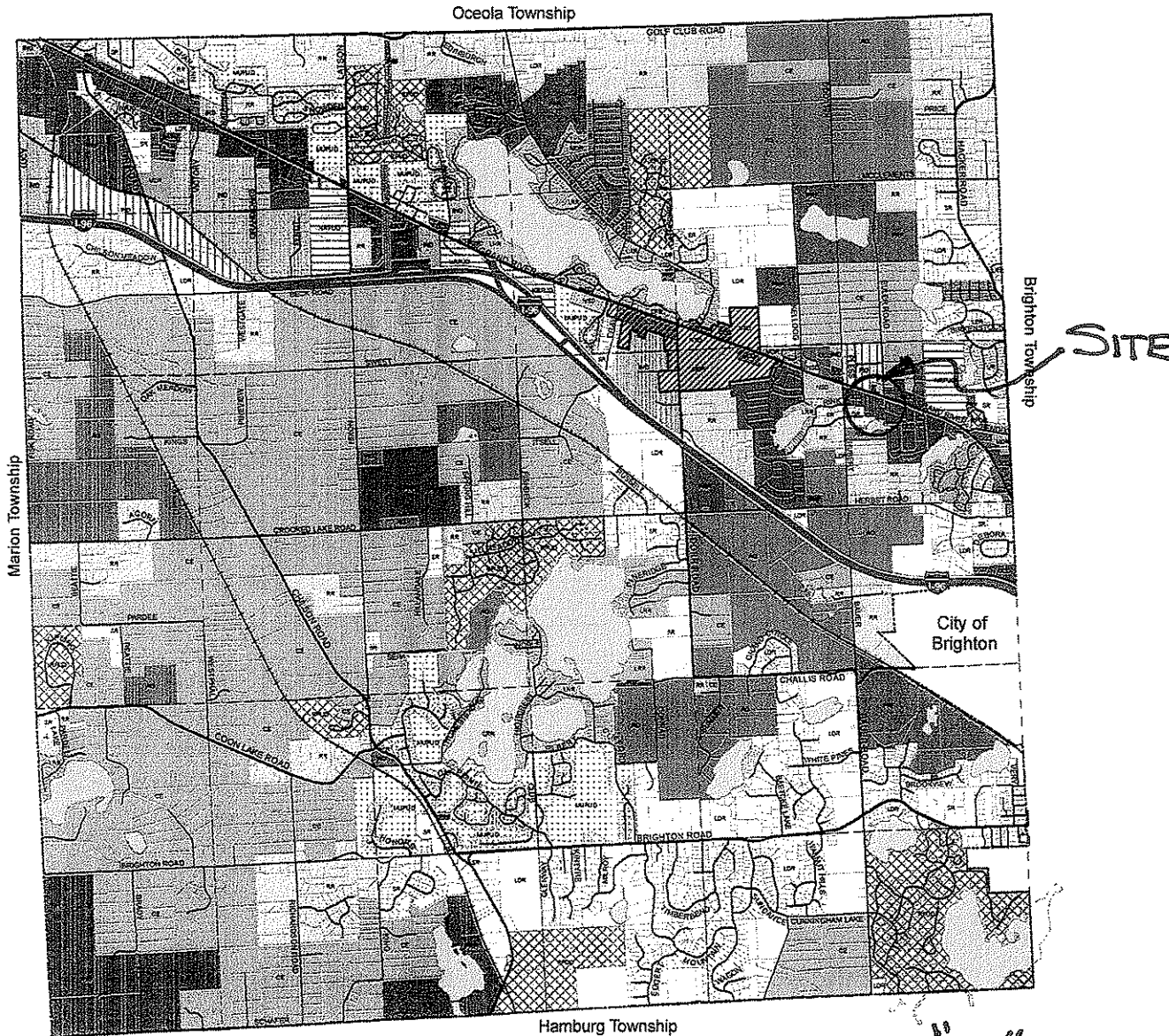


EXHIBIT C



1 inch = 3,500 feet

Official Zoning Map
Adopted May 2, 2005
Updated: 4/11/08, 9/12/08
Created by: Kelly VanMarter
Basemap layers provided by:
Livingston County GIS



Michigan Department of Labor & Economic Growth
MICHIGAN LIQUOR CONTROL COMMISSION (MLCC)
7150 Harris Drive, P.O. Box 30005
Lansing, Michigan 48909-7505

FOR MLCC USE ONLY

Request ID # 531117

Business ID # 222585

LOCAL APPROVAL NOTICE

[Authorized by MCL 436.1501]

OCTOBER 23, 2009

TO: GENOA CHARTER TOWNSHIP BOARD
ATTN: CLERK
2911 DORR ROAD
BRIGHTON, MI 48116-9436

APPLICANT: USG, LLC

Home Address and Telephone No. or Contact Address and Telephone No.:

DAVE HAWK, 5964 OAK BEND CT., HOWELL, MI 48843, H (517) 281-0325 / B (517) 546-6868

CONTACT: J. PATRICK HOWE, (CARLIN, EDWARDS, BROWN & HOWE, PLLC), 2855 COOLIDGE HWY., SUITE 203, TROY, MI 48084, PHONE: (248) 835-2068, FAX: (248) 816-5115.

The MLCC cannot consider the approval of an application for a new or transfer of an on-premises license without the approval of the local legislative body pursuant to the provisions of MCL 436.1501 of the Liquor Control Code of 1998. For your information, local legislative body approval is also required for DANCE, ENTERTAINMENT, DANCE-ENTERTAINMENT AND TOPLESS ACTIVITY PERMITS AND FOR OFFICIAL PERMITS FOR EXTENDED HOURS FOR DANCE AND/OR ENTERTAINMENT pursuant to the provisions of MCL 436.1916 of the Liquor Control Code of 1998.

For your convenience a resolution form is enclosed that includes a description of the licensing application requiring consideration of the local legislative body. The clerk should complete the resolution certifying that your decision of approval or disapproval of the application was made at an official meeting. **Please return the completed resolution to the MLCC as soon as possible.**

If you have any questions, please contact the On-Premises Section of the Licensing Division at (517) 636-0127.

**PLEASE COMPLETE ENCLOSED RESOLUTION AND RETURN
TO THE LIQUOR CONTROL COMMISSION AT ABOVE ADDRESS**

RESOLUTION

At a _____ meeting of the _____
(Regular or Special) (Township Board, City or Village Council)

called to order by _____ on _____ at _____ P.M.

The following resolution was offered:

Moved by _____ and supported by _____

That the request to TRANSFER OWNERSHIP OF ESCROWED 2009 RESORT CLASS C LICENSE ISSUED UNDER MCL 436.1531(2) WITH ENTERTAINMENT PERMIT, LOCATED AT 20648 STATE, ONAWAY, MI 49765, PRESQUE ISLE COUNTY FROM HARD RACK BAR & GRILL, INC. TO USG, LLC; & TRANSFER LOCATION (GOVERNMENTAL UNIT) TO 3838 E. GRAND RIVER, HOWELL, MI 48843, GENOA TOWNSHIP, LIVINGSTON COUNTY.

be considered for _____
(Approval or Disapproval)

APPROVAL

DISAPPROVAL

Yeas: _____

Yeas: _____

Nays: _____

Nays: _____

Absent: _____

Absent: _____

It is the consensus of this legislative body that the application be:

_____ for issuance
(Recommended or Not Recommended)

State of Michigan _____)

County of _____)

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the _____ at a _____
(Township Board, City or Village Council) (Regular or Special)

meeting held on _____
(Date)

(Signed) _____
(Township, City or Village Clerk)

SEAL

(Mailing address of Township, City or Village)



Michigan Department of Labor & Economic Growth
MICHIGAN LIQUOR CONTROL COMMISSION (MLCC)
7150 Harris Drive, P.O. Box 30005
Lansing, Michigan 48909-7505

FOR MLCC USE ONLY

Request ID # 526638

Business ID # 221407

LOCAL APPROVAL NOTICE

[Authorized by MCL 436.1501]

OCTOBER 19, 2009

TO: GENOA CHARTER TOWNSHIP BOARD
ATTN: CLERK
2911 DORR ROAD
BRIGHTON, MI 48116-9436

APPLICANT: AGIUS, INC.

Home Address and Telephone No. or Contact Address and Telephone No.:

JOSEPH R. AGIUS, 1853 N. HIGHLAND STREET, DEARBORN, MI 48128, H (313) 277-2299 / B (313) 600-9986

The MLCC cannot consider the approval of an application for a new or transfer of an on-premises license without the approval of the local legislative body pursuant to the provisions of MCL 436.1501 of the Liquor Control Code of 1998. For your information, local legislative body approval is also required for DANCE, ENTERTAINMENT, DANCE-ENTERTAINMENT AND TOPLESS ACTIVITY PERMITS AND FOR OFFICIAL PERMITS FOR EXTENDED HOURS FOR DANCE AND/OR ENTERTAINMENT pursuant to the provisions of MCL 436.1916 of the Liquor Control Code of 1998.

For your convenience a resolution form is enclosed that includes a description of the licensing application requiring consideration of the local legislative body. The clerk should complete the resolution certifying that your decision of approval or disapproval of the application was made at an official meeting. **Please return the completed resolution to the MLCC as soon as possible.**

If you have any questions, please contact the On-Premises Section of the Licensing Division at (517) 636-0127.

**PLEASE COMPLETE ENCLOSED RESOLUTION AND RETURN
TO THE LIQUOR CONTROL COMMISSION AT ABOVE ADDRESS**

rlb

RESOLUTION

At a _____ meeting of the _____
(Regular or Special) (Township Board, City or Village Council)

called to order by _____ on _____ at _____ P.M.

The following resolution was offered:

Moved by _____ and supported by _____

That the request to TRANSFER OWNERSHIP OF 2009 CLASS C LICENSED BUSINESS WITH DANCE-ENTERTAINMENT PERMIT, LOCATED IN ESCROW AT 5311 BRIGHTON, BRIGHTON, MI 48116, GENOA TOWNSHIP, LIVINGSTON COUNTY, FROM FRANK SAMPLE ENTERPRISES, LLC TO AGIUS, INC.

be considered for _____
(Approval or Disapproval)

APPROVAL

DISAPPROVAL

Yeas: _____

Yeas: _____

Nays: _____

Nays: _____

Absent: _____

Absent: _____

It is the consensus of this legislative body that the application be:

_____ for issuance
(Recommended or Not Recommended)

State of Michigan _____)

County of _____)

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the _____ at a _____
(Township Board, City or Village Council) (Regular or Special)

meeting held on _____
(Date)

(Signed) _____
(Township, City or Village Clerk)

SEAL

(Mailing address of Township, City or Village)



Genoa Charter Township

2911 Dorr Road • Brighton, Michigan 48116 • (810) 227-5225 • Fax (810) 227-3420 • www.genoa.org

October 20, 2009

Cooper and Riesterer, PLC
Attorney at Law
Attn: Ms. Abby Cooper
7960 Grand River Road
Ste 270
Brighton, MI 48114

Re: Freedom of Information Act Request

Ms. Cooper,

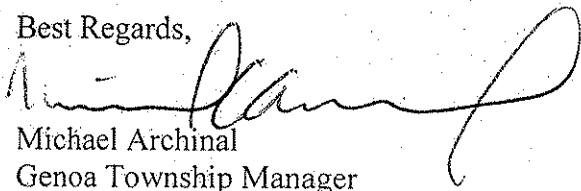
We have prepared a copy of the information that you requested. Pursuant to §15.234 of P.A. 442 of 1976, please be advised that we have incurred the following costs:

Clerical 2 Hour	@ 11.50	23.00
Copies 8 X 11	281 @ .08	22.48
Copies 24 x 36	4	4.00

Total Amount Due \$49.48

Upon receipt of a check in the amount of \$49.48 we will release the requested information to you. If you are in need of the information being mailed, postage will be an additional charge.

Best Regards,



Michael Archinal
Genoa Township Manager

Cc: Correspondence File

Supervisor
Gary T. McCririe

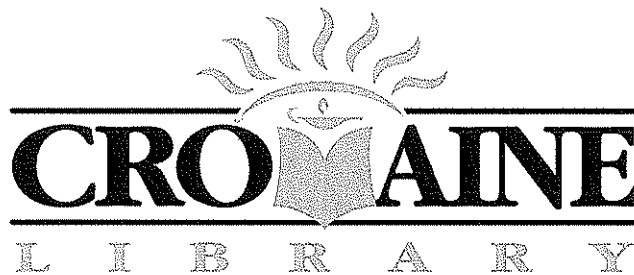
Clerk
Paulette A. Skolarus

Treasurer
Robin L. Hunt

Manager
Michael C. Archinal

Trustees

H. James Mortensen • Jean W. Ledford • Todd W. Smith • Steven Wildman



October 25, 2009

Dear Mr. McCririe:

As one of the Townships which form the community served by Cromaine District Library, I'd like to share with you our annual report for fiscal year 2008-2009.

I began my role as Library Director in June 2008 with confidence that I was joining an exceptionally qualified library staff, an elected Board of Trustees who had demonstrated great financial stewardship, and a community which deeply appreciates the warm customer service they've received over the years. I'm happy that in this short time, we've been able to build on Cromaine's strengths and explore new ways to serve.

You'll see in the annual report that we increased circulation 60%, increased web site visits 140%, increased physical visits to our two locations by 4% overall, and increased program attendance 89%. This has been a busy year for the library and these accomplishments have been achieved despite a reduction of staffing through attrition, cost-cutting behind the scenes, and the introduction of new technology. The annual report is posted at www.cromaine.org, Cromaine News & Info. I've also enclosed Michigan's Public Libraries Data Digest which provides comparative information.

Our web site has been redesigned and is frequently updated. You can now apply for library cards online. If eligible by residency within the district your library card will be mailed to your home. If eligible through employment by a business located within the district or by attending a school within the district, we're happy to give you a card on your next visit when you provide proof of eligibility. This enables your residents served by Cromaine to take advantage of the many resources available at www.cromaine.org. Program registration can be done online as well, easing the many errands and phone calls often needing to be made during typical business hours. We want to be convenient for you to become a regular library user—of our materials, our electronic resources, and our programs. We are grateful for the support of your residents who live within the boundaries of the Hartland Consolidated Schools which are our boundaries, too, although we are no longer a part of the schools.

Page Two

As we look ahead to how we can meet the community's needs even more, we know that Cromaïne Library provides value. At www.cromaïne.org, also under Cromaïne News & Info, you'll find a Library Value Calculator. In tough financial times, we provide public access to the Internet, including 24/7 wireless access outside our buildings. We offer bestsellers, including a new Books in Demand collection where no holds and no renewals are permitted on those items so that more of the latest great reads can be available. We continue to purchase what our patrons request and, when no longer in print, we find it in other libraries to borrow it for you. Our programs have included authors, writers groups, story times (without commercials and the temptation of book store treats), discussion groups, movies, the very popular Reading to Rover, and much more. We've opened early for jobseekers when the Michigan Works web site made online applications nearly impossible and recently offered an Introduction to Computer Camp which welcomed the unemployed who needed basic computer skills and confidence to be able to re-enter a tech-based world.

In the annual report, please read some of the comments from users about their use of Cromaïne. If you hear from any of your constituents of what we can do better, how we can serve more effectively, please call or e-mail me. The satisfaction of our community is very important to us. I welcome your feedback—as community leaders, as residents and neighbors of our service area, as one who serves for the public good.

I can be reached at the Village library, 810-632-5200, extension 105; my cell phone is 810-360-7518; and I particularly welcome e-mails at cmarlow@cromaïne.org. The frequency of library board and committee meetings prevents my attending most other evening meetings but if there are any daytime opportunities to meet with your fellow officials or your staff, I welcome that opportunity.

Sincerely,



Cecilia Ann Marlow
Library Director

Enclosures