

**GENOA CHARTER TOWNSHIP  
BOARD OF TRUSTEES  
REGULAR MEETING  
JANUARY 3, 2012  
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: December 5, 2011
3. Request for continuation of the SELCRA reimbursement program.

**Approval of Regular Agenda:**

4. Review of special use application, impact assessment, sketch plan for a proposed indoor baseball training facility located at 3600 E. Grand River Howell, Sec. 5, petitioned by Schmalzried Properties.
  - A. Approval of Special Use Application
  - B. Approval of Environmental Impact Assessment
  - C. Approval of Sketch Plan
5. Request for approval of the 2012 Instructions for poverty exemption, guidelines for poverty exemption, poverty exemption application and poverty exemption worksheet.

Correspondence:

Member Discussion:

Adjournment:

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

DATE : January 3, 2012

TOWNSHIP GENERAL EXPENSES: Thru January 3, 2012	\$418,762.15
December 9, 2011 Bi-Weekly Payroll	\$67,476.51
December 23, 2011 Bi-Weekly Payroll	\$65,956.70
December 30, 2011 Quarterly Monthly Payroll	\$9,733.60
January 3, 2012 Monthly Payroll	\$10,506.50
OPERATING EXPENSES: Thru January 3, 2012	\$519,680.82
TOTAL:	<u>\$1,092,116.28</u>

<u>Check Number</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Check Amount</u>
28061	SOM-TRE	State Of Mich- Dept Of Treasur	12/06/2011	5,531.88
28062	AT&T Fax	AT&T	12/06/2011	161.28
28063	Duncan	Duncan Disposal Systems	12/06/2011	75,734.40
28064	Mancuso	Mancuso & Cameron	12/06/2011	2,740.60
28065	MASTER M	Master Media Supply	12/06/2011	372.35
28066	mlgma	Michigan Local Gov't Mgmt Asso	12/06/2011	110.00
28067	Net serv	Network Services Group, L.L.C.	12/06/2011	179.99
28068	Sapienza	Kristen Renee Sapienza	12/06/2011	243.75
28069	TRI COUN	Tri County Cleaning Supply Inc	12/06/2011	202.15
28070	VanMarte	Kelly VanMarter	12/06/2011	18.41
28071	Administ	Total Administrative Services	12/09/2011	869.19
28072	Equitabl	Equivest Unit Annuity Lock Box	12/09/2011	905.00
28073	MISDU	Michigan State Disbursement Un	12/09/2011	207.13
28074	SKOLAR P	Paulette Skolarus	12/07/2011	825.08
28075	BRI CHAM	Brighton Area Chamber Of Comm	12/09/2011	160.00
28076	Clearwat	Clearwater Systems	12/09/2011	42.00
28077	CONTINEN	Continental Linen Service	12/09/2011	3.43
28078	DTE LAKE	DTE Energy	12/09/2011	979.11
28079	Duncan	Duncan Disposal Systems	12/09/2011	700.00
28080	GANNETT	PRESS & ARGUS	12/09/2011	210.00
28081	J.J.JINK	J.J. Jinkleheimer & Co.	12/09/2011	40.00
28082	LANGWOR	Langworthy Strader Leblanc	12/09/2011	175.20
28083	LivCTrea	Livingston County Treasurer	12/09/2011	3,160.66
28084	MASTER M	Master Media Supply	12/09/2011	361.66
28085	Net serv	Network Services Group, L.L.C.	12/09/2011	145.00
28086	Perfect	Perfect Maintenance Cleaning	12/09/2011	778.00
28087	Tetra Te	Tetra Tech Inc	12/09/2011	4,335.95
28088	Administ	Total Administrative Services	12/23/2011	870.25
28089	Equitabl	Equivest Unit Annuity Lock Box	12/23/2011	905.00
28090	MISDU	Michigan State Disbursement Un	12/23/2011	207.13
28092	GENOA FU	Genoa Twp Future Roads #261	12/15/2011	200,000.00
28093	GENOABLD	Genoa Township Building & Ground Fund-27	12/15/2011	60,000.00
28094	ATT& IL	AT&T	12/16/2011	105.81
28095	BLUE CRO	Blue Cross & Blue Shield Of Mi	12/16/2011	22,791.82
28096	BRANVAN	BRANDON VANMARTER	12/16/2011	200.00
28097	BullsEye	BullsEye Telecom	12/16/2011	177.50
28098	CONSUMER	Consumers Energy	12/16/2011	331.38
28099	COOPERST	Cooper's Turf Management LLC	12/16/2011	1,575.00
28100	EHIM	EHIM, INC	12/16/2011	4,673.02
28101	Lincoln	Lincoln National Life Ins Co.	12/16/2011	2,289.48
28102	LivCTrea	Livingston County Treasurer	12/16/2011	1.88
28103	Livingst	Livingston County Road Commiss	12/16/2011	19,901.99
28104	Mancuso	Mancuso & Cameron	12/16/2011	4,268.75
28105	MASTER M	Master Media Supply	12/16/2011	345.18
28106	mlgma	Michigan Local Gov't Mgmt Asso	12/16/2011	300.00
28107	PRINTING	PRINTING SYSTEMS	12/16/2011	389.93
28108	Stand El	Standard Electric Company	12/16/2011	12.68
28109	VERIZONW	Verizon Wireless	12/16/2011	223.13

**Report Total: 418,762.15**

Accounts Payable  
Computer Check Register

**Genoa Township**

2911 Dorr Road  
Brighton, MI 48116

(810) 227-5225

User: diane

Printed: 12/02/2011 - 12:37

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
28071	Administ	Total Administrative Services	12/09/2011		869.19
			Check 28071 Total:		869.19
10194	AETNA LI	Aetna Life Insurance & Annuity	12/09/2011		25.00
			Check 10194 Total:		25.00
10195	EFT-FED	EFT- Federal Payroll Tax	12/09/2011		7,136.18 2,679.49 3,955.39 925.06 925.06
			Check 10195 Total:		15,621.18
10196	EFT-PENS	EFT- Payroll Pens Ln Pyts	12/09/2011		574.80
			Check 10196 Total:		574.80
28072	Equitabl	Equinvest Unit Annuity Lock Box	12/09/2011		905.00
			Check 28072 Total:		905.00
10197	FIRST NA	First National Bank	12/09/2011		300.00 2,875.00 46,099.21

Check 10197 Total: 49,274.21

28073 MISDU Michigan State Disbursement Un 12/09/2011 FIPS 2616300 207.13

Check 28073 Total: 207.13

Report Total: 67,476.51

**First National  
Direct Deposit  
DECEMBER 9, 2011  
Bi-Weekly Payroll**

<u>Employee Name</u>	<u>Debit Amount</u>	<u>Credit Amount</u>
<b>Genoa Township</b>	<b>\$49,274.21</b>	
Aaron Korpela		\$1,267.53
Adam Van Tassell		\$1,098.40
Alex Chimpouras		\$1,910.01
Amy Ruthig		\$945.96
Angela Williams		\$814.40
Brian Bastian		\$863.70
Caitlin Nims		\$974.91
Carol Hanus		\$1,224.57
Craig Bunkoske		\$1,598.51
Daniel Schlack		\$1,506.16
Dave Estrada		\$1,164.45
David Miller		\$1,903.07
Deborah Rojewski		\$2,394.05
Dennis Smith		\$268.27
Diane Zerby		\$536.24
Duane Chatterson		\$1,472.01
Eric Hartman		\$0.00
Greg Tatara		\$2,480.20
James Aulette		\$1,210.19
Jeffrey Meyers		\$1,470.11
Jenifer Kern		\$543.60
Joe Szabelski		\$1,136.57
Judith Smith		\$1,194.14
Karen J. Saari		\$974.00
Kelly VanMarter		\$1,995.97
Kimberly MacLeod		\$1,196.80
Kyle Mitchell		\$896.54
Laura Mroczka		\$1,677.86
Luke Brown		\$0.00
Martin Reich		\$1,621.92
Matthew Hunt		\$0.00
Michael Archinal		\$2,868.58
Michael Maahs		\$0.00
Renee Gray		\$1,049.26
Richard Bigham		\$1,721.59
Robin Hunt		\$1,364.41
Scott Lowe		\$1,666.38
Steven Anderson		\$1,697.08
Susan Sitner		\$516.19
Tammy Lindberg		\$980.38
Tesha Humphriss		\$1,070.20
<b>Total Deposit</b>		<b>\$49,274.21</b>

Accounts Payable  
Computer Check Register

**Genoa Township**

2911 Dorr Road  
Brighton, MI 48116

(810) 227-5225

User: diane

Printed: 12/15/2011 - 14:42

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
28088	Administ	Total Administrative Services	12/23/2011		870.25
			Check 28088 Total:		870.25
10204	AETNA LI	Aetna Life Insurance & Annuity	12/23/2011		25.00
			Check 10204 Total:		25.00
10205	EFT-FED	EFT- Federal Payroll Tax	12/23/2011		6,836.51 2,617.64 3,864.12 903.73 903.73
			Check 10205 Total:		15,125.73
10206	EFT-PENS	EFT- Payroll Pens Ln Pyts	12/23/2011		574.80
			Check 10206 Total:		574.80
28089	Equitabl	Equivest Unit Annuity Lock Box	12/23/2011		905.00
			Check 28089 Total:		905.00
10207	FIRST NA	First National Bank	12/23/2011		300.00 2,875.00 45,073.79

Check 10207 Total: 48,248.79

28090 MISDU Michigan State Disbursement Un 12/23/2011 207.13

Check 28090 Total: 207.13

Report Total: 65,956.70



**First National  
Direct Deposit  
DECEMBER 23, 2011  
Bi-Weekly Payroll**

<u>Employee Name</u>	<u>Debit Amount</u>	<u>Credit Amount</u>
<b>Genoa Township</b>	<b>\$48,248.79</b>	
Aaron Korpela		\$1,056.58
Adam Van Tassell		\$1,098.40
Alex Chimpouras		\$1,910.01
Amy Ruthig		\$1,062.79
Angela Williams		\$427.05
Brian Bastian		\$871.02
Caitlin Nims		\$896.16
Carol Hanus		\$1,224.49
Craig Bunkoske		\$1,676.13
Daniel Schlack		\$1,181.04
Dave Estrada		\$1,271.30
David Miller		\$1,903.07
Deborah Rojewski		\$2,393.97
Dennis Smith		\$316.56
Diane Zerby		\$562.52
Duane Chatterson		\$1,461.32
Eric Hartman		\$0.00
Greg Tatara		\$2,480.20
James Aulette		\$1,615.19
Jeffrey Meyers		\$1,208.50
Jenifer Kern		\$612.60
Joe Szabelski		\$908.57
Judith Smith		\$1,194.12
Karen J. Saari		\$974.00
Kelly VanMarter		\$1,995.82
Kimberly MacLeod		\$732.80
Kristen Sapienza		\$247.50
Kyle Mitchell		\$866.16
Laura Mroczka		\$1,677.84
Martin Reich		\$1,621.92
Michael Archinal		\$2,868.52
Renee Gray		\$1,049.27
Richard Bigham		\$1,721.59
Robin Hunt		\$1,364.41
Scott Lowe		\$1,220.88
Steven Anderson		\$1,697.08
Susan Sitner		\$616.83
Tammy Lindberg		\$980.32
Tesha Humphriss		\$1,282.26
<b>Total Deposit</b>		<b><u><u>\$48,248.79</u></u></b>

# Accounts Payable

## Computer Check Register

### Genoa Township

2911 Dorr Road  
Brighton, MI 48116

(810) 227-5225

User: diane

Printed: 12/14/2011 - 15:32

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
10202	EFT-FED	EFT- Federal Payroll Tax	12/30/2011		117.46 384.75 568.00 132.83 132.83
Check 10202 Total:					1,335.87
10203	FIRST NA	First National Bank	12/30/2011		8,217.57
Check 10203 Total:					8,217.57
Report Total:					9,553.44
					+ 5 checks 186.16
					<u>\$9733.60</u>

Township of Genoa  
User: diane

Payroll  
Computer Check Register

Printed: 12/14/11 15:17  
Batch: 605-12-2011

<u>Check No</u>	<u>Check Date</u>	<u>Employee Information</u>		<u>Amount</u>
11976	12/30/2011	KirshJohn	John Kirsch	45.04
11977	12/30/2011	MatkinRona	Ronald Matkin	45.04
11978	12/30/2011	PetratPat	Patricia Petrat	45.04
11979	12/30/2011	TengelC	Carol Tengel	45.04
Total Number of Employees: 4		Total for Payroll Check Run:		180.16

**First National**  
**Direct Deposit**  
**Quarterly Payroll**  
**DECEMBER 30, 2011**

<u>Employee Name</u>	<u>Credit Amount</u>	<u>Debit Amount</u>
Adam Van Tassell	\$278.31	
Barb Figurski	\$858.69	
John McManus	\$301.92	
Dean Tengel	\$1,056.72	
Diana Lowe	\$603.84	
Doug Brown	\$1,478.93	
Kristi Cox	\$283.05	
<b>Genoa Township</b>		<b>\$8,217.57</b>
H.J. Mortensen	\$602.82	
Marianne McCreary	\$452.88	
Jeffrey Dhaenens	\$467.03	
Steve Wildman	\$432.00	
Laura Brookins	\$948.50	
Chris Grajek	\$452.88	
<b>Total Deposit</b>	<u><u><b>\$8,217.57</b></u></u>	

EFT #: \_\_\_\_\_  
 Internet: \_\_\_\_\_  
 Date: \_\_\_\_\_

Accounts Payable  
Computer Check Register

**Genoa Township**

2911 Dorr Road  
Brighton, MI 48116

(810) 227-5225

User: diane

Printed: 12/14/2011 - 12:07

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
10199	EFT-FED	EFT- Federal Payroll Tax	01/03/2012		1,802.14 434.12 640.84 149.86 149.86
Check 10199 Total:					3,176.82
10200	EFT-PENS	EFT- Payroll Pens Ln Pyts	01/03/2012		212.66
Check 10200 Total:					212.66
10201	FIRST NA	First National Bank	01/03/2012		7,067.02 50.00
Check 10201 Total:					7,117.02
Report Total:					10,506.50

**First National  
Direct Deposit  
JANUARY 3, 2012  
Monthly Payroll**

<b><u>Employee Name</u></b>	<b><u>Debit Amount</u></b>	<b><u>Credit Amount</u></b>
<b>Genoa Township</b>	<b>\$7,117.02</b>	
<b>Adam Van Tassel</b>		<b>\$547.06</b>
<b>Gary McCririe</b>		<b>\$2,285.26</b>
<b>H.J. Mortensen</b>		<b>\$259.84</b>
<b>Jean Ledford</b>		<b>\$323.90</b>
<b>Paulette Skolarus</b>		<b>\$3,362.49</b>
<b>Steve Wildman</b>		<b>\$165.24</b>
<b>Todd Smith</b>		<b>\$173.23</b>
<b>Total Deposit</b>		<b><u><u>\$7,117.02</u></u></b>

12:03 PM

**#595 PINE CREEK W/S FUND**  
**Payment of Bills**  
**November 25 through December 27, 2011**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Check	12/05/2011	2085	Pfeffer, Hanniford & Palka	Services provided 9/21/11 - 11/29/2011	-400.00
<b>Grand Total</b>					<b>-400.00</b>

11:56 AM

**#593 LAKE EDGEWOOD W/S FUND**  
**Payment of Bills**  
**November 25 through December 27, 2011**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Check	12/05/2011	2057	DTE Energy	Service from 10/28/2011 - 11/28/2011	-4,328.09
Check	12/05/2011	2058	Pfeffer, Hanniford & Palka	Services from 9/21/11 - 11/29/11	-1,375.00
Check	12/08/2011	2059	Brighton Analytical L.L.C.	Numerous invoices Nov, 2011	-1,928.00
Check	12/08/2011	2060	Clearwater Systems	Kinetico system - 2717 S. Hacker	-1,099.00
Check	12/08/2011	2061	Genoa/Oceola Sewer Authority	Direct Disposal Costs 10/28/2011 Inv 72	-42.22
Check	12/08/2011	2062	MHOG	3650 Austin electricity charges reimbursed to MH	-118.79
Check	12/08/2011	2063	Tetra Tech Inc.	Inv 50514353	-359.06
Check	12/08/2011	2064	USA BLUE BOOK	Inv 541523	-169.29
Check	12/14/2011	2065	Consumers Energy	Service from 11/3/11 - 12/7/2011	-286.41
Check	12/14/2011	2066	GENOA TWP-DPW FUND	Inv 70 for Maintenance billing fees LE Dec 2011	-9,897.77
Check	12/14/2011	2067	MMRMA	Inv 93581-3 final pmt 2011-2012 policy	-2,648.85
Check	12/16/2011	2068	Brighton Analytical L.L.C.	Inv 1211-75217	-77.00
Check	12/16/2011	2069	COOPER'S TURF MANAGEMENT	Inv 9419 dated 11/30/2011	-105.00
Check	12/16/2011	2070	Clearwater Systems	Statement 726018 dated 12/1/2011	-428.55
Check	12/16/2011	2071	FONSON, INC.	Inv # 9823	-2,929.90
Check	12/16/2011	2073	HACH COMPANY	Inv# 7520372	-81.65
Check	12/16/2011	2074	Motion Industries	Inv MI09-433530	-1,722.27
Check	12/16/2011	2075	PVS NOLWOOD CHEMICALS, INC	Inv 354604	-1,172.00
Check	12/16/2011	2076	S.W.F. Restorations	Inv 1243	-960.00
Check	12/16/2011	2077	Tetra Tech GEO	Inv #'s 50504952 & 50515457	-5,384.41
<b>Grand Total</b>					<b>-35,113.26</b>

11:49 AM

**#504 DPW RESERVE FUND**  
**Payment of Bills**  
 November 25 through December 27, 2011

Type	Date	Num	Name	Memo	Amount
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no checks issued

11:39 AM

**#503 DPW UTILITY FUND**  
**Payment of Bills**  
 November 25 through December 27, 2011

Type	Date	Num	Name	Memo	Amount
Check	12/01/2011	1920	HOWELL TRUE VALUE HARDWARE	Inv 054886	-7.99
Check	12/01/2011	1921	Shell Fleet Plus	Inv 065332306111	-3,626.39
Check	12/05/2011	1922	Carol Hanus	Toll free # and Internet service	-145.67
Check	12/07/2011	1923	Red Wing Shoe Store	Safety Footwear - Brian Bastian	-200.00
Check	12/07/2011	1924	PAETEC	Acct 2119355 Nov 2011 billing	-26.59
Check	12/07/2011	1925	SWANN'S CLOTHING STORE	Jacket & R41 Bibs - Nims/Reich	-194.96
Check	12/07/2011	1926	USABlueBook	Inv #'s 543224 & 544005	-756.33
Check	12/07/2011	1927	Victory Lane Quick Oil Change	Inv #'s 15473, 15649, 15934	-110.44
Check	12/07/2011	1928	Genoa Township G/O New User Fund	Quarterly payment of loan for DPW trucks	-16,037.00
Check	12/08/2011	1929	Tractor Supply Co.	Acct 6035 3012 0324 0252	-598.87
Check	12/09/2011	1930	GORDON FOOD SERVICE	Nov 2011 invoices	-110.38
Check	12/09/2011	1931	LOWE'S	Acct 9900 641641 8 Nov 2011	-1,758.20
Check	12/14/2011	1932	Red Wing Shoe Store	Inv 1184 dated 12/11/2011	-161.99
Check	12/14/2011	1933	TalentWise	Inv 52082615	-177.00
Check	12/14/2011	1934	U.S. POSTMASTER	LE/Pine Creek billings Sept-Nov 2011	-164.06
Check	12/16/2011	1935	Auto Zone	Inv 2170555959	-7.49
Check	12/16/2011	1936	Blackburn Mfg. Co.	Inv #'s 0405745-IN & 0405929-IN	-396.92
Check	12/16/2011	1937	Chase Card Services	Statement dated 12/7/2011	-609.46
Check	12/16/2011	1938	General Fund Checking	Due to GF to cover bills - per K. Palka	-350,000.00
Check	12/16/2011	1939	HOWELL TRUE VALUE HARDWARE	Inv #'s 55291 & 55398	-155.44
Check	12/16/2011	1940	LAB SAFETY SUPPLY	Order # SC09095446	-478.02
Check	12/16/2011	1941	Occupational Health Centers	Inv 708022723	-290.00
Check	12/16/2011	1942	Port City Communications, Inc.	Inv # 444412012011	-167.49
Check	12/16/2011	1943	Spirit of Livingston	Inv 7168 dated 12/4/2011	-134.00
Check	12/16/2011	1944	Staples Credit Plan	Acct 6035 5178 6145 0400	-56.96
Check	12/16/2011	1945	SWANN'S CLOTHING STORE	Inv 5087 dated 12/8/2011	-99.98
Check	12/22/2011	1946	Krug Collision	Vehicle Repairs	-3,360.88
<b>Grand Total</b>					<b>-379,832.31</b>



## #592 OAK POINTE WATER/SEWER FUND

## Payment of Bills

November 25 through December 27, 2011

Type	Date	Num	Name	Memo	Amount
Check	12/05/2011	2235	DTE ENERGY	Service from 10/27/11 - 11/28/2011	-6,982.78
Check	12/05/2011	2236	Pfeffer, Hanniford & Palka	Services from Sept 21 - Nov 29, 2011	-1,950.00
Check	12/08/2011	2237	BRIGHTON ANALYTICAL	Numerous invoices November 2011	-603.00
Check	12/08/2011	2238	CONSUMERS ENERGY	Billing from 10/26/2011 - 11/28/2011	-421.12
Check	12/08/2011	2239	NCL of Wisconsin, Inc.	Inv 295991	-153.91
Check	12/08/2011	2240	DTE ENERGY	Service from 10/28/11 - 11/29/2011	-316.52
Check	12/08/2011	2241	ETNA SUPPLY COMPANY	Inv S100272724.001	-10,125.00
Check	12/08/2011	2242	GRAINGER	Inv 9693197098	-1,444.39
Check	12/08/2011	2243	GRUNDY ACE OF HOWELL	Inv # 71342	-9.56
Check	12/08/2011	2244	HOWELLTRUE VALUE HARDWAR	Inv # 055109	-43.96
Check	12/08/2011	2245	MHOG	Reimburse MHOG for electricity expenses 9/	-465.19
Check	12/08/2011	2246	TETRA TECH, INC.	Inv 50514352, 4343, 4344	-5,006.65
Check	12/08/2011	2247	POLLARD WATER	Inv 1313740-IN	-743.09
Check	12/08/2011	2248	Redmond Environmental, Inc.	Inv 1903	-4,176.01
Check	12/08/2011	2249	WASTE MANAGEMENT	Inv 7175106-1389-5	-72.27
Check	12/14/2011	2250	GENOA TWP UTILITY FUND	Maintenance Billing Fees Dec. 2011	-37,419.14
Check	12/14/2011	2251	MMRMA	Inv 93581-3 7/1/11 - 6/30/2012 coverage	-25,397.15
Check	12/16/2011	2252	AT&T	Acct 810-227-4883 026 3	-94.64
Check	12/16/2011	2253	CLEARWATER KINETICO	Statement 726018 dated 12/1/2011	-1,142.08
Check	12/16/2011	2254	COOPERS TURF MANAGEMENT,	Inv # 9418	-200.00
Check	12/16/2011	2255	FONSON, INC.	Inv #'s 9783 & 9822	-2,299.00
Check	12/16/2011	2256	HACH Company	Inv 7520372	-81.66
Check	12/16/2011	2257	K & J Electric, INC	Inv 5648 dated 12/12/2011	-2,275.00
Check	12/16/2011	2258	SCHUTZ & CO., INC	Inv 2844 dated 12/12/2011	-79.95
Check	12/16/2011	2259	Tetra Tech GEO	Inv # 50515458	-165.11
Check	12/16/2011	2260	USA Bluebook	Inv 5455898 & 546070	-166.27
Check	12/16/2011	2261	WATER MASTERS LLC	Inv 2252	-401.80
Check	12/16/2011	2262	Wolverine Power Systems	Inv #'s 56723, 724, 725	-2,100.00
<b>Grand Total</b>					<b>-104,335.25</b>

**GENOA CHARTER TOWNSHIP BOARD**  
**Regular Meeting and Public Hearing**  
**Dec. 5, 2011**  
**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, Steve Wildman, Jim Mortensen, Todd Smith and Jean Ledford. Also present were Township Manager Michael Archinal and approximately 35 persons in the audience.

In addition were Township Planner Kelly VanMarter, Building Official Dennis Smith, and Fire Marshall Michael O'Brian.

A Call to the Public was made with the following response:

Boyd Buchanan – The County is one stop shop for building. Genoa township has not done due diligence. Why aren't the mechanical and electric contracts given to persons in the County? The homeowner fees will be significantly higher. The building department does not cost the taxpayers one cent. General Fund taxpayer dollars will be needed to make up for any deficit. You people are up for re-election. Do something with Conrad Road instead.

Glen Nelson – I appreciate the previous efforts, but is this effort a want or a need? The governor wants consolidation.

Dave Keller - I have heard no one speak in favor of the township building department. The county is not a problem. Why have other townships closed their building department?

Jim Rowell – 60% of permits come from professional contactors. The board represents us.

Ron Jones - Pass a resolution that the township fees will never be greater than the county.

Linda Rowell – If your fees are not high enough, the General Fund will bear the burden. At the Nov. 21<sup>st</sup> meeting the attendees thought this issue would be on the agenda. Complaints have not been validated. The county is fixing the problems. The county commissioners listened to the residents and corrected their problems.

Tom Rafferty – The last application was approved on 09/06/2011. When will you stop making applications?

Response by Supervisor McCririe – We can agree to disagree, however personal attacks in public, on blogs and Facebook are wrong. Comments in the past have been professional. The reason we are exploring a building department is customer service. We feel that Genoa Township can do the job faster, cheaper and more efficiently. We are the 53<sup>rd</sup> largest municipality in the state by State Equalized Value. 51 of those municipalities with greater S.E.V. have their own building department.

The Township cannot pass a resolution concerning fees as requested because the law won't allow it.

Mortensen – This is the time to begin a building department – when the work is slow. Consolidation is not necessarily good. Studies show that in other states costs have actually increased instead of decreased.

Wildman – This action will not cost our taxpayers anything. The purpose is to make it easier on those here tonight.

**Approval of Consent Agenda:**

Moved by Ledford supported by Wildman, to approve all items listed under the consent agenda as requested. The motion carried unanimously.

**1. Payment of Bills.**

**2. Request to approve minutes: November 21, 2011.**

**3. Request for approval of Michigan Township Associations Annual Conference budget as submitted by the Township Supervisor.**

**4. Request for approval to add line six to the bill payment policy as follows: Two representatives of the administrative committee may approve payment of any bill provided that the previously approved budget allows for remittance.**

**5. Consider reappointment of the Board of Review for 2012 as presented by Township Supervisor.**

**6. Request for approval of the following appointments that will expire on 11-20-2012:**

- Jean Ledford to SELCRA
- Jean Ledford and Paulette Skolarus to SEMCOG
- Gary McCririe and Robin Hunt to Genoa/Oceola Sewer and Water Authority
- Todd Smith and Gary McCririe (alternate) to Howell Area Parks and Recreation,
- Robin Hunt and Gary McCririe to MHOG
- Paulette Skolarus to Greenways
- Michael Archinal to FOIA Coordinator
- Gary McCririe and Jim Mortensen to Brighton Fire Authority
- Kelly VanMarter and Paul Edwards (alternate) to Huron River-Watershed Council
- Steve Wildman and Jean Ledford to Election Commission
- John Kirsh, Jean Ledford, Todd Smith, James Mortensen, Steve Wildman to Brownfield Development
- Dean Tengel, Diana Lowe and Jim Mortensen to Planning Commission
- Chris Grajek and Steve Wildman to Zoning Board of Appeals

as requested by the Township Supervisor McCririe.

**Approval of Regular Agenda:**

Moved by Skolarus supported by Mortensen, to approve for action all items listed under the regular agenda. Smith asked to be excused from discussion related to item 7 because he is the Real Estate Broker for that property. The motion carried unanimously.

**7. Request for approval to terminate the Special Land Use and Site Plan approval for Industrial Resin Recycling, Inc., 1480 Grand Oaks Drive, Howell, MI.**

Planner VanMarter – I have provided information related to the revocation of a special use permit for Industrial Resin Recycling. The conditions placed on the Special Use Permit granted by the Board on 10/04/2010 have not been met. Specifically, (a) impervious surface has not been reduced, (b) the area occupied by outside storage has increased, (c) the storage racks have increased in both quantity and height, (c) the Township did not receive a request to renew the special use by November 1, 2011, (d) the landscaping was not completed by June 1, 2011, and (e) the requirements of the Brighton Area Fire Department have not been met. Article 19, Section 19.02.04 (k) provides in pertinent part “non-compliance with the requirements and conditions approved for the Special Land Use.

Building Official Smith – I observed the following violations:

1. Impervious surface needs to be removed in order to improve drain water management.
2. Racks need to be reduced from a 12' to 8' in height. They exceed 20' in height.
3. Materials stored on the site in outside storage will should be non-toxic. Combustible junk and debris were observed throughout the property. The junk and debris consists of highly combustible materials and are considered an immediate danger.
4. Cardboard and other combustible materials were observed though-out the site with no clear control of the refuse.

Fire Inspector O'Brien – A fire lane does not remain unobstructed as required. A 55-foot turning radius for the fire trucks does not appear to be provided. Adequate address numbering is not in place. There is no fire alarm protection or portable fire extinguishers. Emergency exits are obstructed and emergency lighting is missing. Photographs were taken on my site visit and I have included photographs taken by Fire Inspector Brookins.

Bob Houston of Industrial Resin Recycling- In 120 days we can have 50% of this site improved. We are only short six maples trees with regard to the landscaping.

McCrie - You have been given years to improve the site and it only keeps getting worse.

Skolarus – Should we deny this request it will only end up in court and the court will allow them five or six months to clean up the site. I do not want to see any outdoor storage on this site. It is a sty and a fire hazard.

Mortensen – We should allow them 30 days to clean up the site with requirements for reduction of storage.

Archinal – The township staff has spent untold hours trying to resolve this issue. The burden should now be placed on the petitioner for resolution.

A call to the public was made with no response.

Attorney Mancuso - With regard to the practical options regarding the Board's decision, I suggested that the Board either (1) vote to revoke Industrial Resin Recycling's (IRR) Special Use Permit in accordance with the provisions of Article 19 of the Zoning Ordinance, or (2) vote to table with conditions item #7 until the next Board Meeting.

Moved by Hunt supported by Skolarus, to table with conditions as follows:

- All fire issues will be resolved as determined by fire inspectors;
- There will be a 20% reduction in outdoor storage each month with removal of all materials within five months;
- Necessary permits will be obtained;
- This item is tabled until the January 17<sup>th</sup> regular meeting of the board.
- Industrial Resin Recycling will provide aerial photos (to be compared with those photos submitted this evening) of work as it progresses with regard to the removal of outdoor storage

The motion carried as follows: Ayes – Ledford, Smith, Hunt, Wildman, Mortensen and Skolarus. Nay – McCririe.

**8. Request for approval of PUD amendment, impact assessment and site plan for a proposed 3,954 sq. ft. restaurant with a drive-thru located on Grand River Avenue west of Latson Road, Howell, MI Sec. 5, petitioned by Metro Design and Build Inc.**

A. Disposition of PUD amendment.

Moved by Ledford supported by Wildman, to approve the amendment to the PUD allowing for additional signage, additional drive-thru using internal roads, and a reduced parking ratio that was initially required for WalMart. Note: This parking is not being used within the development. In addition all cross- easements between parties will be provided. This action and all suggested revision have been approved by Frank Mancuso as depicted in the letter of Dec. 1, 2011. The motion carried unanimously.

B. Disposition of environmental impact assessment dated 10/25/2011.

Moved by Smith supported by Ledford, to approve the impact assessment with the addition of a statement that dust control measures will be used during construction. The motion carried unanimously.

C. Disposition of Site Plan.

Moved by Skolarus supported by Ledford, to approve the site plan with the following conditions:

- Review and approval by the township engineer and Brighton Area Fire authority of the final site plan;

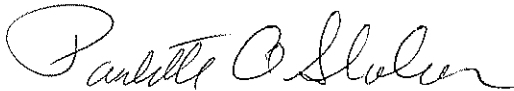
GENOA CHARTER TOWNSHIP BOARD – Regular Meeting and Public Hearing – Dec. 5,  
2012

- Access to the waste receptacles and proof of agreement will be provide to the township attorney and VanMarter;
- Solid blue Culver awnings will be used on the building.

The motion carried unanimously.

Correspondence was reviewed as well as comments received from audience members regarding the building department. No formal action was taken by the board.

The regular meeting and public hearing of the board was adjourned at 9:05 p.m.

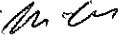


Paulette A. Skolarus  
Genoa Township Clerk

(posted 12/06/2011)

## MEMORANDUM

TO: Township Board

FROM: Michael Archinal, Manager 

DATE: 12/29/11

RE: SELCRA Reimbursement Voucher

On 12/29/10 the Township Board approved a continuance of a reimbursement policy for Township residents who paid out of district fees for SELCRA programs. The original reimbursement policy was approved on August 23, 2010. The program is working as planned. Based on recent correspondence with the SELCRA Director we are hopeful that revised Articles of Incorporation will be adopted by the member communities in the near future at which time we will revisit this issue. Please consider the following action:

Moved by \_\_\_\_\_, supported by \_\_\_\_\_, to continue the SELCRA reimbursement program until 12/31/12.

**TO: Township Board**

**FROM: Michael Archinal, Township Manager**

**DATE: December 28, 2011**

**RE: SWAT Elite Sports Special Use Application, Environmental Impact & Sketch Plan Approval**

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Honorable Trustees,

I have reviewed the special use application, revised sketch plan (dated 12/23/11), and Environmental Impact Assessment (dated 11/16/11) proposing an indoor baseball training facility located at 3600 E. Grand River Howell. My review of the revised submittal was focused on compliance with the outstanding items discussed at the December 12, 2011 Planning Commission meeting at which this item was approved. In regard to action on the aforementioned, I recommend the following:

**Recommendation of Special Use Application:** I recommend approval of the special use application with the following conditions:

- 1.) Subject to approval of sketch plan and environmental impact assessment.
- 2.) It should be noted that this recommendation applies only with indoor use and no outdoor uses.

**Impact assessment (dated 11-16-11):** I recommend approval of the impact assessment.

**Sketch Plan (dated 12-23-11):** I recommend approval of the sketch plan with the following conditions:

- 1.) Acknowledgement by the petitioner that the site plan and other approvals related to this may be withdrawn or require re-submittal if the water management system including closure of the front detention pond are found by the Township Engineer to be unworkable;
- 2.) No waste receptacle and enclosure will be required as curb carts will handle the limited refuse and they will be stored inside of the building;
- 3.) The existing lighting fixtures will be fully shielded;
- 4.) The requirements in the Township Engineer's letter dated December 7, 2011 will be complied with, with full understanding by the petitioner that the calculations regarding runoff may require a new site plan in that if the petitioner proceeds with some of the internal modifications of the building, they are knowing that is being done with some risk;
- 5.) The requirements of the Brighton Area Fire Department as set forth in a letter dated November 29, 2011 will be complied with.



11-08

GENOA TOWNSHIP

NOV 18 2011

**GENOA TOWNSHIP RECEIVED**  
**APPLICATION FOR SKETCH PLAN REVIEW**

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS\*: LINDHOUT ASSOCIATES ARCHITECTS AIA PC  
10465 CHATION DRIVE, BRIGHTON MI 48116

OWNER'S NAME & ADDRESS\*: RICHARD SCHMALZRIED  
P.O. BOX 208, UNION LAKE, MI 48387

SITE ADDRESS: 3600 GRAND RIVER, HOWELL PARCEL #(s): 11-05-400-004  
48843

APPLICANT PHONE: (810) 227-5668 OWNER PHONE: 248 752-7767

LOCATION AND BRIEF DESCRIPTION OF SITE: THE SITE HAS AN EXISTING BUILDING,  
PARKING LOT, LANDSCAPING, SITE LIGHTING & STORM SYSTEM  
SEE LEGAL FOR LOCATION

BRIEF STATEMENT OF PROPOSED USE: THE EXISTING BUILDING WILL BE  
CONVERTED INTO A BASEBALL TRAINING FACILITY

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: REMOVAL OF PAVING, REBUILD  
PARKING LOT, INTERIOR RENOVATION & PAINTING THE  
EXTERIOR.

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: PIET LINDHOUT

ADDRESS: 10465 CHATION DRIVE, BRIGHTON MI 48116

*\*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:

<u>1) SCOTT E. KREE</u>	of <u>LINDHOUT ASSOC.</u>	at <u>(810) 227-5855</u>
<small>Name</small>	<small>Business Affiliation</small>	<small>Fax No.</small>

**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: Piet W. Lindhout DATE: 11-18-11  
 PRINT NAME: Piet W. Lindhout PHONE: 810 227 5668

**REQUIRED SKETCH PLAN CONTENTS**

Each sketch plan submitted to the Township Planning Commission shall be in accordance with the provisions of the Zoning Ordinance. No sketch plan shall be considered until reviewed by the Zoning Administrator. The following information shall be included in the sketch plan submittal packet:

<b><u>SUBMITTED</u></b>	<b><u>NOT APPLICABLE</u></b>	<b><u>ITEM</u></b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Application form and fee:</b> A completed application form and payment of the \$1,200.00 non-refundable application fee.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Scale:</b> The sketch plan should be drawn at an engineers scale
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Proof of ownership.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Legal description of the property.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Property lines.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Existing and proposed buildings and parking lots with dimensions and setbacks.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Existing and proposed parking calculations.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Existing and proposed driveways.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Existing and proposed signs.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Existing and proposed landscaping illustrated on a plan and described in a plant list.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Layout of proposed changes to utilities.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Any proposed changes to grading, lighting, dumpsters, protected or landmark trees.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Architectural perspective or elevations of proposed changes to buildings.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Any other items requested by Township staff or the Planning Commission to assist in the review.</b>

NOV 18 2011

APPLICATION FOR SPECIAL LAND USE  
GENOA TOWNSHIP

APPLICANT NAME\* & ADDRESS: Richard Schmalzried, SCHMALZRIED  
PROPERTIES  
OWNER NAME\* & ADDRESS: 371 N. Old Woodward Ave., Birmingham MI 48009  
SITE ADDRESS: 3600 E. Grand River 48843 PARCEL #(s): 4711-05-400-004  
APPLICANT PHONE: (248) 752 7767 OWNER PHONE: ( ) same

Location and brief description of site and surroundings:  
Across from Eider Bierman next to Speedway Gas station  
between Latson & Chilson Roads on the South  
side of E. Grand River

Proposed Use:  
Baseball training facility

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.

The owners and prospective tenant's proposed  
use will make no detrimental impacts as  
listed in the Township's Statement of Purpose (SEE  
BELOW

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.

The intended use, <sup>operation</sup> and design will not  
significantly alter the use or character of the  
vicinity; but will improve the condition of the  
property & vicinity.

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?

Roads, drainage, water & sewer facilities  
are already in place.

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

e. 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. NO  
No

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 Richard Schmalzried MGR. STATES THAT THEY ARE THE FREE OWNER\* OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: Richard Schmalzried MGR.

ADDRESS: 371 N. Old Woodward Ave., Birmingham MI 48009.

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

<b>Contact Information</b> - Review Letters and Correspondence shall be forwarded to the following: <u>EMAIL--</u>		
<u>1) Richard Schmalzried</u>	<u>richardschmalzried</u>	<u>@comcast.net</u>
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.)



<b>FEE EXCEEDANCE AGREEMENT</b>	
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: _____	DATE: _____
PRINT NAME: _____	PHONE: _____
ADDRESS: _____	

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
DECEMBER 12<sup>th</sup>, 2011  
6:30 P.M.**

**AGENDA**

CALL TO ORDER: At 6:31 p.m., the meeting of the Genoa Township Planning Commission was called to order. Present constituting a quorum were James Mortensen, Chairman Doug Brown, Diana Lowe, Lauren Brookins, Dean Tengel, John McManus, and Barbara Figurski. Also present was Kelly VanMarter, Township Planner and Tesha Humphriss, Township Engineer.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: **Motion** by Barbara Figurski to approve the agenda as submitted. Support by James Mortensen. **Motion carried unanimously.**

CALL TO THE PUBLIC: (*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, sketch plan for a proposed indoor baseball training facility located at 3600 E. Grand River Howell, Sec. 5, petitioned by Schmalzried Properties.

Piet Lindhout of Lindhout and Associates, Dick Schmalzried of Schmalzried Properties, Stan Schaefer, and the proposed tenant, Mark King were all present and addressed the Planning Commission.

Mr. Lindhout presented a brief overview of the purpose of a baseball training facility. There would be three batting lanes and three pitching lanes. Netting would be hung to be used as a divider. No interior walls would be moved or constructed. New flooring and netting would be added.

At this point, the petitioner is only seeking indoor use. The application will show indoor use only.

Township Planner, Kelly VanMarter, addressed the Planning Commission. The zoning is regional commercial district. This does meet the criteria for that. She addressed her letter of December 7, 2011. The entry door visible from Grand River should be replaced. The petitioner will remove the existing security door.

Ms. VanMarter agreed with the petitioner's plan to paint the building in two color tones. She believes it will break up the building nicely. Swatches of the

proposed color were presented. The colors are acceptable to the Planning Commission.

The petitioner is proposing to remove 30 parking spaces and over 42,000 square feet of impervious surface. Ms. VanMarter supports that change. A floor plan has not yet been submitted to Ms. VanMarter. Mr. Lindhout will present that to her. Double loop striped parking spaces will be painted in the parking lot.

Loading will be on the east side as far off of Grand River as possible, but it is still visible from Grand River. The trees proposed in that are deciduous. This is amended to allow four evergreen to screen this area. The Grand River frontage is deficient by 4 canopy trees, as is the parking area. There should also be a hedgerow between the parking lot and public roadway. In terms of shrubbery and arbor vitae, the requirements of the ordinance are surpassed by the plan. The petitioner may work with Township Staff to reach an agreement regarding landscaping.

The petitioner intends to use curb carts since there will not be a lot of trash generated by this business.

No new lighting is proposed. The ordinance requires that the fixtures be fully shielded. The petitioner will take care of that.

The applicant is proposing two signs. The signs as proposed are acceptable to the Planning Commission.

Tesha Humphriss reviewed her letter of December 7, 2011. The petitioner is proposing to eliminate the pond. She indicated this will significantly improve the drainage. She would like the petitioner to document to the township that their proposal will not negatively impact the downstream property owners. Mr. Lindhout indicated his intention is to have a surveyor prepare a report so this can all be addressed. He believes the onsite drainage patterns will allow for them to eliminate the volume of asphalt and the detention pond on the Grand River frontage of the property.

Ms. Humphriss addressed the ditch along the west of the driveway and Grand River. This will need to be cleaned up. Additional detail is needed for the traffic plan. She would like to see the plans documented to indicate there will be pulverized stone used on the property.

The letter of the Brighton Area Fire Department dated November 29, 2011 was discussed. The petitioner has discussed it with the Fire Department and they have clarified these issues.

The impact assessment was discussed with the petitioner. Chairman Brown indicated there were several errors in the assessment and that he was

disappointed in it. Mr. Lindhout agreed and indicated he was pressed for time and it shows. The errors were discussed with Mr. Lindhout. It will be the landlord's responsibility to clean up any forebay. Various other changes were discussed.

The petitioner indicated this is strictly a training facility. There will be no leagues or competitions.

### **Planning Commission disposition of petition**

- A. Recommendation of Special Use Application.
- B. Recommendation of Impact Assessment dated 11-16-11.
- C. Recommendation of Sketch Plan dated 11-18-11.

**Motion** by James Mortensen to recommend to the Township Board approval of the Special Use Application. The Planning Commission finds that this use is compatible with section 19.03 of the ordinance regarding special use and is an appropriate use within a regional commercial district that is surrounded by similar uses and industrial properties. This recommendation is made subject to approval of the sketch plan and environmental impact assessments. Further, it should be noted that this recommendation applies only to indoor use and no outdoor uses.

**Support** by Barbara Figurski. Motion carried unanimously.

**Motion** by Barbara Figurski to recommend that the impact statement dated 11/16/11 be approved, subject to the items discussed and subject to hours of operation.

**Support** by James Mortensen, subject to amending the motion to include a provision that the Township Board approve the Special Use Permit and Sketch Plan. Further, the clarifications discussed this evening, both of an editorial and clarification nature be reviewed by Township Staff prior to submittal to the Township Board for approval. Barbara Figurski amends her motion as suggested. Motion carried unanimously.

**Motion** by James Mortensen to recommend to the Township Board approval of the sketch plan dated 11/18/11 for an indoor baseball training facility subject to:

1. Approval by the Township Board of the Special Use Permit and Environmental Impact Assessments set forth this evening;
2. Acknowledgement by the petitioner that the site plan and other approvals related to this may be withdrawn or require re-submittal if the water management system including closure of the front detention pond are found by the Township Engineer to be unworkable;
3. The up down security apparatus above the main entry doors shall be removed;

4. It has been determined that the floor plan totals approximately 11,800 square feet of usable area and that the 60 parking spaces are adequate and they should be doubled or looped;
5. With regarding to landscaping, four additional canopy trees will be added to the front. In the parking area, the requirement for 4 additional canopy trees and the full length hedgerow will be reviewed by Township Staff and may be modified. Four evergreen trees will be permitted in lieu of four deciduous trees provided on the east side of the site to screen the loading area from Grand River;
6. The sidewalk/bike path along Grand River will be concrete, rather than black top;
7. No waste receptacle and enclosure will be required as curb carts will handle the limited refuse and they will be stored inside of the building;
8. The existing lighting fixtures will be fully shielded;
9. The Planning Commission approves a second wall sign within the sign limitations of the ordinance;
10. The requirements in the Township Engineer's letter dated December 7, 2011 will be complied with, with full understanding by the petitioner that the calculations regarding runoff may require a new site plan in that if the petitioner proceeds with some of the internal modifications of the building, they are knowing that is being done with some risk;
11. The requirements of the Brighton Area Fire Department as set forth in a letter dated November 29, 2011 will be complied with.

**Support** by Barbara Figurski. Motion carried unanimously.

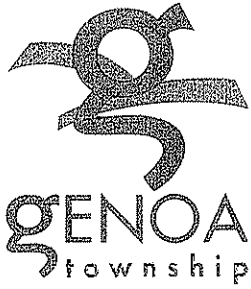
**Administrative Business:**

- *Staff report. A January meeting is anticipated.*
- *Approval of November 14<sup>th</sup>, 2011 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes of the November 14, 2011 meeting as amended. **Support** by Diana Lowe. Motion carried unanimously.*
- *Member Discussion*

Adjournment

At 7:40 p.m., **Motion** by Barbara Figurski to adjourn. **Support** by James Mortensen . Motion carried unanimously.





December 7, 2011

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

2911 Dorr Road  
Brighton, MI 48116  
810.227.5225  
810.227.3420 fax  
genoa.org

**Subject:** Special Use/Sketch Plan Review: SWAT Elite Sports  
**Location:** 3600 E. Grand River Avenue, Howell 48843  
**Zoning:** Regional Commercial District (RCD)  
**Applicant:** Lindhout Associates Architects

Dear Planning Commission:

I have reviewed the above referenced special use application, sketch plan (dated November 18, 2011) and impact assessment (dated November 16, 2011) to convert the existing 15,000 square foot warehouse building into a baseball training facility. The site is located south of Grand River Avenue, east of Grand Oaks Drive. 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 special conditions applicable to this use require all uses be conducted within a fully enclosed building. The applicant would need to apply for an additional Special Use approval to obtain outdoor commercial recreation.
2. The roll up/down security door apparatus above the main entry doors should be removed.
3. Planning Commission approval is required for the proposed exterior paint colors.
4. A floor plan should be provided to determine useable area for parking calculations.
5. Double or loop parking spaces are required.
6. Additional landscaping should be provided to screen the loading area from Grand River Avenue.
7. Additional landscaping is required for the Grand River greenbelt and within the parking areas.
8. The sidewalk/bike path along Grand River is required to be concrete.
9. A waste receptacle and enclosure shall be provided on the plans.
10. The existing wall pack fixtures must be fully shielded.
11. The Planning Commission must approve the second wall sign.

- B. Existing Use:** The site is currently occupied by a vacant 15,000 square feet retail building. This site was the former location of the Dick's Sporting Goods store. The subject site has a zoning of Regional Commercial (RCD). Surrounding zoning includes Regional Commercial, Industrial, and Office Service District. The proposed use of a sports training facility is considered indoor commercial recreation which requires special land use approval in the RCD district.

**SUPERVISOR**

Gary T. McCritie

**CLERK**

Paulette A. Skolarus

**TREASURER**

Robin L. Hunt

**TRUSTEES**

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Steven Wildman

**MANAGER**

Michael C. Archinal

**C. Special Use Review (General Standards)**

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

1. **Master Plan.** The Master Plan and Future Land Use Map identify the subject site Regional Commercial. The surrounding properties are shown as a mix of Regional Commercial, Industrial, and Public/Quasi-Public. The subject site is zoned for and was developed as a retail center and is adjacent to other properties currently zoned and/or planned for similar uses. The proposed use is consistent with the Master Plan designation as well as the intent of the RCD to accommodate businesses intended to serve the needs of the overall community.
2. **Compatibility.** The adjacent land uses are a mix of commercial, industrial, and service. The proposed use is generally compatible with the surrounding land uses.
3. **Public Facilities and Services.** The site is served by existing roadways, as well as public facilities and services. The addition will not significantly alter existing conditions.
4. **Impacts.** The impact assessment indicates that the operation will involve some outdoor uses for baseball pitching practice. The special conditions applicable to this use require all uses be conducted within a fully enclosed building. The applicant would need to apply for an additional Special Use approval to obtain outdoor commercial recreation. Due to the commercial nature of surrounding land uses, adverse impacts are not generally anticipated.
5. **Mitigation.** The Township may require mitigation necessary to limit or alleviate any potential adverse impacts created by the special land use.

**D. Sketch Plan Review**

1. **Specific Use Requirements.** Section 7.02.02(s) identifies the specific Special Land Use standards for indoor commercial recreation. Item (2) requires that the use be conducted completely within a fully enclosed building. The environmental impact assessment states that the applicant is proposing some outdoor uses. This would require additional Special Use approvals and plans. Clarification regarding the applicants intended use outside the building should be provided.
2. **Dimensional Requirements.** The site plan complies with the dimensional standards of the Zoning Ordinance for the RCD.
3. **Building Elevations.** The existing building elevation consists of split face block and wood which does not comply with the ordinance standards. The applicant is proposing to paint the entire building using gray and subtle blue tones. The north, east, and west elevations are proposed to have a four (4) foot tall band of contrasting color. The applicant is also proposing to replace the existing doors on the east and west elevations. There is an existing steel roll up/down security fence located above the main entrance to the building on the north elevation. This unsightly apparatus is visible from Grand River and should be removed. Planning Commission approval is required for the proposed materials and colors.

- 4. Parking.** The applicant is proposing the removal of 30 parking spaces and over 42,000 square feet of impervious surface. This reduction in impervious surface will allow for the removal of the unattractive detention pond located adjacent to Grand River and is a tremendous benefit to this site and the Grand River corridor.

The Zoning Ordinance requires 1 space for each 200 square feet of useable floor area. The applicant should provide a floor plan of the proposed use so that the useable area can be verified. Based on the site plan provided, they indicate there is 12,000 square feet of useable floor area resulting in the need for 60 spaces. The site plan provides 60 spaces, with 3 barrier free spaces. The petitioner should be aware that the ordinance requires double or loop stripes.

- 5. Loading.** A loading area has been provided in the southeast corner of the parking lot located on the east side of the building. This location will be visible from Grand River Avenue which is contrary to ordinance requirements. Additional landscaping should be provided to screen this area from Grand River Avenue.
- 6. Landscaping & Greenbelt.** The following table summarizes the ordinance requirements for landscaping.

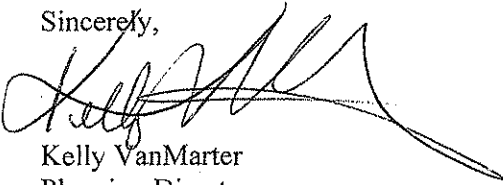
Location	Amount of Planting Required	Amount of Planting Provided	Additional Landscaping Required
Grand River Frontage	20 foot greenbelt; 10 canopy trees	5 canopy, 1 evergreen	4 canopy trees
Parking Area	6 canopy trees; hedgerow across parking lot; 600 sq. ft. of landscaped area	2 canopy trees, 44 shrubs, 10 arborvitae, 837 sq. ft. of landscaped area	4 canopy trees; hedgerow
Detention Basin (approx. 253' perimeter)	5 trees; 50 shrubs	Existing Vegetation	Existing vegetation is sufficient

- 7. Pedestrian Circulation.** The applicant is proposing an eight (8) feet wide asphalt path adjacent to Grand River. The ordinance requires a concrete path.
- 8. Waste Receptacle and Enclosure.** The plan does not identify a waste receptacle or enclosure. This should be provided. If a waste receptacle and enclosure are unnecessary waste management procedures should be provided on the plans and addressed within the impact assessment.
- 9. Exterior Lighting.** The existing wall pack fixtures on the building need to be fully shielded. Additionally, all site lighting shall be reviewed for compliance with Township ordinances.
- 10. Signs.** The elevation drawings identify two wall signs – one each on the north and east sides of the building. By Ordinance the business is limited to no more than one wall sign, unless the Planning Commission authorizes a second sign in accordance with footnote (2) of Table 16.1. In order to allow the second sign, the Commission would need to make a finding that the building requires additional visibility due to obstructed views or building orientation. If approved, the applicant must obtain a sign permit prior to installation.

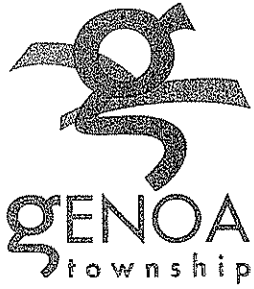
**11. Impact Assessment.** An Impact Assessment (dated 11/16/11) has been provided by the applicant. The Assessment states that the project is not anticipated to create any adverse impacts upon environment, public services, surrounding land uses or traffic.

Should you have any questions concerning this matter, please do not hesitate to contact me at (810) 227-5225.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly VanMarter', with a long horizontal flourish extending to the right.

Kelly VanMarter  
Planning Director



# Memorandum

2911 Dorr Road  
Brighton, MI 48116  
810.227.5225  
810.227.3420 fax  
genoa.org

**TO:** Genoa Township Planning Commission Members  
**DATE:** December 7, 2011  
**RE:** SWAT Elite Sports  
Sketch Plan Review

As requested, I have reviewed the above referenced sketch plan prepared by Lindhout Associates dated November 18, 2011. The site is located on the south side of Grand River, east of Grand Oaks. The petitioner is proposing to convert the existing building into a baseball training facility. The petitioner is proposing to remove approximately 42,000 square feet of parking lot, eliminate an existing retention pond, and re-grade a portion of the site. Please consider the following comments when taking action on this sketch plan:

## DRAINAGE AND GRADING

The petitioner is proposing significant changes to the existing stormwater management plan for this site including re-grading of the site, elimination of the northern stormwater retention pond, and installation of swales and a forebay for the existing southern retention pond.

Based on a site walk I estimate approximately 30% of the site currently drains to the north and the remaining approximately 70% of the site drains to the south. The petitioner is proposing to modify the existing drainage pattern to redirect a portion of the site that currently drains north to drain to the south. Due to the elimination of a significant amount of pavement (approximately 42,000 square feet) the overall stormwater runoff from this site will be reduced. To ensure the proposed drainage modifications will not negatively impact downstream property owners the petitioner should provide the following:

1. The petitioner should document the ultimate outlet for the drainage for this site, for both the north and south drainage routes.
2. The petitioner should quantify the amount of stormwater being redirected from the north to the south.
3. It is unclear where the proposed grass area on the west side of the site will drain to.
4. Existing and proposed topographic data should be provided. In addition, a cut/fill analysis should be completed to determine the amount of additional fill that will be required to meet the proposed grades.

### SUPERVISOR

Gary T. McCririe

### CLERK

Paulette A. Skolarus

### TREASURER

Robin L. Hunt

### TRUSTEES

H. James Mortensen

Jean W. Ledford

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Steven Wildman

### MANAGER

Michael C. Archinal

5. The existing ditch along Grand River should be improved to eliminate the areas of standing water.
6. Calculations showing the existing southern retention pond has capacity for the additional runoff should be provided. In addition, the size of the proposed forebay should be specified, including the depth, with supporting calculations.

#### TRAFFIC/PAVEMENT

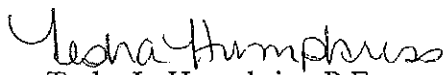
7. Proposed grades for the asphalt parking lot are not shown on the plan. The petitioner should maintain grades of between 1 and 5 percent in the proposed asphalt parking lot.
8. A cross section for the new asphalt pavement should be shown on the plans.
9. A cross section of the proposed sidewalk should be shown on the plans.

#### UTILITIES

10. This site is currently connected to municipal sanitary sewer and water.
11. The existing 12-inch water main that runs along the northern property line appears to terminate just west of the existing driveway. This water main should be shown along the entire northern property line. In addition, the existing hydrant, located on the northwest corner of the site, should be shown on the plan.
12. The existing sanitary sewer lead for this site should be shown on the plan. In addition, the existing manhole, located on the northwest corner of the site, should be shown on the plan.

I recommend the Planning Commission consider the above listed items before acting on this sketch plan. Please feel free to contact me at the Township Hall (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

November 29, 2011

Amy Ruthig  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: SWAT Elite Sports  
3600 E. Grand River Ave.  
Site Plan Review

Dear Amy:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on November 21, 2011 and the drawings are dated November 18, 2011. The project is based on a building renovation. The plan review is based on the requirements of the International Fire Code (IFC) 2009 edition. Previous comments appear to be addressed by the applicant in the revised submittal.

1. The water main location is not indicated on the submittal. Provide the location of the water main and the closest hydrant to the site. A hydrant shall be located within 100' of the fire department connection.

**IFC 912.2**

2. The building shall be provided with an automatic sprinkler system in accordance with NFPA 13, *Standard for the Installation of Automatic Sprinkler Systems*.

**IFC 903.2.1.3**

A. The FDC shall be located on the front of the building (Grand River).

B. The location, size, gate valve, and connection of the fire protection lead shall be indicated on the utility site plan.

3. Future project submittals shall include the address and street name of the project in the title block.

**IFC 105.4.2**

4. The building shall include the building address on the building. The address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.

**IFC 505.1**

5. The access road into the site shall be a minimum of 26' wide. With a width of 26' wide, one side of the street shall be marked as a fire lane. Include the location of the proposed fire lane signage and include a detail of the fire lane sign in the submittal. Access roads to site shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**IFC D 103.6**  
**IFC D103.1**  
**IFC D 102.1**  
**IFC D 103.3**

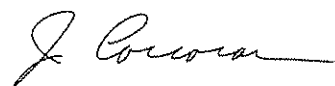
6. The location of a key box (Knox Box) shall be indicated on future submittals. The Knox box will be located adjacent to the front door of the structure.

**IFC 506.1**

7. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor.

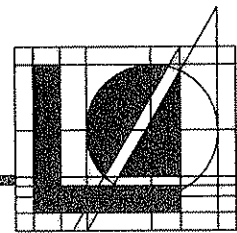
Additional comments will be given during the building plan review process (specific to the building plans and occupancy). If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,



Jim Corcoran  
Lt. / Fire Inspector





November 16, 2011  
Revised December 16, 2011

Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

Re: Sketch Plan Review - SWAT Elite Sports

GENOA TOWNSHIP

DEC 27 2011

RECEIVED

**Our Mission**

**Integrity**  
in architecture and design  
in client relationships  
in employee relationships  
in community relationships

**advancement**  
in all these efforts

**IMPACT ASSESSMENT**

- a. **Name and Address of persons responsible for preparation of the impact assessment and a brief statement of their qualifications.**

Michael J. O'Leary, Architect  
Revisions – Piet W. Lindhout, Architect  
Lindhout Associates architects, aia pc  
10465 Citation Drive  
Brighton, MI 48116  
810-227-5668

Registered architects in the state of Michigan.

- b. **Map, Written Description/Analysis of the Project Site - including all existing structures, manmade facilities and natural features. The analysis shall also include information for areas within 10 feet of the property. An aerial photograph or drawing may also be used to delineate these areas.**

The site is currently owned by Schmalzried Properties and will be leasing the existing building to SWAT Elite Sports. SWAT Elite Sports is a baseball and softball training facility primarily for late teens, young adults and adults. Indoor pitching training and hitting training will take place inside netted compartments within the former sales area in the building. The site is located on the south side of Grand River Avenue.

The building footprint will remain, as there are no proposed building additions. There is one existing private drive that allows access to the site and will remain unchanged in the Right of Way. The existing detention pond to the south, with an added sedimentation control, will remain as the only storm water management elements required due to the removal of existing paving and re-grading of the site. Drainage patterns will be adjusted to drain the site to the south detention pond. The existing detention pond on the north side of the site will be filled in with soil and become a lawn area. The building owner shall be responsible for maintaining the storm water system.

The proposed changes to the site paving are – pulverize and replace most of the parking lot to the north and east, and the removal of the parking lot to the west. The sidewalks to the entry of the building are revised to accommodate the new pavement. The unoccupied portions of the site are lawn area, proposed landscape and existing natural vegetation and trees. The existing vegetation includes a natural fence row on the west, a dense native plant string along the grassed swale to the south, and dense native upland plants on either side of the southern swale. Previous site development included foundation plantings near the east façade of the building, and R.O.W. plants that are all in poor condition. The site plan indicates the existing properties within 10 feet of this property.

c. **Impact on Natural Features** - *environmental character of site prior to and following development.*

Prior to development, the environmental character is as described above in the natural features description. We will be removing one tree near Grand River that is in poor condition and some of the existing scrub trees to create our drainage swale to south detention pond. Also, a small amount of lawn area will be removed for the proposed parking lot at the north side of the building. New landscaping is proposed which will significantly improve the appearance of the site. Proposed improvements also include the removal of the existing sign pole, chain link fence around the north detention pond and raising the grade of the former detention pond to a lawn area. We are also removing 42,023 square feet (net) of paved area, which will be planted with grass. As indicated on the site plan documents, all storm water will be collected in the existing detention pond to the south, which filters the water prior to release. Attached is the soils survey for the site.

Per the 2006 Genoa Township wetlands map, there are no wetlands on the site

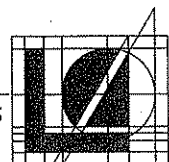
d. **Impact on Storm Water Management** - *including measures to control soil erosion and sedimentation during grading and construction operations.*

The sketch plan depicts added sedimentation controls to be constructed and the maintenance of the existing south detention pond. As described in the above paragraphs, the storm water will be collected in the existing detention pond area on the south end of the site. We are also proposing filling the detention pond on the north end of the site with soil and planting grass and other landscaping in the area. The storm water system to the south will be sized to handle the proposed and remaining paving and building. The elimination of the 42,023 square feet of paving allows us to enhance the appearance of the property as viewed from Grand River Ave.

The contractor is responsible for maintaining the boundaries of the construction site. It is understood that erosion of neighboring sites is not allowed in the township and the contractor shall take the necessary measures to assure conformance. The site plan documents indicate permanent and temporary soil erosion and sedimentation control measures to be used on site. They consist of silt fence, paving, grassed swales, detention, and hydro seeding for permanent control. Complete conformance with the Livingston County Drain Commission's requirements for soil erosion control is assured.

e. **Impact on Surrounding Land Uses.** *Types of proposed uses and man-made facilities. Describe project phasing, indication of how proposed use conforms or conflicts with existing and potential development patterns. Describe increases in light, noise, and air pollution which could negatively impact adjacent properties.*

The proposed use of the building is recreation (baseball and softball training) with storage. As a result the parking requirements for the building are lower and we will be deleting 42,023 square feet of paving from the site. This will reduce the amount of traffic circulation in and out of the site as compared to the previous use as a retail facility. There are no proposed changes to the building that will create air pollution that will negatively impact adjacent properties. The contract documents for the project will state the general contractor shall take all necessary precautions to keep the dust level to a minimum during construction. The light and noise produced by the proposed use will be consistent with typical commercial operations and less than the former retail facility as exterior lighting will be removed as part of this plan. There are no plans to introduce any substance other than exhaust air from the toilet rooms and recreation space into the atmosphere. All site lighting will be directed towards the interior of the site, controlled by a photocell.



Expected business hours will be from 7:00AM to 10:00PM, with peak use hours from 3:00PM to 9:00PM, seven days a week.

They proposed change of use will not create a significant amount of waste. Curb carts, kept in the storage area, will be utilized for waste handling.

**f. Impact on Public Facilities and Services.**

There will be no residents on the site.

There will be approximately 5 employees on site at peak times.

There will be 6 batting/pitching cages and a small sales area for replacement equipment. We anticipate groups of 3 at each batting cage, which would total 18 patrons using the facility at a time. There will be arrival / departure overlap which will occupy another portion of the parking. We estimate 67% of the parking will be used at any given time.

There will be no impact on public schools, other than improving their baseball and softball team abilities in the off season.

Fire trucks and police will have access to site.

The impacts are within the standards expected for commercial zoned property in the area.

**g. Impact on Public Utilities.**

The proposed building renovation will not involve work to the toilet rooms or additional plumbing facilities. There will be no additional connection to utilities.

Electrical and Gas Service will remain.

The water and sanitary sewer connections will remain.

**h. Storage and Handling of any Hazardous Materials.**

There will be no storage or handling of hazardous materials, beyond normal cleaning and maintenance supplies.

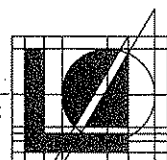
**i. Impact on Traffic and Pedestrians.** *A description of traffic volume to be generated based on actual counts of similar uses in Michigan.*

Grand River Ave. provides all the access to the existing building and no access changes are proposed. The proposed parking count will be reduced by 30 parking spaces, per the zoning ordinance.

The change in use from retail sales to recreational baseball training will reduce traffic to the site. Traffic count data predicts that 2.22 trips are generated per batting cage. The proposed 6 cages will produce 13.32 trips during peak hour usage. The former retail use predicts 2.71 trips per 1000 SF of gross leasable area. The 17325 GSF retail store generated 47 trips during peak hour usage. (Source I.T.E. Trip Generation Handbook, 7<sup>th</sup> Edition)

This reduction in parking and reduced trip generations will reduce the traffic impact on Grand River.

The addition of a sidewalk in front of the store will increase pedestrian safety and access to the site.



- j. **Special Provisions.** *A description of any deed restrictions, protective covenants, master deed, or association bylaws.*

There are no known deed restrictions at this time.

- k. **Source Listing:**

Genoa Township Zoning Ordinance  
Genoa Township wetlands map  
2009 Michigan Building Code  
USDA Natural Resources Conservation Services  
I.T.E. Trip Generation Handbook, 7<sup>th</sup> Edition

**END OF IMPACT STATEMENT**



DATE PLOTTED: 11-29-2011 10:50 AM FILE LOCATION: J:\FRED\DEF\ARCHITECTURE\2-2ARC.DWG COPY RIGHT © 2004 LINDHOUT ASSOCIATES architects aa pc THIS DOCUMENT AND THE SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN APPROVAL

**NOTE:**  
 THE PROPOSED PROJECT WILL REUSE THE EXISTING BUILDING. SITE CONFIGURATION, MINOR COSMETIC CHANGES ARE PROPOSED FOR THE BUILDING'S SHELL THAT INCLUDE SIGNAGE AND A NEW COAT OF PAINT. THE EXISTING ASPHALT PARKING LOT AREA WILL BE REMOVED BY MILLING AT AREAS TO BE RE-PAVED & STRIPED WITHOUT IMPACTING EXISTING NATURAL SITE FEATURES PER THE PROPOSED SITE PLAN AREAS WHERE ASPHALT IS REMOVED SHALL BE SEEDED & MULCHED PER SITE PLAN. NEW LANDSCAPING & RECONFIGURATION OF EXISTING RETENTION POND IS PROPOSED FOR CLOSED ORDINANCE COMPLIANCE. ALL UTILITIES ARE EXISTING AND SHALL RELY ON CONTRACTOR TO MINIMIZE DUST DURING CONSTRUCTION.

**LINETYPE LEGEND**

---	PROPERTY LINE
---	NEW CONSTRUCTION
---	EXISTING CONST. TO REMAIN
---	EXISTING CONST. TO BE REMOVED
---	SCREEN FENCE
---	EXISTING ELECTRICAL
---	EXISTING TELEPHONE
---	NEW UNDERGROUND TELEPHONE
---	NEW UNDERGROUND ELECTRICAL
---	WATER LINE
---	SANITARY SEWER
---	STORM SEWER
---	GAS LINE
---	SILT FENCE

**LANDSCAPE SCHEDULE**

PK	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARK
1	1	SUGAR MAPLE	ACEP. SACCHARIN.	2" CAL	B4	MULTI-STEP
2	1	CORALBURST CRAB	ACEP. FLATFOLIOL.	2" CAL	B4	MULTI-STEP
3	1	COLUMNAR RED MAPLE	ACEP. FLATFOLIOL.	2" CAL	B4	MULTI-STEP
4	1	WHITE PINE	PI. MARITIMA	2" CAL	B4	MULTI-STEP
5	1	GREEN ARBORVITAE	TI. TAXODIUM	2" CAL	B4	MULTI-STEP
6	1	BURNING BUSH	EU. ALNIFOLIA	2" CAL	B4	MULTI-STEP
7	1	RED BARBERRY	RA. FLORIBUNDA	2" CAL	B4	MULTI-STEP
8	1	BIRDSNEST SPRUCE	SP. BIRDSN.	2" CAL	B4	MULTI-STEP
9	1	BLUE RUG JUNIPER	JU. HORIZONTALIS	2" CAL	B4	MULTI-STEP
10	1	BLACKHAW VIBURNUM	V. PRUNIFOLIUM	2" CAL	B4	MULTI-STEP
11	1	...	...	...	...	...
12	1	...	...	...	...	...
13	1	...	...	...	...	...
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45	1	...	...	...	...	...

**LANDSCAPE SYMBOL LEGEND**

DECIDUOUS TREES	SHRUBBERY
A SUGAR MAPLE	R BURNING BUSH
C CORALBURST CRAB	S RED BARBERRY
E COLUMNAR RED MAPLE	U BIRDSNEST SPRUCE
G NORTHERN RED OAK	V BLUE RUG JUNIPER
H WHITE PINE	X GOLDEN VICARY
DK GREEN ARBORVITAE	Y BLACKHAW VIBURNUM

**LANDSCAPE ORDINANCE PROVISIONS**

ZONE	REQUIRED	PROVIDED
GREENBELT - GRAND RIVER AVENUE	10 CANOPY TREES	3 - SUGAR MAPLE 2 - COLUMNAR RED MAPLE 2 - NORTHERN RED OAK 1 - WHITE PINE 1 - EXIST. DECID. 1 - SHRUBS
BUFFER ZONES - EAST & WEST PROPERTY LINES	1 CANOPY TREE AND 20 LINEAR FEET ALONG PROPERTY LINE	EAST BUFFER ZONE TYPE "C" BUFFER/SCREENING PROVIDED BY EXISTING WOODLAND/TREELINE ALONG 50% OR MORE OF THE EAST PROPERTY LINE. WEST BUFFER ZONE TYPE "C" BUFFER/SCREENING PROVIDED BY EXISTING WOODLAND/TREELINE ALONG THE WEST PROPERTY LINE. NO NEW TREES OR SHRUBS ARE PROPOSED.
OFF-STREET PARKING	HEDGEROW ACROSS PKG. LOT 400 SQ. FT. OF LANDSCAPING	2 - SARGENT'S FLOWER CRAB 1 - WHITE PINE 10 - DK GREEN ARBORVITAE 14 - HEDGEROW SHRUBS 14 - OTHER PARKING LOT SHRUBS 142 S.F. LANDSCAPING BEDS
RETENTION POND	5 CANOPY TREES 20 SHRUBS	14 - CONF. TREES 8" IN DBH OF PKG. LOT 59 - SHRUBS BUFFER/SCREENING PROVIDED BY EXISTING WOODLAND/TREELINE. NO NEW TREES OR SHRUBS ARE PROPOSED.

RECEIVED  
 DEC 27 2011

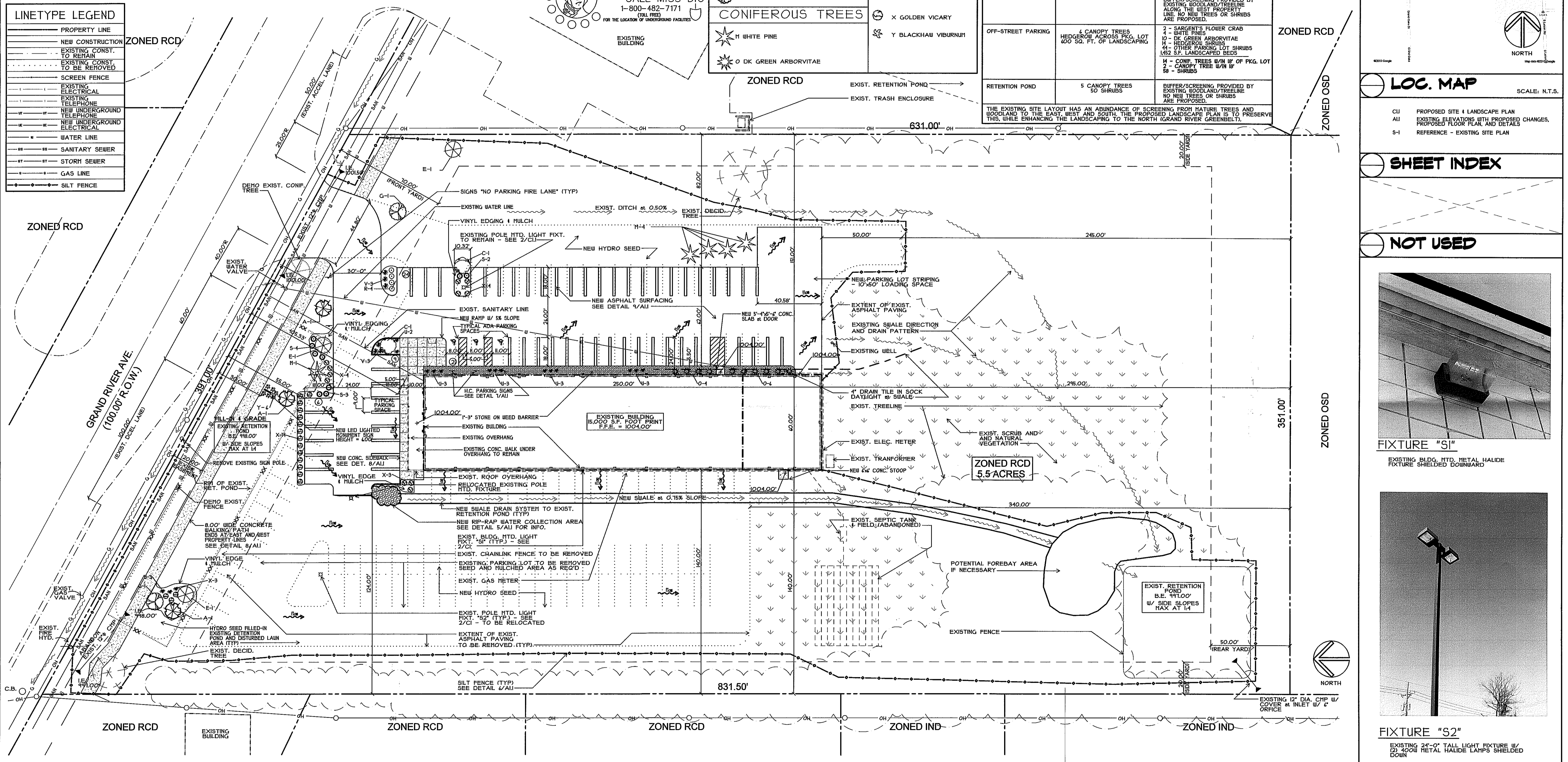
**LOC. MAP**  
 SCALE: N.T.S.

**SHEET INDEX**

**NOT USED**

**FIXTURE "S1"**  
 EXISTING BLDG. MTD. METAL HALIDE FIXTURE SHIELDED DOWNWARD

**FIXTURE "S2"**  
 EXISTING 24'-0" TALL LIGHT FIXTURE W/ 120-400W METAL HALIDE LAMPS SHIELDED DOWN



**PROPOSED SITE PLAN**

**OWNER & TENANT INFORMATION:**

TENANT: SEAT ELITE SPORTS (MARK KING, P.O. BOX 40241, DETROIT, MI 48241)	BUILDING OWNER: RICHARD SCHMALZRIED (SCHMALZRIED PROPERTIES, P.O. BOX 208, UNION LAKE, MI 48381)
--	--

**SITE INFORMATION:**

EXISTING ZONING	RCD
EXISTING LOT AREA	5.5 ACRES (241,655 S.F.)
EXISTING LOT WIDTH	351.00'
ALLOWABLE PERCENTAGE OF BUILDING COVERAGE	35%
EXISTING PERCENTAGE OF BUILDING COVERAGE	45%
EXISTING PERCENTAGE OF IMPERVIOUS SURFACE COVERAGE	35.7%
ALLOWABLE PERCENTAGE OF IMPERVIOUS SURFACE COVERAGE	15%
PROPOSED PERCENTAGE OF IMPERVIOUS SURFACE COVERAGE	18%

**SETBACKS:**

FRONT	10'	REQUIRED	105.33'	EXISTING
SIDE	20'	REQUIRED	140' & 15'	EXISTING
REAR	50'	REQUIRED	245'	EXISTING

**PARKING:**

FRONT	20'	REQUIRED	58'	EXISTING	58'	PROPOSED
SIDE	10'	REQUIRED	30' & 5'	EXISTING	124' & 82'	PROPOSED
REAR	10'	REQUIRED	245'	EXISTING	245'	PROPOSED

**RECREATION:**

BASEBALL TRAINING FACILITY (4 CAGES)	1,850 SQUARE FT. SPACE PER CAGE	7,400 S.F.
RECREATIONAL PKG. (200' x 200' = 58 SPACES)	TOTAL SPACES REQ'D (3 B.F. SPACES)	58 SPACES REQ'D
TOTAL EXISTING SPACES	10 SPACES (3 B.F. SPACES)	
TOTAL SPACES PROPOSED	40 SPACES (3 B.F. SPACES)	

**BUILDING INFORMATION:**

EXISTING USE	VACANT (GAS MERCANTILE)
PROPOSED USE	(A3) ASSEMBLY-RECREATION (S) STORAGE
EXISTING 1ST FLOOR AREA	14,541 S.F.
EXISTING 2ND FLOOR AREA	2,784 S.F.
EXISTING GROSS BLDG. AREA	11,325 S.F.

**RETENTION POND INFORMATION:**

EXISTING CONDITIONS	EXISTING BUILDING COVERAGE	1482 S.F.
	EXISTING PARKING LOT COVERAGE	49,851 S.F.
	TOTAL IMPERVIOUS COVERAGE	86,041 S.F.
	AREA DIRECTED TO NORTH RETENTION POND	49,942 S.F.
	AREA DIRECTED TO SOUTH RETENTION POND	34,099 S.F.
PROPOSED CHANGES	TOTAL S.F. OF P. LOT TO BE ELIMINATED	42,023 S.F.
	TOTAL S.F. OF NEW/REPAVED P. LOT	21,554 S.F.
	TOTAL BUILDING COVERAGE (UNCHANGED)	14,822 S.F.
	PROPOSED TOTAL IMPERVIOUS COVERAGE	43,134 S.F.
	EXISTING SOUTH RETENTION POND TO BE CLEANED OUT AND A SEDIMENT FOREBAY TO BE ADDED AT PROPOSED AND EXISTING SIALES. THE ADDITION OF THE FOREBAY, CLEANING OUT OF THE EXISTING SOUTH RETENTION POND, REDUCTION IN IMPERVIOUS SURFACES, AND ELONGATED LENGTH OF TRAVEL FOR RUNOFF WATER IN SIALES WILL ALLOW THE NORTH RETENTION POND TO BE FILLED IN AND ABANDONED.	

**GENERAL NOTES**

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE) FOR THE LOCATION OF UNDERGROUND UTILITIES

EXIST. RETENTION POND  
 EXIST. TRASH ENCLOSURE

EXIST. WATER LINE  
 EXIST. DITCH @ 0.50% SLOPE  
 EXIST. TREE

VINYL EDGING & MULCH  
 EXISTING POLE MTD. LIGHT FIXT. TO REMAIN - SEE 2/CI/1

NEW HYDRO SEED

NEW ASPHALT SURFACING  
 SEE DETAIL 1/4/J

EXIST. SANITARY LINE  
 NEW RAMP W/ 5% SLOPE  
 TYPICAL ADA-PARKING SPACES

VINYL EDGING & MULCH  
 NEW 5'-6" CONC. SLAB @ DOOR

NEW PARKING LOT STRIPING  
 10'-50' LOADING SPACE

EXTENT OF EXIST. ASPHALT PAVING  
 EXISTING SIALE DIRECTION AND DRAIN PATTERN

EXISTING WELL

4" DRAIN TILE IN SOCK DAYLIGHT @ SIALE

EXIST. TREE LINE

EXIST. SCRUB AND NATURAL VEGETATION

EXIST. ELEC. METER

EXIST. TRANSFORMER

NEW 1/2" CONC. STOOP

EXIST. SEPTIC TANK & FIELD (ABANDONED)

POTENTIAL FOREBAY AREA IF NECESSARY

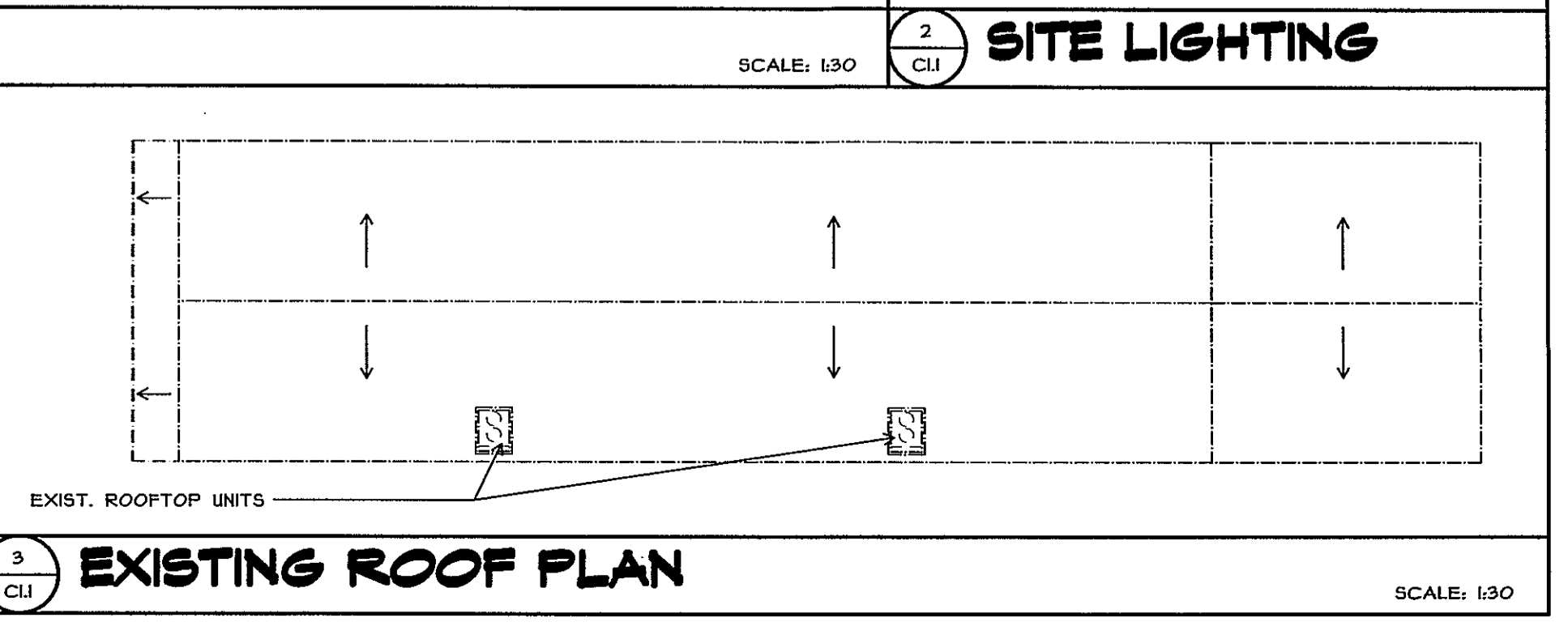
EXIST. RETENTION POND  
 B.E. 914.00'  
 W/ SIDE SLOPES MAX AT 1:4

EXISTING 12" DIA. CHP W/ COVER @ INLET W/ 1" ORFICE

**LEGAL DESCRIP.**

LEGAL DESCRIPTION AS SHOWN ON A SURVEY PREPARED BY BOSS ENGINEERING:

COMMENCING AT THE CENTER OF GRAND RIVER ROAD FORMERLY KNOWN AS U.S. 14 ON THE NORTH AND SOUTH QUARTER LINE OF SECTION 5, RUNNING THENCE SOUTHERLY 831.5 FEET ALONG SAID QUARTER LINE TO A CROSS FENCE, THENCE EASTERLY ALONG SAID FENCE 351 FEET TO A FENCE NORTH AND SOUTH, THENCE NORTHERLY 431 FEET ALONG SAID FENCE TO CENTER OF GRAND RIVER ROAD, THENCE NORTHWESTERLY 391 FEET IN CENTER OF ROAD TO THE POINT OF BEGINNING, BEING A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWN 2 NORTH, RANGE 5 EAST, MICHIGAN, CONTAINING 5 1/2 ACRES, MORE OR LESS.



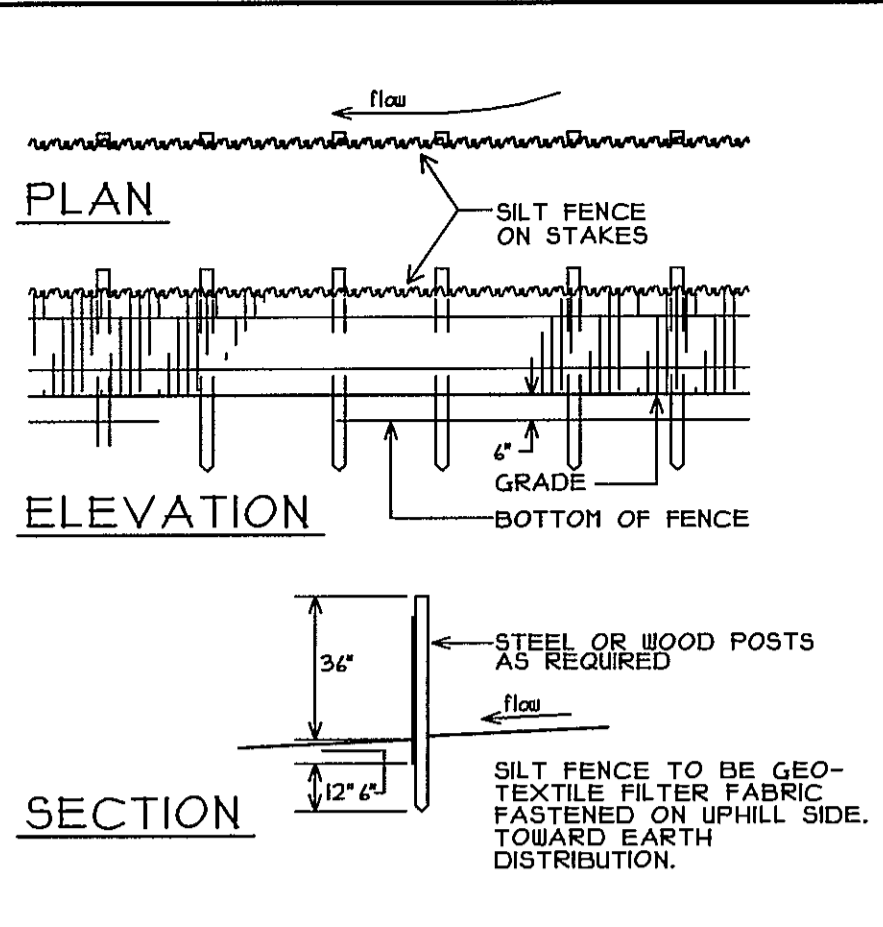
**Lindhout Associates architects aia pc**  
 10465 citation drive, brighton, michigan 48116-9510  
 (810)227-5666 fax: (810)227-5655  
 www.lindhout.com

GENOA TOWNSHIP ADMINISTRATIVE REVIEW  
 SKETCH PLAN SUBMISSION  
 OWNER MEETING ISSUED FOR

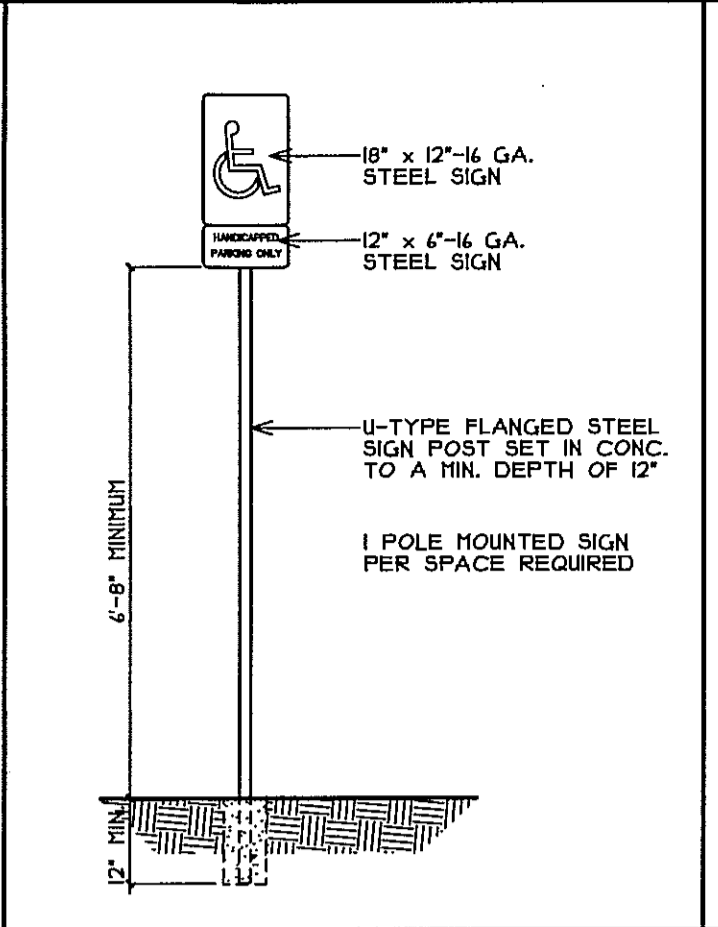
12-29-2011  
 11:48-2:01  
 11:54-12:01  
 dr: sek  
 ck'd: HAO/PJL  
 app'd:

**SNAT ELITE SPORTS**  
 EXISTING SITE PLAN

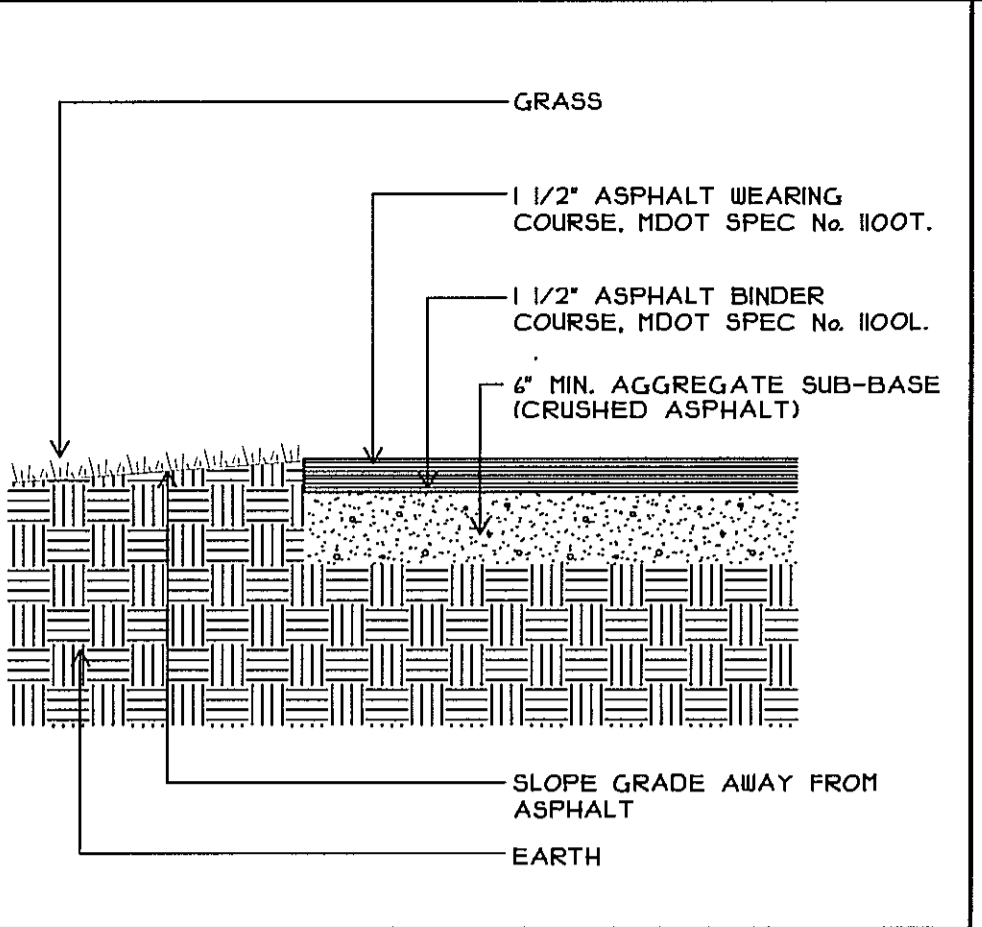
**C1.1**  
 1188



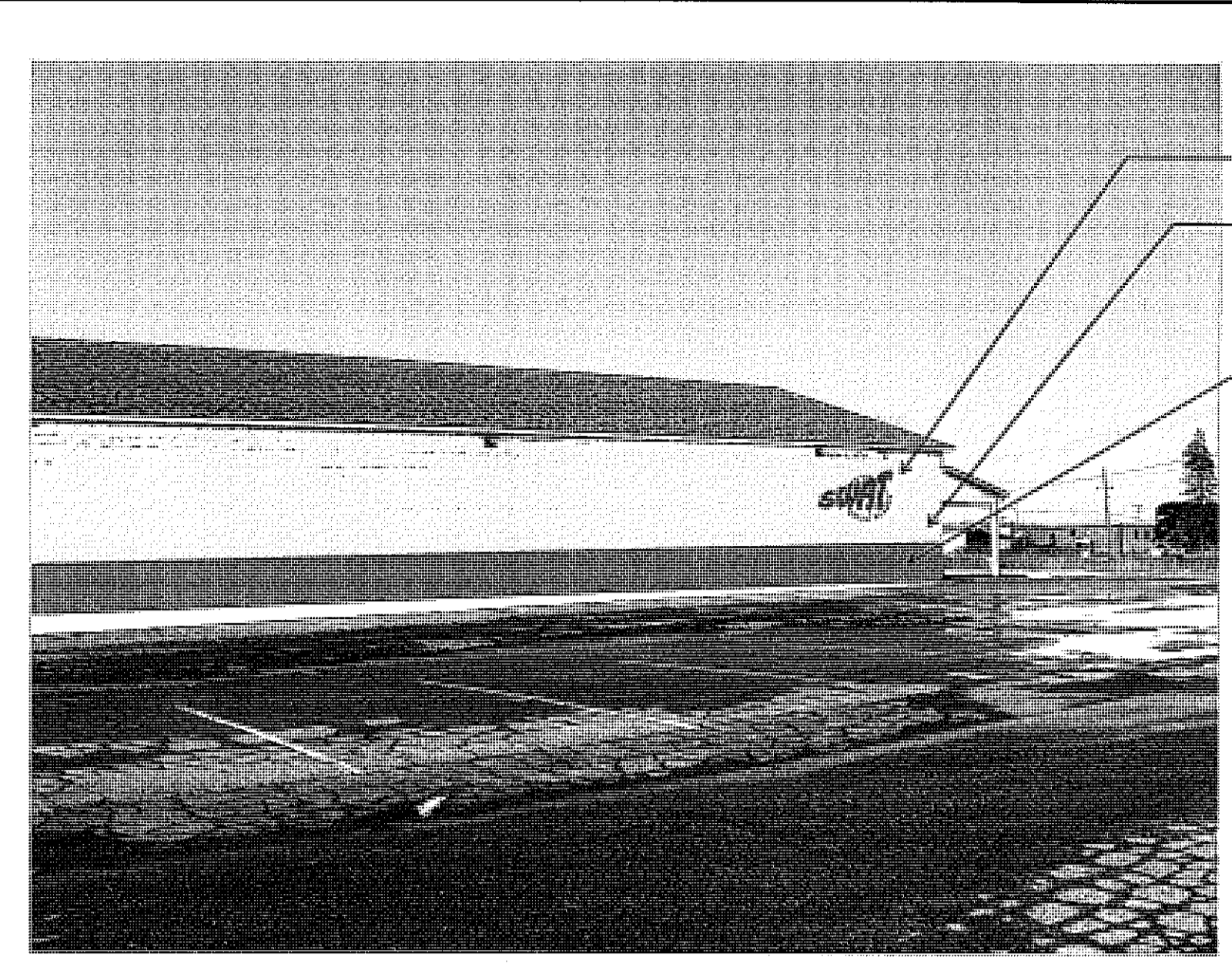
4 ALL SILT FENCE DETAIL



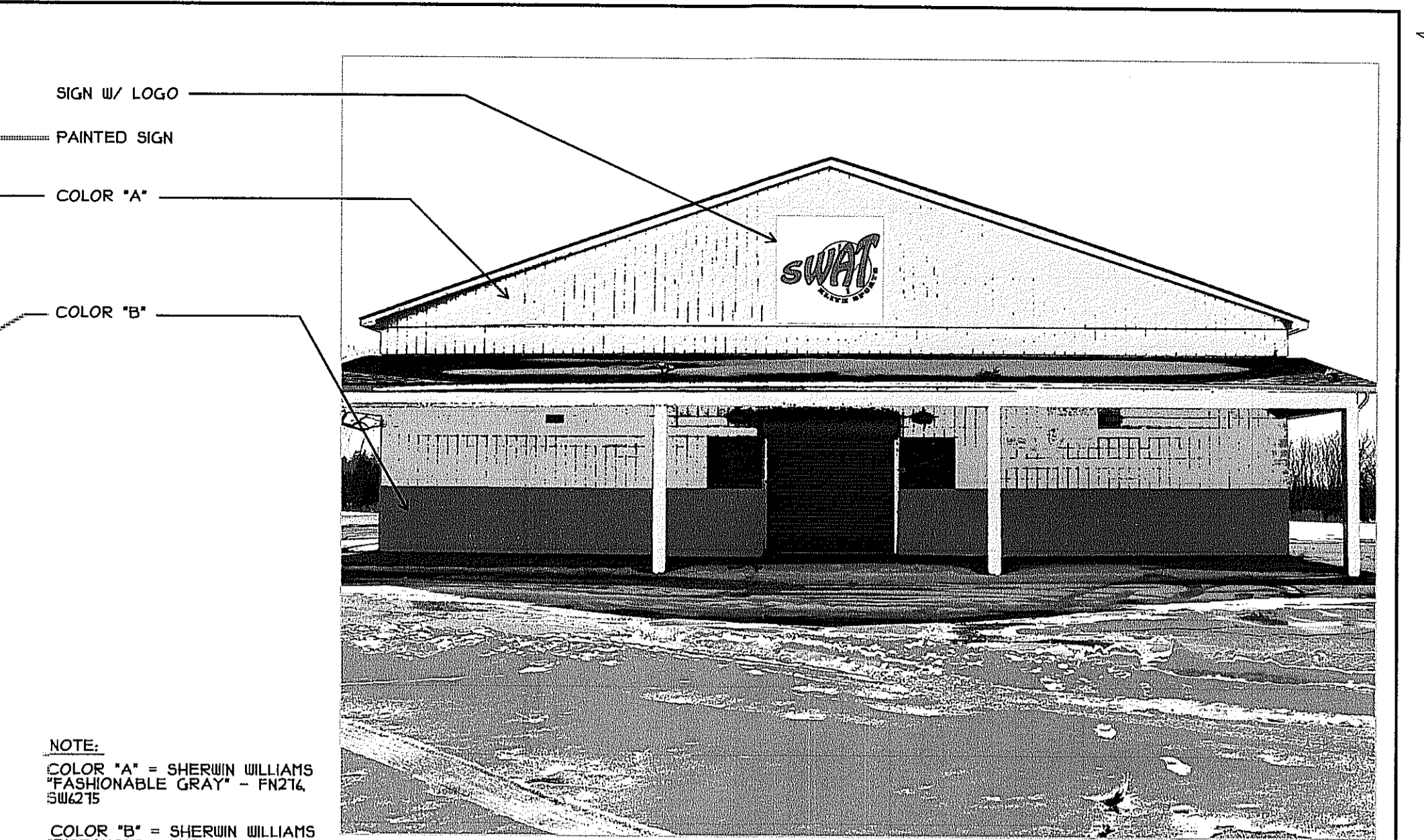
1 ALL H.C. SIGN DETAIL



9 ALL ASPHALT DETAIL

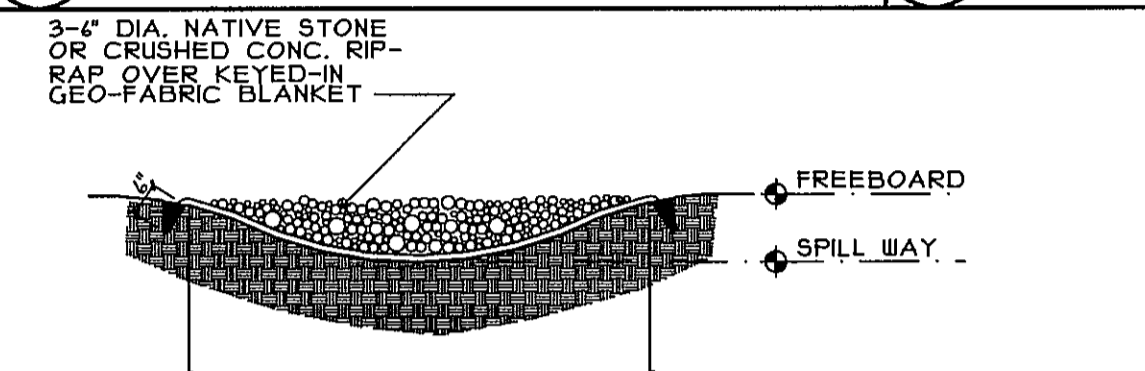


EAST ELEVATION

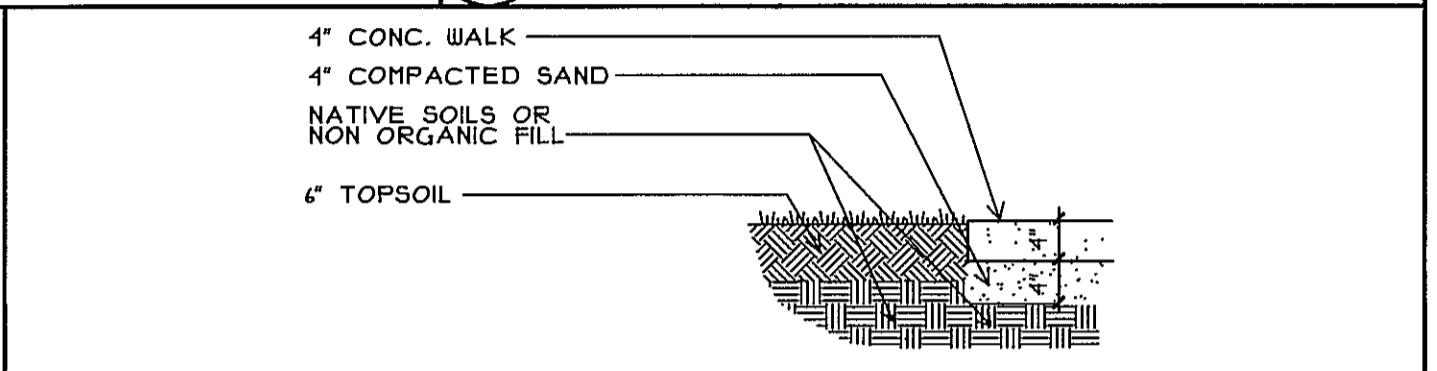


NORTH ELEVATION

NOTE:  
COLOR 'A' = SHERWIN WILLIAMS 'FASHIONABLE GRAY' - FN214, SW4215  
COLOR 'B' = SHERWIN WILLIAMS 'DISTANCE' - FN214, SW4243  
SEE 1/AJ ELEVATIONS FOR ADDITIONAL INFORMATION



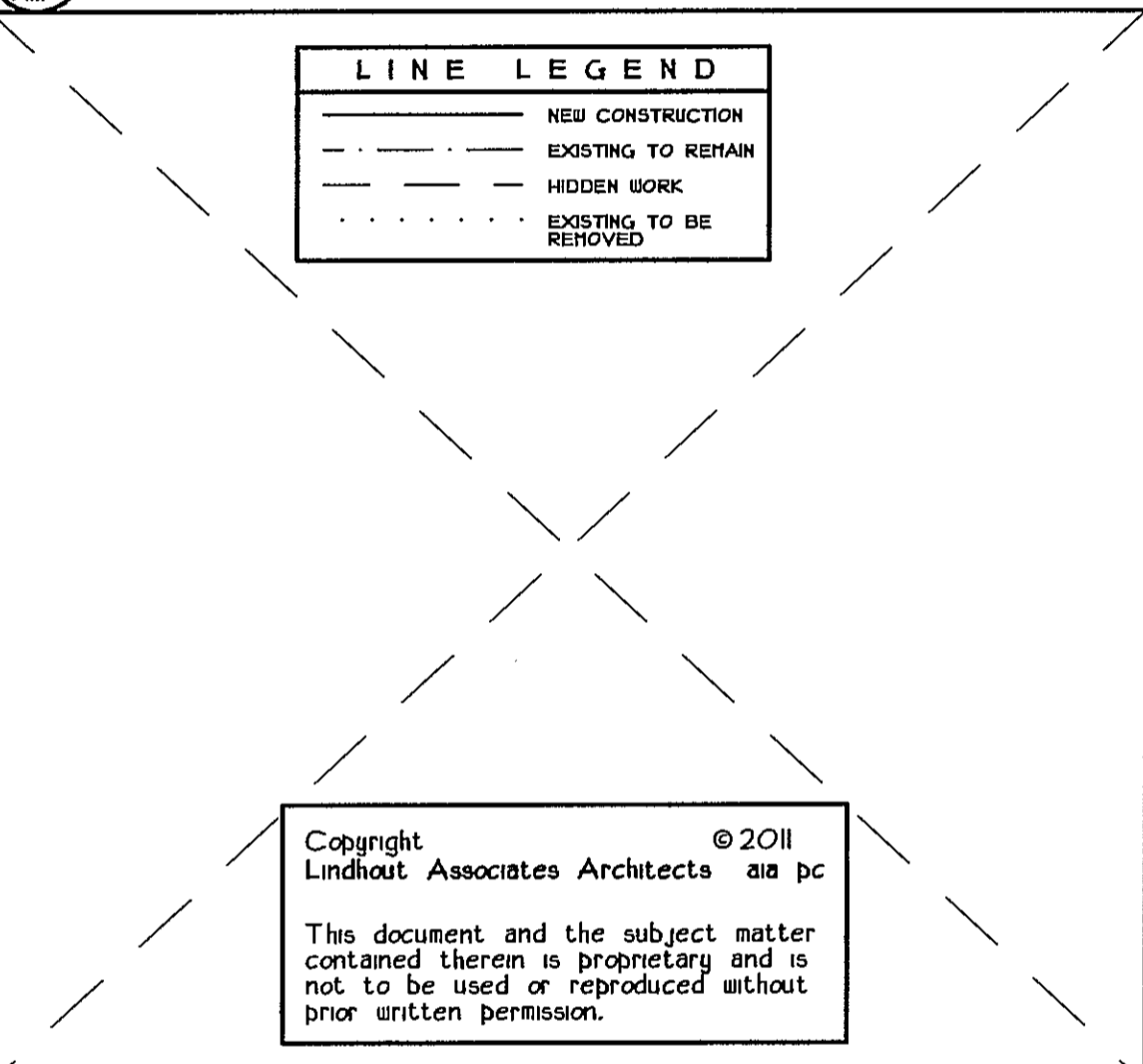
5 ALL PROPOSED COLLECTION DETAIL



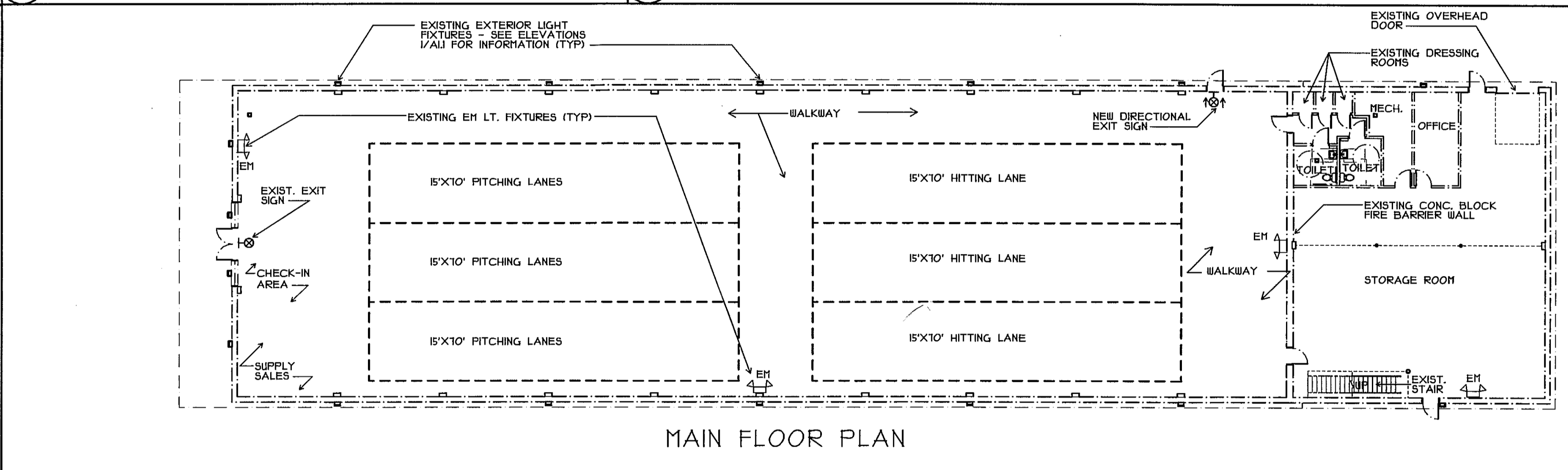
8 ALL PROPOSED CONC. WALK DETAIL



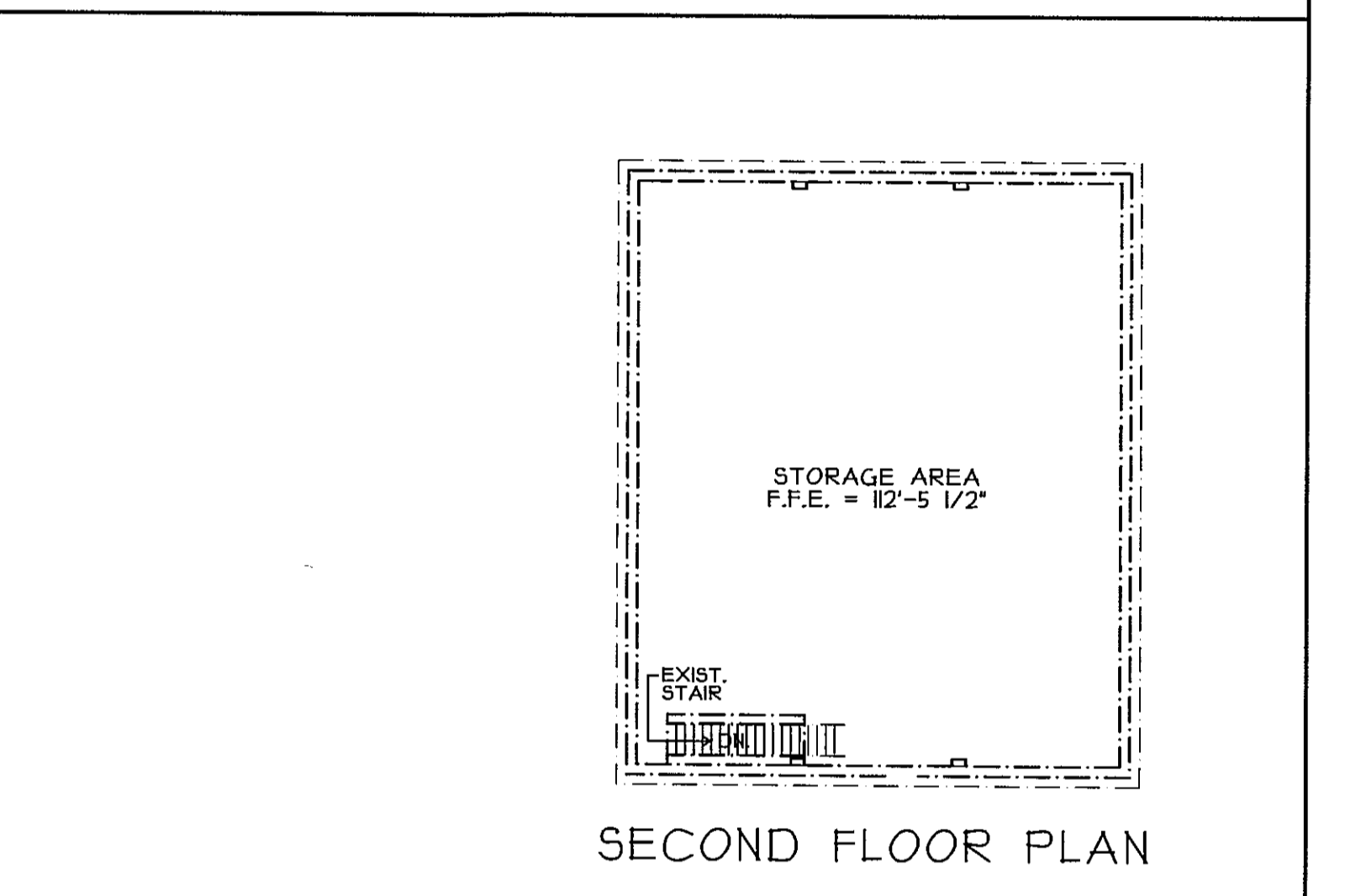
10 ALL PROPOSED PAINT SCHEME



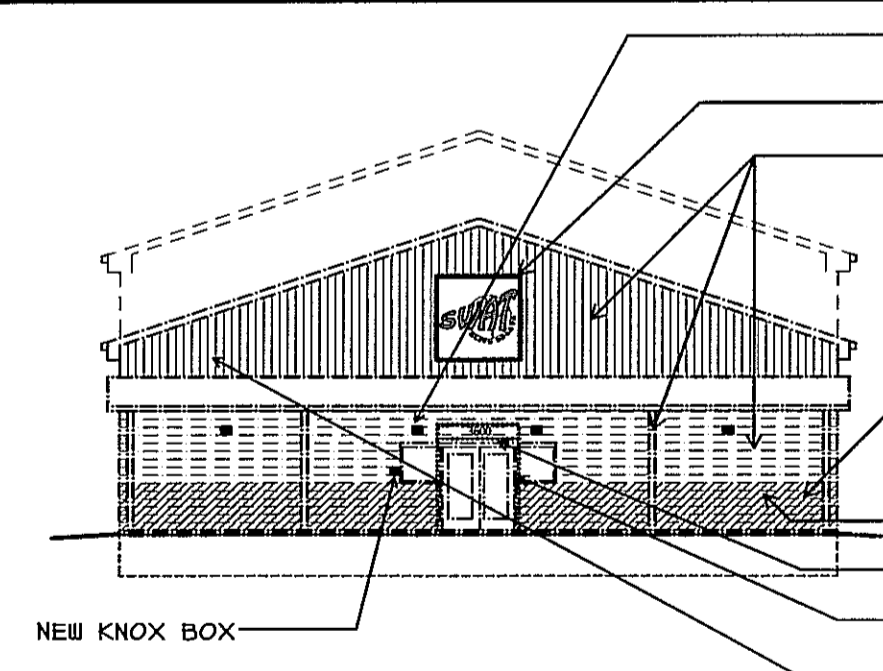
3 ALL NOT USED



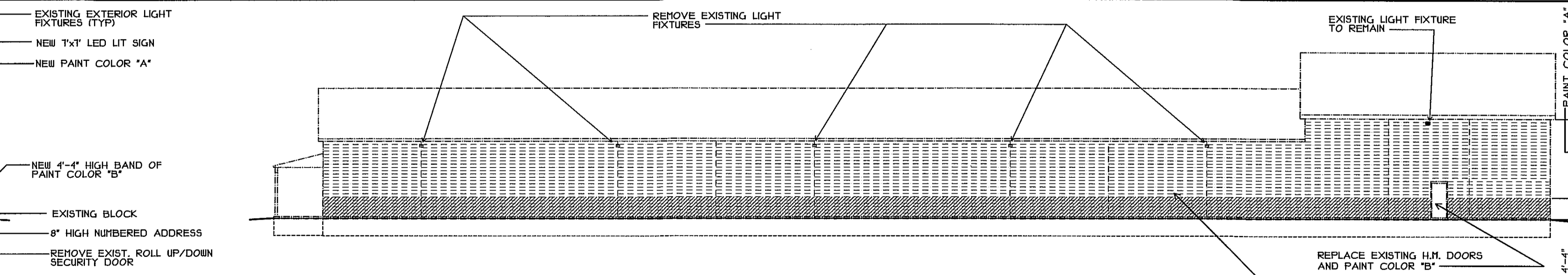
4 ALL PROPOSED FLOOR PLAN



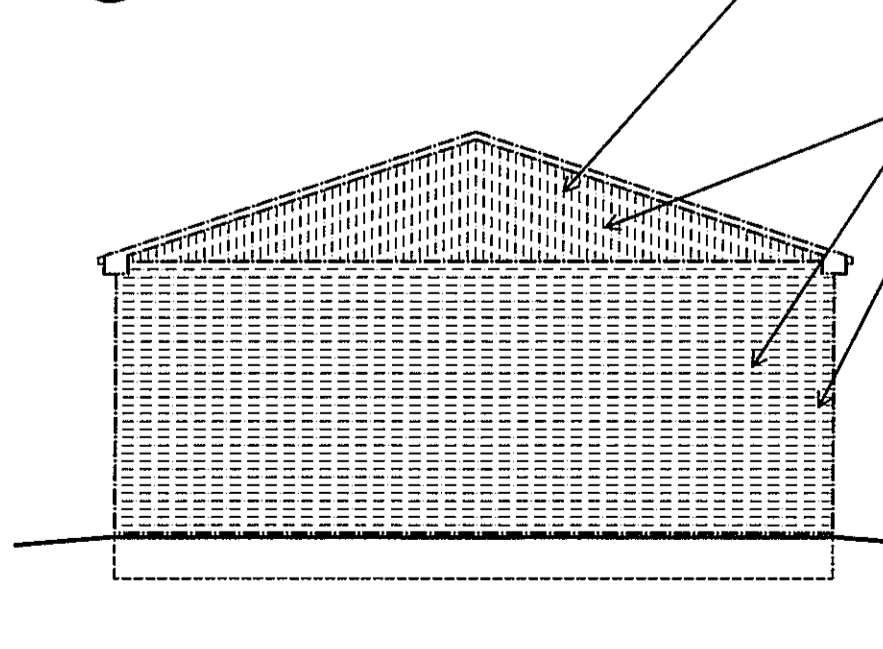
SCALE: 1/16" = 1'-0"



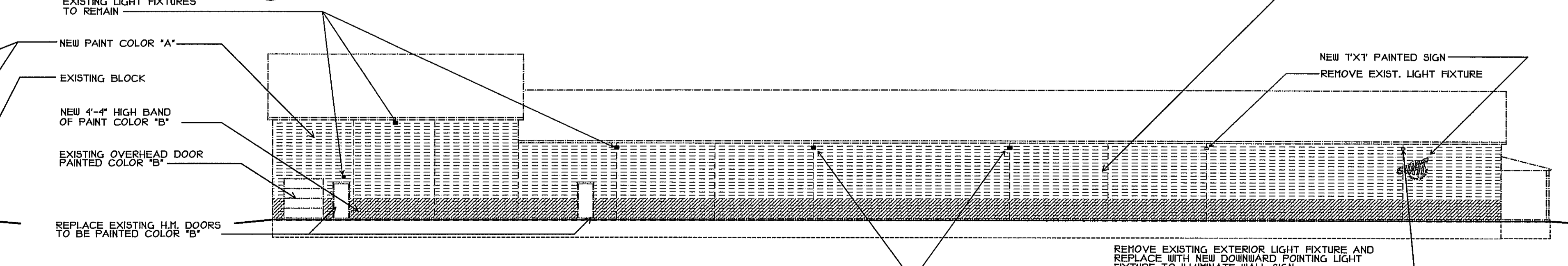
NORTH ELEVATION



WEST ELEVATION

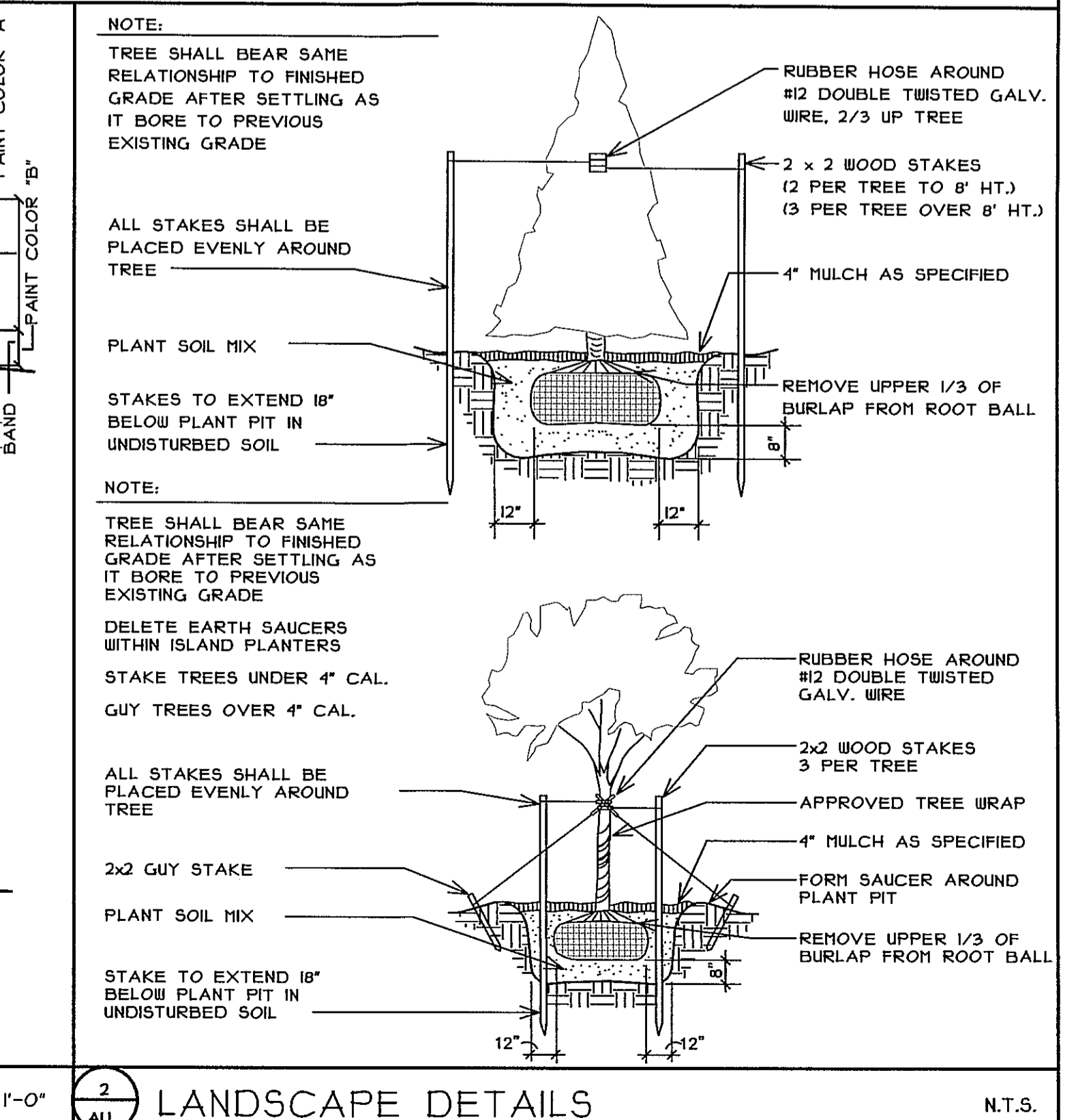


SOUTH ELEVATION



EAST ELEVATION

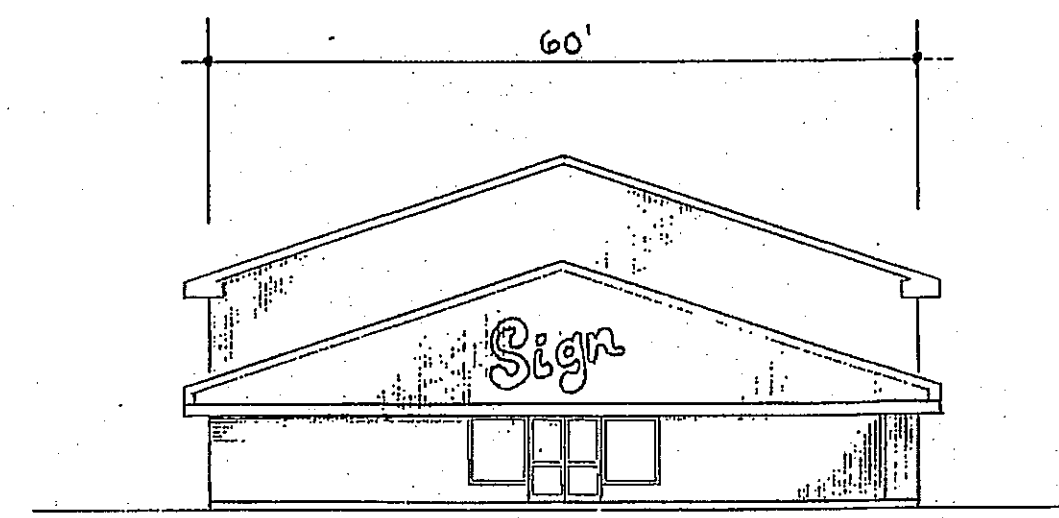
1 ALL EXISTING EXTERIOR ELEVATIONS



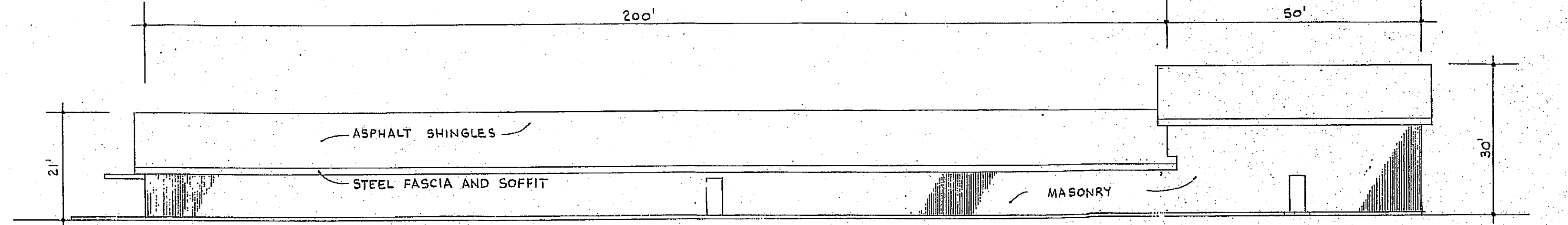
2 ALL LANDSCAPE DETAILS

DATE PLOTTED: 4-1-2002  
FILE LOCATION: H:\0221\DWG\SD\0221-PLD03

A B C D E F G H I J K



NORTH ELEVATION

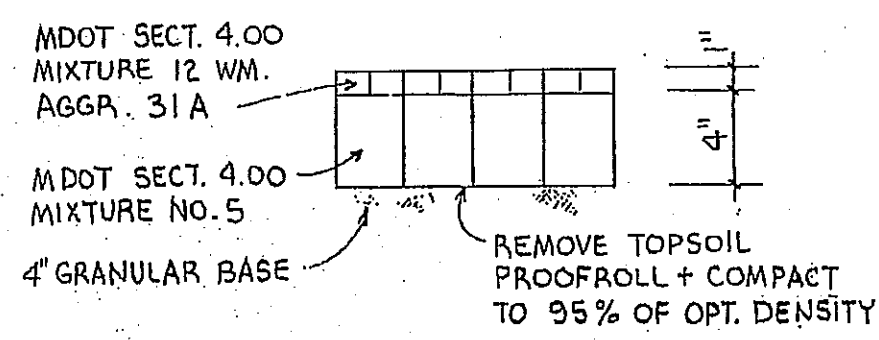


EAST ELEVATION (WEST SIMILAR)

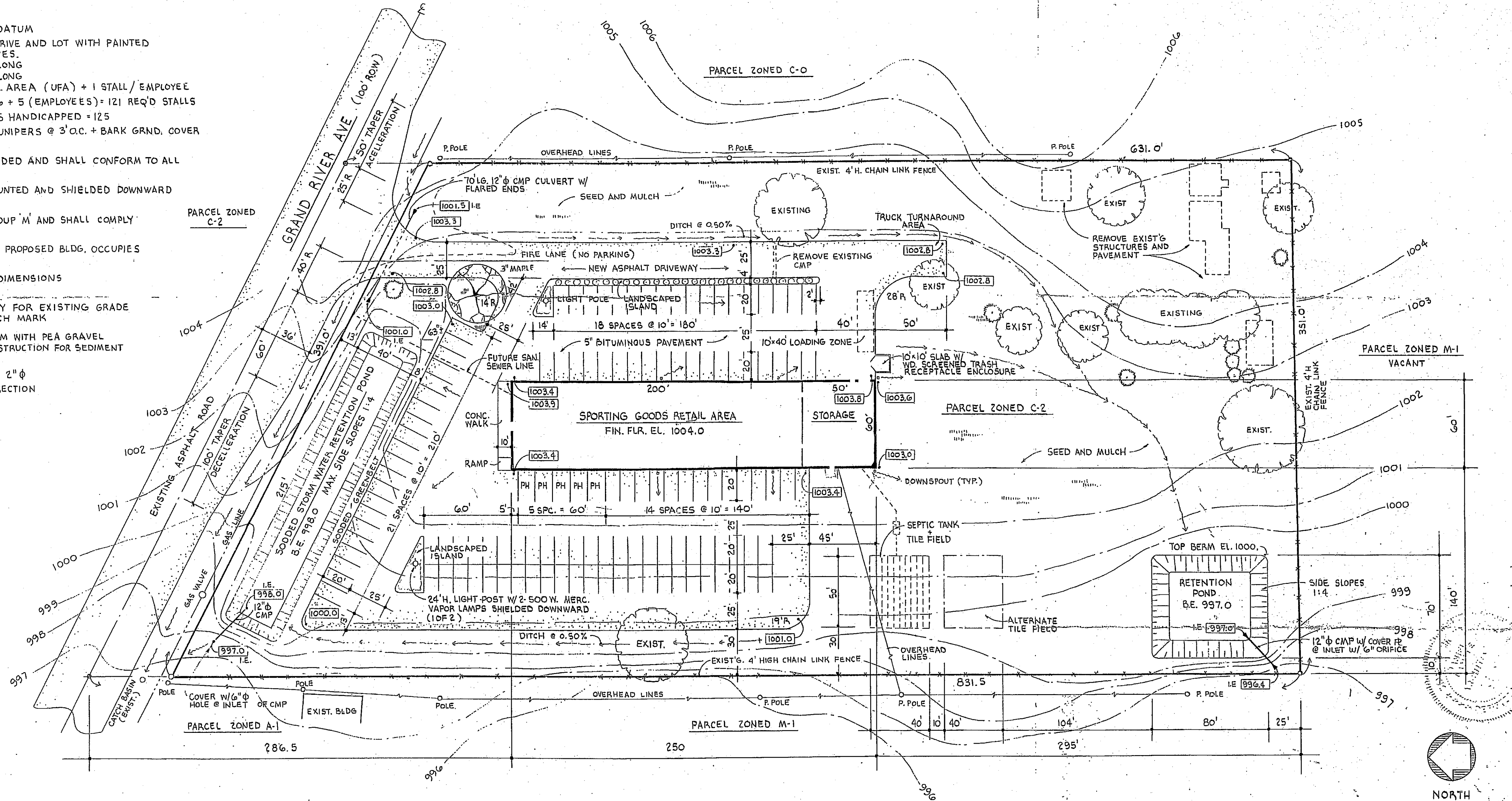
1/16" = 1'-0"

GENERAL NOTES :

- ALL ELEVATIONS ARE BASED UPON U.S.G.S. DATUM
- PARKING INFORMATION : 5" THICK ASPHALT DRIVE AND LOT WITH PAINTED STRIPES DELINEATING 90° ANGLE PARKING SPACES.
- PARKING STALLS = STANDARD 10' WIDE x 20' LONG  
HANDICAP'D 12' WIDE x 20' LONG
- CALCULATIONS : 1 STALL / 100 SF OF USABLE FL. AREA (UFA) + 1 STALL / EMPLOYEE  
UFA = 11,603 SF ÷ 100 = 116 + 5 (EMPLOYEES) = 121 REQ'D STALLS  
PROVIDED : 115 STANDARD + 5 HANDICAPPED = 125
- LANDSCAPE ISLANDS SHALL CONSIST OF 2" φ JUNIPERS @ 3' O.C. + BARK GRND. COVER TRAFFIC IN LOT SHALL BE TWO WAY
- ONE BUILDING MOUNTED SIGN SHALL BE PROVIDED AND SHALL CONFORM TO ALL GOVERNING SIGN ORDINANCES
- ALL EXTERIOR LIGHTING SHALL BE SOFFIT MOUNTED AND SHIELDED DOWNWARD
- BUILDING SHALL CONFORM TO B.O.C.A. USE GROUP 'M' AND SHALL COMPLY WITH ALL BARRIER FREE DESIGN STANDARDS
- PARCEL CONTAINS APPROX. 5 1/2 ACRES AND THE PROPOSED BLDG. OCCUPIES 6% OF THE SITE.
- SEE ATTACHED LEGAL DESCRIPTION FOR SITE DIMENSIONS
- SEED AND MULCH ALL DISTURBED AREAS
- SEE ACCOMPANYING TOPOGRAPHICAL SURVEY FOR EXISTING GRADE CONTOURS AND SITE CHARACTERISTICS + BENCH MARK
- PROVIDE TEMPORARY STRAW BALE DIVERSION BERM WITH PEA GRAVEL FILTER AROUND PERIMETER OF SITE PRIOR TO CONSTRUCTION FOR SEDIMENT CONTROL
- RETAIN, IF POSSIBLE, ALL EXISTING TREES OVER 2" φ
- → DENOTES SURFACE WATER RUN OFF DIRECTION



CROSS SECTION OF PARKING LOT AND DRIVEWAYS



NO.	REVISION	BY	DATE
1	DRAINAGE REV. AND ENGINEERS COMMENTS	CHKD DL	12-1-87
2	BUILDING RELOCATION AND PARKING LOT REVISION	DL	12-14-87

FOR BIDS	10-23-87
FOR APPR	
FOR CONST	
DRAWN DL	10-29
CHECKED DL	10-24
APP'D	

RICHARDS SPORTING GOODS  
 OWNER: ROBERT SCHMALZRIED  
 3600 GRAND RIVER  
 LIVINGSTON CO., MI.  
 TOWNSHIP OF GENOA

J.A. NO.	FILE CODE
A.F.E. NO.	SCALE: 1" = 40'
DWG. NO.	S-1
SH. NO.	

**RESOLUTION #  
GENOA CHARTER TOWNSHIP  
COUNTY OF LIVINGSTON, MICHIGAN**

**RESOLUTION ESTABLISHING GUIDELINES FOR GRANTING OF POVERTY  
EXEMPTIONS FROM PROPERTY TAXES PURSUANT TO MCL 211.7u AND  
ESTABLISHING BEGINNING DATE FOR THE BOARD OF REVIEW**

At a regular meeting of the Board of Trustees of Genoa Charter Township, County of Livingston, State of Michigan, held on January 3, 2012, the following Resolution was moved, supported and adopted.

RECITALS:

WHEREAS, P.A. 390 of 1994, which amended Section 7u of Act 206 of the Public Acts of 1893, as amended by Act 313 of the Public Acts of 1993, being section 211.7u of the Michigan Compiled Laws, requires the governing body of the assessing unit to determine and make available to the public the policy and guidelines for granting of poverty exemptions under MCL 211.70;

NOW, THEREFORE BE IT RESOLVED that to be eligible for a poverty exemption pursuant to MCL 211.7u in the Township of Genoa, a person must be the owner and must occupy the property as a homestead, as defined, for which the exemption is requested; file a completed and notarized application; file copies of federal and state income tax returns for **all** persons residing in the homestead, including property tax credit forms and/or Statement of Benefits Paid from Michigan Department of Social Services or Social Security Administration; meet local (Genoa Charter Township) poverty income standards;

BE IT FURTHER RESOLVED that the applicant must have an annual household income less than the amounts shown in Attachment A;

BE IT FURTHER RESOLVED that the applicant must have an annual taxable and/or non-taxable dividend income less than \$500;

BE IT FURTHER RESOLVED that the applicant's asset level, excluding the homestead, may not exceed \$10,000;

BE IT FURTHER RESOLVED that the applicant may not have ownership interest in any real estate other than the homestead;

BE IT FURTHER RESOLVED that a poverty exemption may be granted for only one year at a time;

BE IT FURTHER RESOLVED that for the 2012 tax year the Genoa Charter Township Board of Review will begin its proceedings on Tuesday, March 6, 2012;



BE IT FURTHER RESOLVED that the board of review shall request identification of the applicant and/or proof of ownership of the homestead under consideration for poverty exemption;

BE IT FURTHER RESOLVED that the board of review may request from the applicant any supporting documents which may be utilized in determining a poverty exemption request;

BE IT FURTHER RESOLVED that the completed poverty exemption application must be filed after January 1, but before the day prior to the last day of the board of review in the year for which exemption is sought;

BE IT FURTHER RESOLVED that the board of review shall administer an oath wherein the applicant testifies as to the accuracy of the information provided;

BE IT FURTHER RESOLVED that the board of review may deviate from the established policy and guidelines only for substantial and compelling reasons. The applicant will be notified, in writing, the reasons for deviating from the policy and guidelines for poverty exemption;

BE IT FURTHER RESOLVED that to conform with the provisions of P.A. 390 of 1994, this resolution is hereby given immediate effect.

## ATTACHMENT A

### POVERTY LEVEL GUIDELINES FOR 2012 TAX YEAR

FAMILY UNIT	HOUSEHOLD INCOME
Family of 1:	\$10,900
Family of 2:	\$14,700
Family of 3:	\$18,500
Family of 4:	\$22,400
Family of 5:	\$26,200
Family of 6:	\$30,000
Family of 7:	\$33,800
Family of 8:	\$37,600
For each additional person add:	\$ 3,800

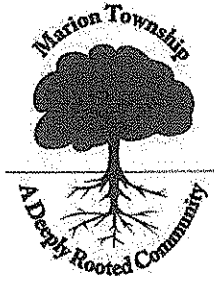
To: Genoa Township Board

From: Polly Skolarus

Subject: Article in *MTA Legislative*

**HOUSE PASSES BILL TO ALLOW PRIVATE BUILDING INSPECTIONS**

In an effort to reduce costs, many communities across the state have been forced to reduce or eliminate local building inspection services. While this service is sometimes provided by the county, in many areas of the state the service is only available through the use of state inspectors. The House of Representatives passed legislation that formalizes the ability to use private companies to perform these inspections. HB 5011 was offered by Rep. Mark Ouimet (R-Superior Chtr. Twp.) to give local governments more flexibility to better serve the needs of their citizens. MTA worked with Rep. Ouimet on this legislation based on problems local governments had with receiving state approval.



**MARION TOWNSHIP**  
www.mariontownship.com

December 6, 2011

Michael Archinal, Genoa Township Manager  
c/o Genoa Charter Township  
2911 Dorr Road  
Brighton, MI 48116

Mr. Archinal,

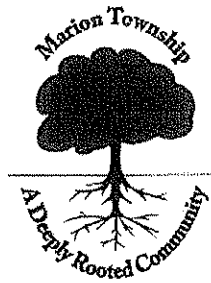
The enclosed letter was sent to Greg Tatara and Tesha Humphriss. Our Planning Commissioners' asked me to send a copy to you.

Thank you,

A handwritten signature in black ink, appearing to read "Annette McNamara". The signature is fluid and cursive, with a large initial "A" and "M".

Annette McNamara  
Zoning Administrator  
Marion Township

Copy: File



**MARION TOWNSHIP**  
www.mariontownship.com

December 5, 2011

Greg Tatara, Authority Director  
Tessa Humphriss, Authority Engineer  
Marion, Howell, Oceola and Genoa Sewer and Water Authority  
c/o Genoa Charter Township  
2911 Dorr Road  
Brighton, MI 48116

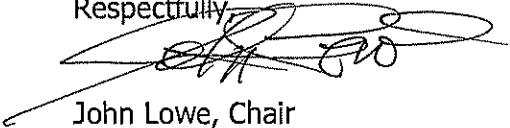
Greg & Tessa,

This letter is written to express the Marion Township Planning Commissioners' appreciation for your cooperation during the review process for the new Marion, Howell, Oceola, Genoa water tower in Marion Township.

Both of you went beyond the customary site plan process to work with Marion Township Officials and residents in an effort to minimize the impact of the water tower on the surrounding area. In particular, arranging a meeting on site with representatives from Marion Township, the Livingston County Road Commission and Marion Township residents in an effort to save trees within the greenbelt areas as this was a major concern.

Again we want to express our appreciation for the commendable effort from both of you.

Respectfully,



John Lowe, Chair  
Planning Commission  
Marion Township

copy: Marion, Howell, Oceola and Genoa Sewer and Water Authority Board Members  
Michael Archinal, Genoa Township Manager  
Gary McCririe, Township Supervisor  
File

2877 W. Coon Lake Rd.  
Howell, MI 48843

Phone (517) 546-1588  
Fax (517) 546-6622

Hello!

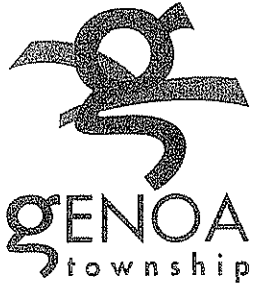
12-7-11

Have seen the  
 sidewalks put down on  
 Grand River from Golf Club  
 Rd to K C Building - In  
 1970 I went "round Robin"  
 to get the sidewalk to Bob  
 Matthews Pharmacy on K R  
 & Chilson & couldn't get  
 anyone to listen to me -  
 My husband & I worked in  
 town & would have liked to  
 walk to work but couldn't  
 any the walk only ran to  
 Lucy Rd - This makes me  
 very disheartened after all  
 this time - 33 yrs later -  
 What a shame - now at 86  
 I can't - as I say  
 what a shame -  
 just had to get  
 this off my  
 chest -

Mrs Helen

29411NP3 120 Chilson





Dec. 13. 2011

2911 Dorr Road  
Brighton, MI 48116  
810.227.5225  
810.227.3420 fax  
genoa.org

Mrs. Deloris Kalen  
120 Chilson Road  
Howell, MI 48843

Dear Mrs. Kalen,

I am responding to your recent letter concerning the bike/walk path along Grand River. I, too, can understand your frustration. Back in 1975, long before I became clerk, I petitioned the Township Board asking for a bike/walk path along Brighton Road so that my daughter could walk to school. That pathway wasn't constructed until nearly 25 years later.

Today, I am happy that now my grandchildren have access to a walkway that keeps them safe and off the streets. The Township now realizes the importance of the bike/walk system as we can see the everyday use as we travel within the community.

I am just sorry that you and your husband could not enjoy this improvement. Your Township Board is always looking toward the future with regard to recreation in our community. We want to provide the best for our residents.

Have a safe and Merry Christmas.

**SUPERVISOR**

Gary T. McCrie

**CLERK**

Paulette A. Skolarus

**TREASURER**

Robin L. Hunt

**TRUSTEES**

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Steven Wildman

**MANAGER**

Michael C. Archinal

Sincerely,

Paulette A. Skolarus  
Genoa Township Clerk

CC: Genoa Township Board