

GENOA TOWNSHIP ELECTION COMMISSION
Special Meeting
April 6, 2015
6:25 p.m.

AGENDA

Call to Order

1. Consideration of a recommendation to the Township Board for approval of a list of persons to work as precinct chairmen and poll workers for the Sales Tax Increase Election scheduled for May 5, 2015.

Adjournment

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
April 6, 2015
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: March 16, 2015
3. Request to Approve Minutes: March 30, 2015 Special Joint Planning Commission/Township Board Meeting

Approval of Regular Agenda:

4. Request for approval of a list of persons scheduled to work as precinct chairmen and poll workers for the Sales Tax Increase Election for May 5, 2015 as recommended by the Election Commission.
5. Request to go into closed session to discuss the purchase of real property for which a purchase a purchase agreement has not been entered.

Correspondence
Member Discussion
Adjournment

*Citizen's Comments- In addition to providing the public with an opportunity to address the Township Board at the beginning of the meeting, opportunity to comment on individual agenda items may be offered by the Chairman as they are presented.

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

DATE: April 6, 2015

TOWNSHIP GENERAL EXPENSES: Thru April 6, 2015	\$331,939.05
March 27, 2015 Bi Weekly Payroll	\$75,365.80
March 31, 2015 Quarterly Payroll	\$6,372.50
April 1, 2015 Monthly Payroll	\$11,424.09
OPERATING EXPENSES: April 6, 2015	\$310,468.48
TOTAL:	<u>\$735,569.92</u>

<u>Check Number</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Check Amount</u>
31585	DTE LAKE	DTE Energy	03/12/2015	1,342.74
31586	LSL	LSL Planning, Inc.	03/12/2015	1,220.88
31587	Mancuso	Mancuso & Cameron, P.C.	03/12/2015	2,367.00
31589	AMER IMA	Applied Imaging	03/16/2015	875.89
31590	ETNA SUP	Etna Supply Company	03/16/2015	20,300.00
31591	MICOM	Michigan.com	03/16/2015	370.00
31592	Net serv	Network Services Group, L.L.C.	03/16/2015	45.00
31593	Tetra Te	Tetra Tech Inc	03/16/2015	1,400.00
31594	StateOfM	State of Michigan	03/16/2015	6,126.80
31595	GENOA FU	Genoa Twp Future Roads #261	03/16/2015	250,000.00
31596	AMER IMA	Applied Imaging	03/17/2015	9.10
31597	ATT& IL	AT&T	03/17/2015	148.05
31598	BLUE CRO	Blue Cross & Blue Shield Of Mi	03/17/2015	28,462.64
31599	BullsEye	BullsEye Telecom	03/17/2015	269.78
31600	DTE LAKE	DTE Energy	03/17/2015	46.13
31601	FED EXPR	Federal Express Corp	03/17/2015	53.38
31602	MASTER M	Master Media Supply	03/17/2015	574.29
31603	PRINTING	Printing Systems	03/17/2015	42.75
31604	VERIZONW	Verizon Wireless	03/17/2015	329.40
31605	A T & T	A T & T	03/25/2015	38.86
31606	ARCHINAL	Michael Archinal	03/25/2015	500.00
31607	BROWNT	Tara Brown	03/25/2015	75.00
31608	CARDM	Chase Card Services	03/25/2015	1,397.16
31609	COLLINS	Shawn Collins	03/25/2015	68.75
31610	COMC	Comcast	03/25/2015	136.83
31611	DTE LAKE	DTE Energy	03/25/2015	333.87
31612	Dyk	Dykema Gossett, PLLC	03/25/2015	142.00
31613	EHIM	EHIM, INC	03/25/2015	6,178.86
31614	Genworth	Genworth Life	03/25/2015	371.17
31615	KERNE	Erik Kern	03/25/2015	40.00
31616	Mcclure	Cecelia McClure	03/25/2015	75.00
31617	mlgma	Michigan Local Gov't Mgmt Asso	03/25/2015	110.00
31618	RAMILLER	Sandra Ramiller	03/25/2015	68.75
31619	SouEastC	S.E.C.M.A.A.	03/25/2015	30.00
31620	StateOfM	State of Michigan	03/25/2015	6,149.04
31621	Tetra Te	Tetra Tech Inc	03/25/2015	930.00
31622	VERIZONW	Verizon Wireless	03/25/2015	264.23
31623	WALMART	Walmart Community	03/25/2015	240.87
31624	DTE EN	DTE Energy	03/31/2015	138.47
31625	ELECTSOU	ELECTION SOURCE	03/31/2015	383.85
31626	MASTER M	Master Media Supply	03/31/2015	114.44
31627	TRI COUN	Tri County Supply, Inc.	03/31/2015	168.07

Report Total: 331,939.05

Accounts Payable
Computer Check Register

Genoa Township

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: cindy

Printed: 03/19/2015 - 13:02

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13297	EFT-FED	EFT- Federal Payroll Tax	03/27/2015		7,605.77 4,503.81 4,503.81 1,053.31 1,053.31
			Check 13297 Total:		18,720.01
13298	EFT-PENS	EFT- Payroll Pens Ln Pyts	03/27/2015		2,904.25
			Check 13298 Total:		2,904.25
13299	EFT-PRIN	EFT-Principal Retirement 457	03/27/2015		945.00
			Check 13299 Total:		945.00
13300	EFT-ROTH	EFT-Principal Roth	03/27/2015		1,015.00
			Check 13300 Total:		1,015.00
13301	EFT-TASC	EFT-Flex Spending	03/27/2015		1,133.04
			Check 13301 Total:		1,133.04
13302	FIRST NA	First National Bank	03/27/2015		3,590.00 47,058.50

Check 13302 Total:

50,648.50

Report Total:

75,365.80

Accounts Payable
Computer Check Register

Genoa Township

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: cindy

Printed: 03/18/2015 - 12:10

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13290	EFT-FED	EFT- Federal Payroll Tax	03/31/2015		55.87
					370.76
					370.76
					86.71
					86.71
					<hr/>
				Check 13290 Total:	970.81
					<hr/> <hr/>
13291	FIRST NA	First National Bank	03/31/2015		5,246.55
					<hr/>
				Check 13291 Total:	5,246.55
					<hr/> <hr/>
				Report Total:	6,217.36
					<hr/> <hr/>

Genoa Charter Township
User: cindy

Payroll
Computer Check Register

Printed: 03/18/15 11:55
Batch: 631-03-2015

12122

<u>Check No</u>	<u>Check Date</u>	<u>Employee Information</u>		<u>Amount</u>
2122	03/31/2015	McManus	John McManus	155.14
Total Number of Employees: 1			Total for Payroll Check Run:	155.14

Accounts Payable
Computer Check Register

Genoa Township

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: cindy

Printed: 03/18/2015 - 15:38

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13292	EFT-FED	EFT- Federal Payroll Tax	04/01/2015		1,976.41 692.81 692.81 162.03 162.03
Check 13292 Total:					3,686.09
13293	EFT-PENS	EFT- Payroll Pens Ln Pyts	04/01/2015		394.21
Check 13293 Total:					394.21
13294	EFT-ROTH	EFT-Principal Roth	04/01/2015		200.00
Check 13294 Total:					200.00
13295	EFT-TASC	EFT-Flex Spending	04/01/2015		83.33
Check 13295 Total:					83.33
13296	FIRST NA	First National Bank	04/01/2015		7,060.46
Check 13296 Total:					7,060.46
Report Total:					11,424.09

#593 LAKE EDGEWOOD W/S FUND

Payment of Bills

March 10 - 30, 2015

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	03/10/2015	2703	Brighton Analytical L.L.C.		-154.00
Bill Pmt -Check	03/10/2015	2704	Consumers Energy		-904.70
Bill Pmt -Check	03/10/2015	2705	Mancuso & Cameron	Lake Edgewood Sewer relocation/Repair	-60.00
Bill Pmt -Check	03/12/2015	2706	Brighton Analytical L.L.C.	Laboratory costs	-77.00
Bill Pmt -Check	03/12/2015	2707	DTE Energy	Electric Bills	-381.68
Bill Pmt -Check	03/16/2015	2708	CITY ELECTRIC SUPPLY	Acct #02630086001	-47.90
Bill Pmt -Check	03/16/2015	2709	Cooper's Turf Management	Snow plowing at LE	-424.00
Bill Pmt -Check	03/16/2015	2710	DTE Energy	Electric Bills	-183.26
Bill Pmt -Check	03/16/2015	2711	GENOA TWP DPW FUND	Maintenance/Billing Fees LE March 2015	-9,983.14
Bill Pmt -Check	03/16/2015	2712	Genoa/Oceola Sewer Authority	Lake Edgewood Sewer	-2,000.00
Bill Pmt -Check	03/16/2015	2713	KENNEDY INDUSTRIES, INC.	Station #62	-498.00
Bill Pmt -Check	03/17/2015	2714	BullsEye Telecom	VOID: 03-09- to 4-09-2015	0.00
Bill Pmt -Check	03/17/2015	2715	DTE Energy	Electric Bills Feb 2 to Mar 3-2015	-3,643.89
Bill Pmt -Check	03/17/2015	2716	BullsEye Telecom	03-09- to 4-09-2015	-279.23
Bill Pmt -Check	03/25/2015	2717	Brighton Analytical L.L.C.	Laboratory costs	-77.00
Total					-18,713.80

#592 OAK POINTE WATER/SEWER FUND

Payment of Bills

March 10 - 30, 2015

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	03/10/2015	3263	DTE ENERGY	Electric bills	-373.40
Bill Pmt -Check	03/12/2015	3264	DTE ENERGY	Electric bills	-2,517.64
Bill Pmt -Check	03/13/2015	3265	EJ USA, Inc.	Parts	-201.11
Bill Pmt -Check	03/13/2015	3266	GENOA TWP DPW FUND	Maintenance/ Billing March 2015	-37,717.85
Bill Pmt -Check	03/13/2015	3267	GRUNDY ACE OF HOWELL	supplies	-12.98
Bill Pmt -Check	03/13/2015	3268	HARTLAND SEPTIC SERVICE, Inc.	Pump Truck service	-205.00
Bill Pmt -Check	03/13/2015	3269	HOWELL RENTAL	Rent compressor	-191.00
Bill Pmt -Check	03/13/2015	3270	K & J Electric, INC	Oak Point Water Plant	-385.00
Bill Pmt -Check	03/13/2015	3271	NORTHWEST PIPE AND SUPPLY, INC.		-556.96
Bill Pmt -Check	03/13/2015	3272	Regal Rigging and Demolition	Demolition Oak Pointe Water Treatment Plan	-2,500.00
Bill Pmt -Check	03/13/2015	3273	STANDARD ELECTRIC		-1,040.89
Bill Pmt -Check	03/13/2015	3274	United States Plastic Corp.	Customer #297975	-450.96
Bill Pmt -Check	03/13/2015	3275	Utilities Instrumentation Service		-2,077.75
Bill Pmt -Check	03/17/2015	3276	AT&T	Telephone Internet Service Feb12 to March 1	-79.48
Bill Pmt -Check	03/17/2015	3277	Bullseye Telecom	003CA32, 003CACQ	-352.30
Bill Pmt -Check	03/17/2015	3278	DTE ENERGY	Electric bills	-4,158.76
Bill Pmt -Check	03/26/2015	3279	AT & T	Telephone Internet Service Mar12 thru April 1	-65.00
Bill Pmt -Check	03/26/2015	3280	DTE ENERGY	Electric bill	-248.19
Total					-53,134.27

12:52 PM

#595 PINE CREEK W/S FUND

Payment of Bills

March 10 - 30, 2015

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	03/24/2015	2139	GENOA TWP-GENERAL FUND	DEPOSIT 502-000-084-595	-8,910.00
Total					-8,910.00

1:00 PM

#503 DPW UTILITY FUND

Payment of Bills

March 10 - 30, 2015

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	03/10/2015	3146	Mancuso & Cameron		-640.00
Bill Pmt -Check	03/13/2015	3147	U.S. POSTMASTER	Lake Edgewood and Pine Creek B	-179.03
Bill Pmt -Check	03/16/2015	3148	Advanced Auto Parts		-176.96
Bill Pmt -Check	03/16/2015	3149	Auto Zone	Ford F 250	-15.98
Bill Pmt -Check	03/16/2015	3150	Brighton Ford - Mercury, Inc.	Ford F 350	-405.64
Bill Pmt -Check	03/16/2015	3151	Business Imaging Group	Utility Bills	-1,623.96
Bill Pmt -Check	03/16/2015	3152	Chase Card Services	02/8/15 to 3/7/2015	-2,352.61
Bill Pmt -Check	03/16/2015	3153	D&G Equipment, Inc.	Plow	-113.45
Bill Pmt -Check	03/16/2015	3154	LOWE'S	2/1/15 to 2/2/2015	-1,567.92
Bill Pmt -Check	03/16/2015	3155	PAETEC	customer line	-34.89
Bill Pmt -Check	03/16/2015	3156	Port City Communications, Inc.	3/5/2015 tp 3/31/2015	-299.99
Bill Pmt -Check	03/16/2015	3157	Red Wing Shoe Store	Greg Tatara-Boots	-166.49
Bill Pmt -Check	03/16/2015	3158	Roys Autoworks		-2,398.92
Bill Pmt -Check	03/16/2015	3159	Tractor Supply Co.	02/05/2015 to 02/27/2015	-351.97
Bill Pmt -Check	03/16/2015	3160	Victory Lane Quick Oil Change		-114.95
Bill Pmt -Check	03/16/2015	3161	WEX Bank	Fuel Purchases	-2,119.03
Check	03/16/2015	3162	Genoa Twp General fund	Reimburse to Cover DPW Expens	-200,000.00
Bill Pmt -Check	03/13/2015	3163	Genoa Township G/O New User F	Receipting fund 489-000-618-000	-16,037.00
Bill Pmt -Check	03/13/2015	3164	Verizon Wireless	481002220-0002	-288.64
Bill Pmt -Check	03/13/2015	3165	Victory Lane Quick Oil Change	2013-Ford E-350	-72.98
Bill Pmt -Check	03/26/2015	3166	Greg Tatara	Monthly Car Allowance April 2015	-500.00
Bill Pmt -Check	03/26/2015	3167	HUMPHRISS	Monthly Car Allowance April 2015	-250.00
Total					-229,710.41

Draft

GENOA CHARTER TOWNSHIP BOARD

Regular Meeting and Public Hearing

March 16, 2015

MINUTES

Supervisor McCririe called the public hearing and regular meeting of the Genoa Charter Township Board to order at 6:30 p.m. The Pledge of Allegiance was then said. The following members were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Linda Rowell, Jim Mortensen, Todd Smith and Jean Ledford. Also present were Township Manager Michael Archinal, Township DPW Director Greg Tataras, Township Attorney Frank Mancuso and ten persons in the audience.

A Call to the Public was made with no response.

Approval of Consent Agenda:

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

1. Payment of Bills.

2. Request to Approve Minutes: March 2, 2015

Approval of Regular Agenda:

Moved by Ledford and supported by Smith to approve for action all items listed under the regular agenda. The motion carried unanimously.

3. Consider a request from the Villas of Oak Pointe regarding painting of the Oak Pointe Water Tower.

A call to the public was made with Jerry Poissant responding on behalf of the Villas of Oak Pointe. Poissant provided an overview of the project and reasons for the request to allow the logo to be imprinted on the water tower.

Moved by Smith and supported by Skolarus to approve the painting of the logo on the water tower at a cost not to exceed \$14,800.00. The motion carried unanimously.

4. Request for approval of a cross connection program for the Oak Pointe water system.

Moved by Mortensen and supported by Ledford to approve the Cross Connection Control Program for Oak Pointe Water System subject to review by Township Attorney Frank Mancuso. The motion failed.

Moved by Smith and supported by Rowell to approve that Genoa Charter Township, as the governing body of the Oak Pointe Water System, hereby adopts the MDEQ Cross Connection Control Rules Manual and approves of the Oak Pointe Cross Connection Control Program dated February 18, 2015. The motion carried as follows: Ayes – Ledford, Smith, Hunt, Rowell, Skolarus and McCririe. Nay – Mortensen.

5. Request for approval of the third amendment to the General Fund Budget 101 for the Fiscal Year ending March 31, 2015 as provided by Clerk Skolarus.

A call to the public was made with no response. Moved by Ledford and supported by Mortensen to approve the 3rd amendment to the General Fund Budget No. 101 for the fiscal year ending March 31, 2015. The motion carried unanimously.

6. Request for approval of the General Fund Budget 101 for the Fiscal Year ending March 31, 2016 as provided by Clerk Skolarus.

A. A call to the public was made with no response.

B. Consideration of salary increases for the Supervisor, Clerk and Treasurer.
Moved by Mortensen and supported by Ledford to approve a \$900.00 increase in salary for the Supervisor, Clerk and Treasurer. The motion carried unanimously.

C. Disposition of a 2.5% for all clerical, accounting and contractual staff as related to the Township Personnel Manual.
Moved by Rowell and supported by Mortensen to increase payroll to 3% for all clerical, accounting and contractual staff effective the first payroll in April of 2015 conditioned upon the Manager working with H.R. to benchmark all jobs. The motion carried unanimously.

D. Disposition of the General Fund Budget ending March 31, 2016.
Moved by Skolarus and supported by Smith to approve the General Fund Budget for the fiscal year ending March 31, 2016. The motion carried unanimously.

7. Request for approval of the following budgets for the Fiscal Year ending March 31, 2016: Liquor Fund 212, Road Improvement Fund 261, Road/Lake/Lighting Reimbursement Fund 264, Future Development Parks and Recreation Fund 270 and Cemetery/Building Reserve Fund 271 as provided by Clerk Skolarus.

A. A call to the public was made with no response.

B. Disposition of budgets as requested.
Moved by Ledford and supported by Mortensen to approve all budgets as requested. The motion carried unanimously.

8. Request for approval of the following debt service fund budgets for the Fiscal Year ending March 31, 2016: 852, 855-859, 862, 864, 870, 872, 873 and 875 as provided by Treasurer Hunt.

A. A call to the public was made with no response.

B. Disposition of budgets as requested.

Moved by Skolarus and supported by Rowell to approve the debt service fund budgets as requested. The motion carried unanimously.


9. Request for approval and renewal of the Michigan Uniform Video Service Local Franchise Agreement as requested by Comcast.

Moved by Hunt and supported by Ledford to approve the renewal of the franchise agreement with Comcast as requested. The motion carried as follows: Ayes – Ledford, Smith, Hunt, Rowell, Mortensen and Skolarus. Nay – McCririe.

10. Consideration of a request from SELCRA for supplemental funding in support of a budget shortfall.

Moved by Hunt and supported by Rowell to approve an additional \$7,500.00 in funding for SELCRA with payment to be made in the next fiscal year with an amendment to that budget item in the future. The motion carried unanimously.

The regular meeting of the Genoa Charter Township Board was adjourned at 7:40 p.m.



Paulette A. Skolarus, Clerk
Genoa Charter Township

(Synopsis 03/27/2015)

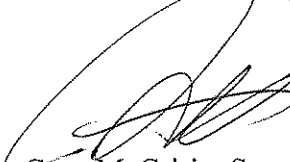
GENOA CHARTER TOWNSHIP BOARD SYNOPSIS
MINUTES: 03/02/2015 and 03/16/2015

The following requests were approved by the Township Board at the March 2, 2015 and March 16, 2015 meetings:

- Payment of Bills
- Minutes from 03/02/2015 and 02/16/2015
- The DPW budget for FY 2015/2016.
- The Oak Pointe water and sewer budget for FY 2015/2016, and the Lake Edgewood water budget.
- Endorsed - The Michigan Townships Association Robert R. Robinson Memorial Scholarship.
- \$101,000.00 for the improvement to Golf Club Road.
- A logo painting of the Oak Pointe Water Tower at a cost of \$14,800.00.
- A cross connection program for the Oak Pointe water system.
- The third amendment to the General Fund Budget 101 for the F/Y ending 03/31/2015
- The General Fund Budget 101 for the Fiscal Year ending 03/31/2016 with a \$900.00 increase in salary for the Supervisor, Clerk and Treasurer and a 3% for all clerical, accounting and contractual staff.
- Budgets for Liquor Fund 212, Road Improvement Fund 261, Road/Lake/Lighting Reimbursement Fund 264, Future Development Parks and Recreation Fund 270 and Cemetery/Building Reserve Fund 271.
- Debt service fund budgets for the Fiscal Year ending 03/31/2016: 852, 855-859, 862, 864, 870, 872, 873 and 875.
- Renewal of the Michigan Uniform Video Service Local Franchise Agreement with Comcast.
- Supplemental funding for SELCRA in support of a budget shortfall for \$7,500.00.

The Minutes may be viewed in their entirety at www.genoa.org or call (810) 227-5225 and request a copy if you do not have internet service available to you.


Paulette A. Skofarus, Clerk


Gary McCririe, Supervisor

(Liv. Daily 03/27/2015 monthly publication)

Draft

**GENOA CHARTER TOWNSHIP
BOARD/PLANNING COMMISSION**

Special Joint Meeting

March 30, 2015

MINUTES

The special joint meeting of the Genoa Charter Township Board and Planning Commission was called to order at 6:30 p.m. The Pledge of Allegiance was then said. The following members were present: Paulette Skolarus, Linda Rowell, Todd Smith, Jean Ledford, Eric Rauch, Chris Grajek, John McManus, Diana Lowe, and Doug Brown. Also present were Township Manager Michael Archinal, Assistant Township Manager Kelly VanMarter and Zoning Official Ron Akers; and one person in the audience.

A Call to the Public was made at 6:32 p.m. with no response.

Akers introduced the proposed 2015-2021 Capital Improvement Program and explained the reasons for creating/updating the plan.

The purpose of the meeting is to solicit input from the Planning Commission and the Township Board.

There was discussion of the financial parameters and relative expenditures by category and discussion of historical and projected fund balances.

Specific capital improvement projects listed in the proposed plan were discussed. These projects fell under the categories of Land and Major Facilities, Services Support, Sidewalk Projects, Gravel Road, Crushed Limestone Improvements, Pavement Upgrades and Utilities.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Michael C. Archinal, Manager
Genoa Charter Township

GENOA TOWNSHIP ELECTION OFFICIALS

May 5, 2015 (State Sales Tax)

Polly Skolarus (810) 224-5675 & Susan Sitner (810) 224-5834

Pct. 1 Cleary University- 1797

Ann Brennan, Co-Chair- R
Kathy Wisser, Co- Chair- D
Gerald Matevia – D
Deborah Brennan – R
Cheryl Frasheski - D
Mary Jo Lorr - D

Pct. 2 Three Fires School – 926

Shawn Collins Co-Chair – D
Mike Gogolin, Co-Chair - R
Mary Scheloske - D
Mary Denning - R
Lynda Lawrence - R

Pct. 3 Community Bible – 1764

P.J. Sapienza, Co- Chair – D
John Saunders, Co-Chair – R
Karen Brender - R
Marilyn Smyth - D
Steve Lizak – R
Frank Woody - R

Pct. 5 Chilson Hills – 947

Kelly Lollo, Co-Chair –D
Victoria Slicker, Co-Chair - D
Zena Howard - D
Vicki Slicker – D
Jaclyn Dunaski - R

Pct. 9 Cleary University- 1459

Joyce Matevia, Co-Chair- D
Toni Rynicke, Co-Chair –D
John Vettraino - R
Kenneth Frasheski – D
Sandra Ramiller - I
Margaret Withorn - R

Pct. 10 Three Fires School – 1386

Barb Lewis, Co- Chair – D
Mary Burgener, Co-Chair – D
Robert Scheloske - D
Thomas O'Brien - R
Debra Gammon – R
Virginia Wennerberg - R

Pct. 12 Chilson Hills –127

Paul Sebastian, Chair – D
Janice Bhavsar - D
Ted Hysen - D

Pct. 4 Church of the Nazarene – 1339

Diane Goodall, Chair – D
Becky Bailey, Co-Chair – D
Carolyn Morrison -R
Maurice St. Germain – R
Genal Pratt - I
Catherine Nagy - R

Pct. 7 Hornung Elementary – 846

Eva Swihart, Co-Chair–R
Cynthia Grochowski, Co-Chair –D
Nancy Battiata - R
Terry Quattro - R
Carol Godwin -

Pct. 11 2/42 Community Church 677

Tammy Lindberg, Co-Chair – D
Don Binder, Co-Chair – R
Jean Lizak – R
Lou Doucette – R
Allen Smyth – D

Alternates/No response

Chuck Bowman – R
Clementine Billel – R
Vonda Belanger – R
Janine McMahon – D
Tom Bennett – D
Charlie Denning – D

Receiving Board

Susan Sitner - R
Angie Williams - D
Jennifer Kern – I
Kathleen Murphy -D
Cindy Overby - R

Elections/officials/May 2015
Edited: 03/20/2015

Pct. 8 Church of the Nazarene - 1281

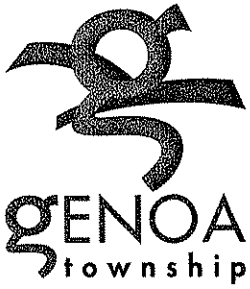
Tara Brown, Chair – D
Joseph Nagy, Co-Chair - R
Marie Guerriero - R
Marie St. Germain - R
Nancy DeMarco
Vic Watson – R

Pct. 6 Hornung Elementary - 2155

Bill Swihart, Co-Chair - R
Kristen Sapienza, Co-chair – R
Richard Bodalski - R
Ted Larson - D
Connie Jones – D
Gary Janareli – R

Pct. 13 2/42 Community Church 708

Mary Lynn Bodalski, Co-Chair - R
Cecelia McClure, Co-Chair - R
Carol McGrath – D
Sally Larson - D
Penny Woody - R



March 27, 2015

To: Genoa Township Residents at North Shore Communities

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

As you may be aware the North Shore Community has been discussing a road improvement project within your community for about a year. The primary entrance to your subdivision, Lakewood Shores Drive, is in very poor repair and bids have been received from three companies that have work approval from the Livingston County Road Commission. The Low bidder is D & H Asphalt Company with a bid of \$30,728.00. Additional charges of approximately \$1,000.00 will cover mailings and publications as required by law under Act 188 of 1954.

This project involves The Woods, North Shore Commons, North Shore Village, North Shore Commons West and the Hills of North Shore. Genoa Township participation includes a 25% sharing in the cost and 0% interest. Your associations have agreed to pay 50% of the balance out of their association dues. Genoa Township is being asked to levy the balance on your tax bill for December 2016. The calculation for this single payment is \$31,728.00 less the Township contribution of \$7,932.00 less your association payment of \$11,898.00, with the balance of \$11,898.00 divided equally between 317 parcels within North Shore for a single charge to your December property tax bill in the amount of \$37.53.

This letter is being written to invite you to an informational meeting scheduled for April 15, 2015 at the Genoa Township Hall, 2911 Dorr Road, Brighton, MI at 6:30 in the evening. D & H Asphalt will provide an overview of the project. Should this meeting end in a positive tone, the township board would initiate this special assessment district. The district would include two mailings (*as required by law*) and two publications in our local paper. The first hearing would be a notice similar to what is presented at the informational meeting and the second would be the actual cost to be levied on your December tax bill. The hearings are primarily held to hear any objections to the project.

Attached is a commitment to repay the township from your association presidents and a copy of the bid from D & H Asphalt.

Paulette A. Skolarus, Clerk
Genoa Charter Township

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

MANAGER

Michael C. Archinal

D & H ASPHALT COMPANY

P.O. BOX 729
 10063 INDUSTRIAL DR.
 HAMBURG, MI 48139

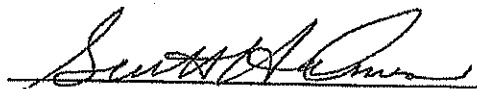
Estimate

Date	Estimate #
10/29/2014	58362

Name / Address
YOUR PEACE OF MIND ATTN: KARIN WHITTING PO BOX 2148 HOWELL, MI 48844

Customer Fax	Rep	Project
517-552-4476	SWH	LAKWOOD SHORES BLVD
Description		Total
<ul style="list-style-type: none"> - APPROXIMATELY 13,000 SQUARE FEET - PULVERIZE EXISTING ASPHALT - FINE GRADE AND COMPACT - HAUL AWAY SPOILS - PAVE WITH 2-1/2 INCHES COMPACTED BITUMINOUS 13A ASPHALT - PAVE WITH 1-1/2 INCHES COMPACTED BITUMINOUS 36A ASPHALT <p>*ESTIMATE IS BASED ON 2014 SUPPLIER COSTS. 2015 SUPPLIER COSTS CURRENTLY NOT AVAILABLE.</p>		30,728.00
		Total \$30,728.00

Signature



Phone #	Fax #	E-mail
810-231-3501	810-231-3393	dandhasphalt@sbcglobal.net

yourpeaceofmind.

November 19, 2014

To Whom It May Concern,

The board of North Shore Community is requesting support and commitment from Genoa Township for the asphalt replacement at the west entrance of Lakewood Shores Drive. This project is to commence in 2015. North Shore Community is requesting the following from Genoa Township:

- Genoa Township to fund the project two years at 0% Interest
- Genoa Township to pay 25% of the cost associated with this project.

Respectfully,

The Board of North Shore Community



Greg Shevchik - The Woods President

11-19-14

Date



Larry McColl - North Shore Commons President

11-19-14

Date



Kevin Gerkin - North Shore Village President

11-20-14

Date



Dan Henderson - Hills of North Shore President

11-19-14

Date



Kathleen Wolf - North Shore Commons West President

11-19-2014

Date

North Shore Community commits to repay Genoa Township the cost associated with this project minus Genoa's 25% portion. North Shore Community will repay this amount within the two years



Karin Witting - Property Manager North Shore Community

11-24-14

Date

Property. Different. Customized. Good Business. Management.

P.O. Box 2148 Howell, MI 48844 p: 517.545.3900 f: 517.552.4476 e: ypm@ypmind.com

Approval of Consent Agenda:

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

1. Payment of Bills.

2. Request to Approve Minutes: Nov. 3, 2014

3. Request for approval of the recommendation from the Election Commission for the expansion of and change to the Township precincts.

Approval of Regular Agenda:

Moved by Ledford and supported by Hunt to approve for action all items listed under the regular agenda as requested. The motion carried unanimously.

4. Request for a commitment to proceed with a project with the North Shore Community to upgrade the entrance at Lakewood Shores Drive at a cost of \$30,728 and Township commitment of 25% with an agreement to be drafted by Township Attorney Frank Mancuso.

The request was discussed with concern for a secure method of repayment. Moved by Skolarus and supported by Mortensen to table until Attorney Frank Mancuso could review the request. (Note: The board voiced no objection to the financial support of the township.) The motion carried unanimously.

5. Request to adopt 2015 Board of Review instructions for Poverty Exemption, guidelines for poverty exemption, Poverty Exemption application, and Poverty Exemption worksheet as submitted by the Assessor.

Moved by Ledford and supported by Smith to adopt the board of review instruction as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Rowell, Mortensen, Skolarus and McCririe. Nays – None. Absent – None.

6. Request for approval of special land use, environmental impact assessment and sketch plan for a proposed 6,000 square foot baseball facility, located within an existing building at 7341 W. Grand River Avenue, Brighton, Michigan 48116, parcel #4711-13-100-006. The request is petitioned by Batter-Up Batting Cages, LLC.

A. Disposition of the Special Use Permit

Moved by Smith and supported by Rowell to grant conditional approval of the Special Land Use permit for the Batter Up facility located at 7341 W. Grand River, Brighton. This use is consistent with the Township Ordinance and Master Plan and is compatible with the existing use of the property and the neighboring properties. The baseball facility will be allowed operation all year long with staff approval. This action is conditioned on the following:

Moved by Skolarus and supported by Ledford to approve the proposal with the understanding that work will begin relative to the 2015/16 General Fund Budget. The motion carried unanimously.

11. Discussion regarding paving of the NorthShore Subdivision west entrance.

It was the consensus of the Board that an informational meeting will be held at the Township Hall to determine support for this project from the residents of North Shore. Should the project move forward it will be through a special assessment district initiated by the Township. The low bidder, D & H Asphalt, will be invited to respond to questions or concerns raised by residents.

12. Request to enter into a closed session to discuss pending litigation pursuant to MCL 15.268 § 8 (e).

Moved by Rowell and supported by Ledford to enter into closed session to discuss pending litigation at 7:45 p.m. The motion carried by roll call vote as follows: Ayes – Ledford, Hunt, Rowell, Mortensen, Skolarus and McCririe. Nays – None. Absent – Smith.

The regular meeting of the Township Board was reopened at 8:10 p.m. and adjourned.

Mortensen asked that regular scheduled meetings of the Township Board be cancelled only for lack of quorum, disaster or inclement weather. No further action was taken by the Board.

The regular meeting of the board was adjourned at 8:15 p.m.

Paulette A. Skolarus, Clerk
Genoa Charter Township Board

(LD 01/23/2015)

To Board 4/6/2015



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING DISTRICT OFFICE



DAN WYANT
DIRECTOR

March 19, 2015

Mr. Roger Goble
5263 Old Hickory
Brighton, Michigan 48116

Dear Mr. Goble:

SUBJECT: Violation Notice
Order to Restore
Complaint File Number 15-47-0006-V
Property Location: 3859 Highcrest, Parcel No. 4711-22-300-004
Livingston County, Genoa Township, T2N, R5E, Section 22

The Department of Environmental Quality's (DEQ) Water Resources Division (WRD) conducted an inspection on March 17, 2015, at the above referenced parcel of property. The purpose of the inspection was to evaluate the property for compliance with Part 301, Inland Lakes and Streams, and Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, and their administrative rules. At the time of the inspection, WRD staff observed dredging of lake bottomland and wetland located below the Ordinary High Water Mark (OHWM) of Crooked Lake, and fill (apparent dredged spoils) placed within wetland located above the OHWM. The dredging and filling also appeared to alter the existing lake shoreline. This activity is regulated under the authority of Part 301 and Part 303. This letter is being sent because you have been identified as the property owner and/or contractor responsible for the property and/or the unauthorized activities.

Section 30102 of Part 301, prohibits among other activity, dredging or filling of bottomland without first obtaining a permit from the DEQ. Section 30304 of Part 303, prohibits among other activity, dredging or placing of fill material within a wetland without first obtaining a permit from the DEQ. A review of WRD files indicates that no permits have been issued for this activity at the property. Therefore, it appears that this activity was conducted in violation of Part 301 and Part 303.

In consideration of the requirements of Part 301 and Part 303, the WRD has determined that a permit would not have been approved for this project. Therefore, within 30 days of the date of this letter, or a mutually agreed upon schedule, you must provide the following information bring the property into compliance with the requirements of Part 301 and Part 303. To comply with Part 301 and Part 303, you must:

1. Stop all unauthorized activity at the site.
2. Provide the full name and address of the contractor who did the work.
3. Submit a restoration plan, completed by a wetland/shoreline professional, to restore the wetland and lake bottomland both above and below the OHWM, and shoreline. The restoration plan shall include a plan to remove spoils and reestablish the lake bottomland, a wetland vegetation reestablishment plan, a timetable for restoration, and

Mr. Roger Goble
Page 2
March 19, 2015

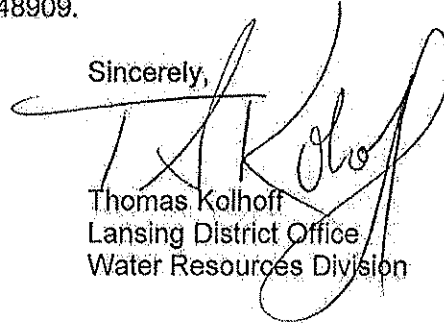
control measures to protect the area from erosion and wave energy until the lake bottomland and wetland has become reestablished.

4. Upon DEQ approval of the restoration plan, perform restoration of the lake bottomland, wetland, and shoreline, in accordance with the approved plan.
5. Contact this office immediately upon completion of the restoration requirements in the approved restoration plan.

The DEQ will determine how best to proceed upon submittal of the restoration plan and other information. The WRD staff may conduct additional inspections to determine compliance with Part 301 and Part 303.

We anticipate your cooperation in resolving this matter. If you have any questions, you may contact me at 517-284-6666; kolhofft@michigan.gov; or DEQ, WRD, Lansing District, P.O. Box 30242, Lansing, Michigan, 48909.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Kolhoff', is written over the typed name and title.

Thomas Kolhoff
Lansing District Office
Water Resources Division

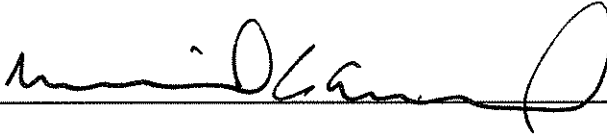
cc: Mr. Todd Cox, Livingston SESC Officer
Genoa Township



MEMORANDUM

TO: Township Board of Trustees & Planning Commission
FROM: Ron Akers, Zoning Official
DATE: 3/18/15
RE: 2014 Zoning Board of Appeals Year Annual Report

Manager Review: _____



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

Please find attached to this memo the 2014 Zoning Board of Appeals Annual Report. The purpose of this report is to make the Planning Commission and Township Board aware of the activities of the Zoning Board of Appeals, including the amount and types of variances that have been granted over the calendar year. This can help to identify potential issues with the Zoning Ordinance and create points of discussion during updates to the Zoning Ordinance. This annual report is not a statutory requirement, but we feel that it is appropriate in order to maintain effective communication between the three boards. Should any member have additional questions please feel free to contact me.

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell



2014 Zoning Board of Appeals Annual Report Executive Summary

2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
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Summary:

This Executive Summary of the 2014 Zoning Board of Appeals Annual Report is separated into two (2) parts. These parts are the analysis of the report and recommendations based on the analysis. The analysis section of the Executive Summary evaluates the nature of the variance requests and trends that exist in those requests. The recommendations section is based upon the analysis section and board discussion.

Analysis:

The following are trends noticed in 2014 for variance requests:

1. 30 of 31 variance cases (96.8%) were for dimensional variances.
 - a. 66.7% were approved or partially approved (20 cases)
 - b. 20% were denied (6 cases)
 - c. 10% were removed at applicant's request (3 cases)
 - d. 3.3% are pending decision in 2015 (1 case)
2. 1 of 31 variance cases (3.2%) were for a use variance.
 - a. 100% were denied (1 case)
3. 58% of the variance cases (18 cases) were on properties in the Lake Resort Residential (LRR) Zoning District.
 - a. 77.8 % were approved or partially approved (14 cases)
 - b. 5.5% were denied (1 case)
 - c. 16.7% were removed at applicant's request (3 cases)
4. 58% of the variance cases (18 cases) were for single family additions (including attached garages & sunrooms) or new house construction.
 - a. 89.0 % were approved or partially approved (15 cases)
 - b. 5.5% were denied (1 case)
 - c. 5.5% were removed at applicant's request (1 case)
5. 25.8% of the variance cases (8 cases) were for detached accessory buildings.
 - a. 37.5 % were approved or partially approved (3 cases)
 - b. 25% were denied (2 cases)
 - c. 25% were removed at applicant's request (2 cases)
 - d. 12.5% are pending decision in 2015 (1 case)
6. 6.5% of the variance cases (2) were for signs.
 - a. 50% of the variance cases (1 case) were approved.
 - b. 50% of the variance cases (1 case) were denied.
7. The number of variance requests were consistent with 2012 and slightly above the five (5) year average, but down overall in the past ten (10) years and below the ten (10) year average:

<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>
31	28	29	25	28	20	21	39	39	48

Five (5) Year Average: 28.2

Ten (10) Year Average: 30.8

SUPERVISOR

Gary T. McCrie

CLERK

Paulette A. Skolarus

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Recommendations:

The following are recommendations by the Zoning Board of Appeals based upon analysis and board discussion: (Please note that number 1 and number 2 were copied from the 2014 ZBA annual report. The reason for this is the late start to the 2014 report and we are still finding that these issues are presenting challenges to the community.)

1. Reduce the Required Front Yard Setback in the Lake Resort Residential (LRR) District Several variance requests are considered by the Zoning Board of Appeals due to a reduced building envelope caused by the varying nature of the required shoreline setback and smaller lot sizes. The current front yard setback in the LRR district is 35' despite there being a vast number of properties which do not conform to this requirement. The main concerns the Board of Appeals considers when addressing these types of requests are the ability of the applicant to provide sufficient off street parking in the front yard. This is determined by ensuring the applicant has enough space for two parking spaces (90 Degree parking 9' x 18'). Due to this we believe that allowing for a smaller front yard setback requirement of 18', or allowing for some variation between the front and side yard setback to allow side entry garages (i.e. 10' front yard setback if the applicant provides a side entry garage and can maintain an 18' side yard setback to allow for sufficient off street vehicle parking.) would sufficiently increase the building envelope for parcels in the LRR district and reduce the number of variances which are granted.

2. Use a Single Lot Size for Exceptions from Maximum Size and Height Requirements for Detached Accessory Buildings

The Zoning Ordinance in section 11.04.01(h) & (j) has requirements for maximum size and height of detached accessory buildings. These sections of the Zoning Ordinance also have exceptions for these requirements for conforming lots in the Country Estate (CE), Rural Residential (RR) and Agricultural (AG) zoning districts. The language is as follows:

- a. 11.04.01(h): Maximum Size: The combined total of all accessory buildings in any residential district shall be a maximum of nine hundred (900) square feet in area for lots less than two (2) acres and one thousand two hundred (1200) square feet in area for lots equal to or greater than two (2) acres. **Accessory buildings and structures located on conforming lots in Agricultural and Country Estates Districts shall not be limited by size, provided all required setback are met.**
- b. 11.04.01(j): Maximum, Height: The maximum building height of any detached accessory building shall be fourteen (14) feet (see Article 25 for calculation of building height), except as follows:
 - (1) Antenna heights may be as noted in Section 11.04.06
 - (2) Accessory buildings on conforming lots in the Agricultural, Country Estate Districts and Rural Residential districts may exceed the maximum height restrictions for principal buildings by up to fifteen (15) feet.**

In these provisions the requirement that the parcel be a "conforming lot" creates a situation where there can be inconsistencies. For example a property owner could have a five (5) acre parcel zoned CE (5 acre minimum lot size) and take advantage of the height and size exceptions, but if an adjacent property owner had a five (5) acre parcel zoned AG (10 acre minimum lot size) they would not be able to take advantage of height and size exceptions. The same example could be used for parcels less than five (5) acres in the CE district when height exceptions are allowed in the RR district (2 acre

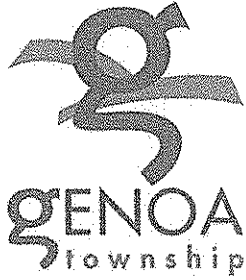
minimum lot size). This provision allows for a zoning district which is smaller and intended to be less rural to take advantage of size bonuses which are more characteristic of larger more rural uses, but due to a non-conforming parcel size (which may be the same as the less rural) the larger, more rural zoning districts are prohibited from taking advantage of the exception.

In order to remedy this we propose the following:

- a. In 11.04.01(h), change the exception to, "Accessory buildings and structures located in Agricultural and Country Estate Districts on lots of five (5) acres or greater shall not be limited by size provided all required setbacks are met." This maintains the intended requirement that in order to take advantage of the exception you need to have at least five (5) acres (minimum parcel size in the CE district) and would allow for non-conforming lots in the AG district which are five (5) acres or greater to take advantage of the exception.
- b. In 11.04.01(j), change the exception to, "Accessory buildings on lots of two (2) acres or greater within the Agricultural, Country Estate Districts and Rural Residential districts may exceed the maximum height restrictions for principal buildings by up to fifteen (15) feet." This change would maintain the intended requirement that in order to take advantage of the height exception you need to have at least two (2) acres (minimum parcel size in the RR district) and would allow for non-conforming lots in the AG and CE district which are two (2) acres or greater to take advantage of the exception.

3. Allowable Accessory Building Size

In the past year we have seen an increase in the number of requests to allow larger than permitted detached accessory sizes nearly double. There seems to be an interest from the community to allow larger than 1,200 square foot detached accessory buildings in the Rural Residential district, Low Density Residential district and non-conforming lots in the Country Estate district specifically. The existing standards in the Zoning Ordinance are intended to ensure that accessory building size remains relational to house size, but due to resident interest the Planning Commission/Township Board should take a look at these standards to ensure they are still consistent with the Township Master Plan and the needs of our residents.



2014 Zoning Board of Appeals Annual Report

Summary:

The purpose of the Zoning Board of Appeals (ZBA) Annual report is to summarize and identify the activities completed by the ZBA over the calendar year. Identifying the number and types of variances that were granted over the year can provide guidance to the Planning Commission and Township Board of Trustees when making future land use decisions. The primary activities that were handled by the Zoning Board of Appeals in 2014 were hearing variance requests, the election of officers, and the creation of the 2013 Annual Report and Executive Summary.

Variations

During 2014 the Zoning Board of Appeals heard thirty-one (31) variance cases. They are broken down as follows:

- **31 Total Cases**
 - 20 Approved, 7 Denied, 3 Removed from Agenda at Applicants Request, 1 Pending Decision in 2015
- **16 Variance Cases on Properties with Lake Frontage**
 - 13 Approved, 1 Denied, 2 Removed from Agenda at Applicants Request
- **Breakdown by Project Type**
 - 9: New Single Family Homes
 - 8 Approved, 1 Denied
 - 7 Lake Front
 - 9: Residential Additions
 - 8 Approved, 0 Denied, 1 Removed from Agenda at Applicants Request
 - 8 Lake Front
 - 9: Detached Accessory Buildings
 - 3 Approved, 3 Denied, 2 Removed from Agenda at Applicants Request, 1 Pending Decision in 2015
 - 1 Lake Front
 - 2: Sign
 - 1 Approved, 1 Denied
 - 1: Use of a non-conforming duplex which was vacant for more than twelve (12) months.
 - 0 Approved, 1 Denied
 - 1: Patio installation in the required wetland buffer.
 - 0 Approved, 1 Denied
- **Breakdown by Zoning District & Variance Type**
 - Lake Resort Residential (LRR): (18 Cases)
 - Building Height (2 Requests)
 - 1 Approved, 1 Removed at Applicants Request
 - Use Variance (1 Request)
 - 1 Denied
 - Separation Between Principal and Accessory Building (1 Request)
 - 1 Approved
 - Front Yard Setback (11 Requests)
 - 10 Approved, 1 Removed at Applicants Request
 - Shoreline Setback (6 Requests)
 - 6 Approved

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- Side Yard Setback (9 Requests)
 - 6 Approved, 3 Removed at Applicants Request
 - Rear Yard Setback (1 Request)
 - 1 Approved
- Country Estate (CE): (5 Cases)
 - Detached Accessory Building Size (2 Requests)
 - 1 Denied, 1 Pending Decision in 2015
 - Detached Accessory Building Without a Principal Building (1 Request)
 - 1 Approved
 - Front Yard Setback (1 Request)
 - 1 Approved
 - Side Yard Setback (3 Requests)
 - 3 Approved
- Suburban Residential (SR): (3 Cases)
 - Building Height (1 Request)
 - 1 Denied
 - Wall Sign (1 Request)
 - 1 Denied
 - Side Yard Setback (1 Request)
 - 1 Denied
- Low Density Residential (LDR): (1 Case)
 - Detached Accessory Building Size (1 Request)
 - 1 Pending Decision in 2015
 - Rear Yard Setback (1 Request)
 - 1 Pending Decision in 2015
- Rural Residential (RR): (1 Case)
 - Detached Accessory Building Size (1 Request)
 - 1 Denied
- Office Service (OSD): (1 Case)
 - Wetland Buffer Setback (1 Request)
 - 1 Denied
- General Commercial (GC): (1 Case)
 - Temporary Sign (1 Request)
 - 1 Approved
- Mixed Use Planned Unit Development (MUPUD): (1 Case)
 - Rear Yard Setback (1 Request)
 - 1 Approved

Please see attached case summaries for more information about specific cases.

2014 ZBA Case Summaries

JANUARY

Variance: 1

Case: 14-01

Applicant Name: Ben Marhofer

Address: 4179 Sweet Road

Type of Variance: Side yard setback variance of 31.5 feet to build an attached garage.

Lakefront: No

Decision: Approved

Why? Conditions? Approval conditioned upon the garage being guttered with downspouts.

FEBRUARY

Variance: 2

Case: 14-02

Applicant Name: Larry and Christa White

Address: 4489 Oak Pointe Drive

Type of Variance: Height variance of 5 feet to build a new single family residence.

Lakefront: Yes

Decision: Approved

Why? Conditions? The Board approved a 5-foot roof height variance with 30 feet of allowed height. They said the owners must get an easement with the golf course to cross that property for installation of sewer line. House must have gutters and downspouts.

Variance: 3

Case: 14-03

Applicant Name: Michael and Gail McLean

Address: Homestead Drive (no address)

Type of Variance: Front yard setback of 8 feet and 5-foot side yard setback variance to build a new single family home.

Lakefront: Yes

Decision: Approved

Why? Conditions? Board allowed an 8-foot variance with resulting setback of 27 feet. They must remove a landscaping trellis before land use permit will be issued and the new structure must have gutters and downspouts.

MARCH

Meeting Cancelled

April

Variance: 4

Case: 14-04

Applicant Name: Patricia Crane and Ronald Cyr

Address: 4283 Clifford Road

Type of Variance: 5-foot shoreline setback variance

Lakefront: Yes

Decision: Approved

Why? Conditions? Board approved a 5-foot shoreline setback due to practical difficulty. No conditions.

Variance: 5

Case: 14-05

Applicant Name: Joseph Andrews

Address: 1115 Norfolk

Type of Variance: Use variance to use existing building as a duplex

Lakefront: No

Decision: Denied

Why? Board denied request because home was vacant for 12 months and reverted to single family residential. All neighboring properties are single family.

Variance: 6

Case: 14-06

Applicant Name: Ronald Stotler

Address: 4337 Richardson Road

Type of Variance: 65-foot front yard setback, 15-foot side yard setback, 60-square-foot variance from the maximum allowable size of a detached accessory building, and a variance to allow a detached accessory building in the front yard.

Lakefront: No

Decision: Approved (Front and Side Yard Setback), Denied (Accessory Building Size)

Why? Conditions? Board approved the 65-foot front yard setback, the side yard setback and the detached accessory building in the front yard due to practical difficulty. They denied the variance from the maximum allowable size of a detached accessory building.

Variance: 7

Case: 14-07

Applicant Name: PB Development LLC

Address: 4252, 4260 Highcrest

Type of Variance: 2-foot shoreline setback, 10-foot front yard setback (was granted in January 2013)

Lakefront: Yes

Decision: Approved

Why? Conditions? Board approved a 10-foot front yard and 2-foot shoreline setback for the construction of a new home. The house must be guttered. Also, a variance granted at the Jan. 15, 2013 meeting, Case 13-04, is null and void.

MAY

Variance: 8

Case: 14-08

Applicant Name: EBI Inc.

Address: 5411 Ridgemont St.

Type of Variance: 30-foot rear yard setback, 5-foot variance from the minimum separation distance between the principal and accessory building.

Lakefront: No

Decision: Approved

Why? Conditions? Board granted variances for 30 feet in rear yard and 5 feet for separation between the principal structure and the accessory structure. Conditions placed were gutters and downspouts on the new home, and homeowner obtaining a staked survey.

Variance: 9

Case: 14-09

Applicant Name: Kelly Cadegan

Address: 652 S. Hughes

Type of Variance: 2-foot side yard setback

Lakefront: No

Decision: Tabled in May at the request of the petitioner. Case removed from June agenda.

Why? Cadegan met the terms of the ordinance.

Variance: 10

Case: 14-10

Applicant Name: Jan and Anne Pitzer

Address: 3680 Dorr Road

Type of Variance: 10-foot side yard setback to construct a new single family home

Lakefront: Yes

Decision: Denied

Why? Conditions? Request was denied due to no existing hardship with the land.

Variance: 11

Case: 14-11

Applicant Name: Charles E. Horan

Address: 1828 S. Hughes

Type of Variance: 11-foot front yard setback, 6.6-foot side yard setback, 1-foot maximum building height, 12-foot shoreline setback

Lakefront: Yes

Decision: Approved(Front, Side Yard & Shoreline Setbacks); Applicant requested height request be removed.

Why? Conditions? Approval was given for an addition which maintains the current setbacks of the existing footprint because the property is nonconforming and there are not safety or welfare issues for the neighborhood. The board said the new home must have gutters and downspouts.

Variance: 12

Case: 14-12

Applicant Name: Todd Hurley

Address: 3292 Beck

Type of Variance: 1,200-square-foot variance from the maximum accessory building size of 1,200 square feet

Lakefront: No

Decision: Denied

Why? Conditions? Board members denied the request because there was no practical difficulty.

Variance: 13

Case: 14-14

Applicant Name: Tom Secrest

Address: 4089 Homestead

Type of Variance: 9-foot side yard setback variance and 24-foot front yard setback variance

Lakefront: Yes

Decision: Tabled in May to allow Secrest to stake the property so the board can see if drivers can safely back out of the garage. Secrest came back to the ZBA in June and received approval.

Why? Conditions? He received approval for a 9-foot side yard setback and a 22-foot front yard setback to build an attached garage and second story to an existing home. The conditions are that he put in gutters and downspouts.

JUNE

Variance: 14

Case: 14-15

Applicant Name: Kristinne Horvath

Address: 3682 Beattie Road

Type of Variance: 4.5 feet from the maximum allowable height for a detached accessory building

Lakefront: No

Decision: Tabled in June for further discussion at July meeting; petitioner then asked for a delay until August. Request was denied at August meeting.

Why? Conditions? Board denied case because there was a lack of hardship, extraordinary circumstances or practical difficulty.

Variance: 15

Case: 14-16

Applicant Name: NorthRidge Church

Address: 7555 Brighton Road

Type of Variance: 54.67 square feet to place a wall sign on the church building

Lakefront: No

Decision: Tabled in June at petitioner's request; denied at July meeting.

Why? Conditions? The request was denied because it was based on the philosophy of the church, not on extraordinary circumstances applicable to the property or use. Zoning prohibits use of more than one sign.

Variance: 16

Case: 14-17

Applicant Name: Tim Chouinard

Address: 824 Pathway

Type of Variance: Shoreline, front yard and side yard setbacks to build an addition onto a single family home.

Lakefront: Yes

Decision: Tabled in June; approved at July meeting.

Why? Conditions? The Board granted a 27.5-foot variance from the front yard setback, 1.34 feet from the side yard and 6 feet from the shoreline setback. The Board cited the practical difficulty of the lakefront lot and the topography. Gutters and downspouts are required.

Variance: 17

Case: 14-18

Applicant Name: Brad Rondeau

Address: 6919 W. Grand River

Type of Variance: 14 feet from the required wetland setback to build a patio.

Lakefront: No

Decision: Denied

Why? Conditions? The request was denied because of the adjacent wetlands and the practical difficulty was self-created.

JULY

Variance: 18

Case: 14-19

Applicant Name: John Smarch

Address: 715 Pathway

Type of Variance: Side yard setback to build an addition above the attached garage.

Lakefront: Yes

Decision: Approved

Why? Conditions? Smarch was granted a side yard setback variance of 10 feet to build an addition to the attached garage and resolve a drainage issue on the property. Because of proximity to the neighboring house, he must construct a firewall. He must also install gutters and downspouts.

Variance: 19

Case: 14-20

Applicant Name: Poloski Construction Inc.

Address: 3758 Noble St.

Type of Variance: Shoreline and front yard setbacks to build a new single family home.

Lakefront: Yes

Decision: Approved

Why? Conditions? Poloski was given a 32-foot front yard variance and a 4-foot shoreline variance as the Board cited the narrowness of the land and the topography. Gutters and downspouts required.

Variance: 20

Case: 14-21

Applicant Name: Dolores Malysz

Address: 1330 Clark Lake Road

Type of Variance: Front yard setback to build an addition and raise the foundation.

Lakefront: Yes

Decision: Approved

Why? Conditions? Front yard setback approved based on the topography of the lot. The approval was conditioned upon certified drawings stamped and signed by an engineer, necessary approvals from the

Health and Building departments being supplied to the Township. Applicant will also agree to have Akers review little ordinance with him.

AUGUST

Variance: 21

Case: 14-22

Applicant Name: Paul and Joy Corneliusen

Address: 3880 Highcrest Drive

Type of Variance: Side yard setback to build a detached accessory building

Lakefront: Yes

Decision: Tabled in August at request of petitioners. Case removed from the September agenda at request of the applicant. It has not come back to Board.

Variance: 22

Case: 14-23

Applicant Name: Scott and Maureen Kiefer

Address: 3695 Highcrest Drive

Type of Variance: Front and side yard setbacks to build an addition to the existing single family home.

Lakefront: Yes

Decision: Tabled in August. Request then dropped at request of petitioner.

Why? Conditions? Applicant wanted time to revisit both 3-foot setbacks and address the drainage. They then dropped the request and came back with different plans as Case #14-28.

SEPTEMBER

Variance: 23

Case: 14-24

Applicant Name: Rod and Tamara Evans

Address: 4147 Highcrest Drive

Type of Variance: 7.25-shoreline setback and 16.25-front yard setback to build a new single family home.

Lakefront: Yes

Decision: Approved

Why? Conditions? Board cited the practical difficulty and extraordinary circumstances with limited building envelope due to shoreline setback, topography and narrowness of lot, and placement of well and sewer. House must be guttered with downspouts and water runoff toward the lake.

Variance: 24

Case: 14-01

Applicant Name: Chilson Pointe LLC

Address: 4666 Brighton Road

Type of Variance: 1,520-square-foot variance from the maximum accessory building size of 1,200 feet to build a 40-foot-by-50-foot accessory building, Rear Yard Setback Variance.

Lakefront: No

Decision: Tabled in September and October at request of petitioner. Tabled again in December until March 17, 2015 meeting at the request of the petitioner.

OCTOBER

Variance: 25

Case: 14-26

Applicant Name: Donald Davis

Address: 3907 Homestead

Type of Variance: 10.2-foot front yard setback to build a second floor addition on a single family home.

Lakefront: Yes

Decision: Approved

Why? Conditions? The board cited the practical difficulty of the small building envelope created by the existing placement of the home, it is legally non-conforming and the need is not self-created. Variance will make it consistent with the neighboring properties.

Variance: 26

Case: 14-27

Applicant Name: Todd Hutchins

Address: 3350 S. Latson

Type of Variance: Variance to allow an accessory building on a parcel without a principal building.

Lakefront: No.

Decision: Approved

Why? Conditions? Condition placed to allow the accessory building as long as the 4.42 acres are rezoned from Country Estates to Rural Residential. Also, if the home is not built within a year of the property being split, the owner must demolish the accessory structures at their expense.

Variance: 27

Case: 14-28

Applicant Name: Scott and Maureen Kiefer

Address: 3695 Highcrest

Type of Variance: Front and side yard variances to build an addition to an existing single family home.

Lakefront: Yes

Decision: Approved

Why? Conditions? Board approved 5-foot front yard variances with a 30-foot setback and a 11-foot side yard variance with a 9.1-foot setback to build an addition. Board cited practical difficulty of the current home location and grade. Home must be guttered with downspouts. (See case #14-23)

Variance: 28

Case: 14-29

Applicant Name: Steven C. Liedel and Janine K. Fogg

Address: Lot 23, Oak Tree Court, 4711-28-401-023

Type of Variance: Rear yard setback of 9.9 feet to build a new single family home.

Lakefront: No

Decision: Approved

Why? Conditions? Board cited the practical difficulty of the tree location to the east and the utility easement to the north.

NOVEMBER

Meeting Cancelled

DECEMBER

Variance: 29

Case: 14-30

Applicant Name: James Harmon

Address: 4289 Sweet Road

Type of Variance: 1,200-square-foot variance from the maximum accessory building size (1,200 square feet) to build a 1,200-square-foot addition to an existing detached accessory building

Lakefront: No

Decision: Denied at the January 13, 2015 meeting.

Variance: 30

Case: 14-31

Applicant Name: Steve Schenck (Liberty Tax Service)

Address: 4072 E. Grand River

Type of Variance: Relief from zoning ordinance that prohibits temporary signs to 14 days or once during the stay of the business at same location or if the business has new owners.

Lakefront: No

Decision: Approved

Why? Conditions? Board said approval was given because of seasonal nature of the business and the need for it to be more visible: Jan. 16 through Feb. 8, 2015 and again April 6-15, 2015.

Variance: 31

Case: 14-32

Applicant Name: Christian and Damian Karch

Address: 5400 Brady Road

Type of Variance: 26.5-foot side yard variance for a 2,100-square-foot addition onto an existing detached accessory building.

Lakefront: No

Decision: Approved

Why? Conditions? Board cited the limitations on the property when approving the request.