

**GENOA TOWNSHIP**  
**Regular Meeting**  
**Nov. 7, 2005**

**MINUTES**

Supervisor McCririe called the regular meeting of the Genoa Township Board to order at 6:30 p.m. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Jean Ledford, Todd Smith, Jim Mortensen and Steve Wildman. Also present were Township Attorney Rick Heikkinen and ten persons in the audience.

A Call to the Public was made with no response.

**Approval of Consent Agenda:**

Moved by Hunt, supported by Mortensen, to approve all items listed on the consent agenda as submitted. The motion carried unanimously.

**1. Payment of Bills.**

**2. Approval of Minutes: Oct. 17, 2005**

**3. Request approval of a three-year contract with Pfeffer, Hanniford & Palka for services related to the annual audit of the township books as recommended by the Administrative Committee.**

**Approval of Regular Agenda:**

Moved by Ledford, supported by Smith, to approve for action all items listed on the regular agenda and to add the following: Request for acceptance of the audit of the township books for fiscal year 2004-05 as submitted by township auditors Pfeffer, Hanniford and Palka and to accept the resignation of Mark Snyder from the Planning Commission and to appoint Steven Morgan to fill the un-expired term ending 06/30/2008. The amended agenda was voted and carried unanimously.

**4. Request for acceptance of the audit of the township books for fiscal year 2004-05 as submitted by township auditors Pfeffer Hanniford & Palka.**

Moved by Smith, supported by Wildman, to accept the audit as submitted. Further, to request that Pfeffer, Hanniford and Palka complete a six-month analysis of the General Fund Budget and make recommendations and comments to the board concerning same. The motion carried unanimously.

**5. Request for approval of the rezoning, special use, impact assessment and site plan for lots 5, 6, & 7 (11-13-103-005, 006, 007) on Genoa Business Park Drive in the Genoa One condo development from IND (Industrial) to OSD (Office Service**

**District) for a proposed 85,000 sq. ft. medical office building, petitioned by Rand Construction Engineering and discussed by the Planning Commission 09/26/05.**

Mortensen advised the board that he sat on the Advisory Board of St. Joe's but that there was no conflict of interest and that he would vote on this project.

**A. Disposition of rezoning request.**

Moved by Smith, supported by Ledford, to approve the rezoning as requested citing compliance with Section 22.04 of the Township Zoning Ordinance. The motion carried unanimously.

**B. Disposition of special-use permit.**

Moved by Skolarus, supported by Smith, to approve the special-use permit for a building of approximately 87,000 sq. ft. in area. The motion carried unanimously.

**C. Disposition of impact assessment (10/14/05).**

Moved by Ledford, supported by Mortensen, to approve the impact assessment with the following conditions:

1. Easements for access to the neighboring property to the east will be obtained, presented by the township staff and reviewed by the township attorney prior to the issuance of a land use permit.
2. All signage will meet the township-zoning ordinance.
3. The township attorney will review the condominium amendment for the property addition when it is complete.
4. Rooftop equipment will be screened in a method of which will be approved administratively by township staff.
5. All requirements with the township engineer as spelled out in a letter dated 10/19/05 will be complied with subject to the following:
  - The outstanding utility comments from Site Plan Review #2 letter dated 09/21/05, specifically comments 7 & 11 should be considered during the construction plan review process.
  - The easement to be obtained from St. Joseph Mercy Hospital will be reviewed by the township staff and attorney.
  - The signage and striking plan will be subject to review and approval by township staff and the engineering consultant.
  - A copy of the traffic impact study will be submitted to the county for review and approval.
  - The curb cut to Grand River and the southern most strip of property will be closed prior to occupancy of the office.

The motion carried unanimously.

**D. Disposition of site plan.**

Moved by Smith, supported by Wildman, to approve the site plan as presented contingent upon the conditions outlined in the approval for the impact assessment listed immediately above. The motion carried unanimously.

**6. Request for approval of a rezoning and impact assessment for 10.01 acres from AG (agricultural) to CE (country estates), for property located at 401 S. Kellogg**

**Road, parcel 11-01-100-005, petitioned by Patrick and Claire Wasdyke, and discussed by the Planning Commission 09/26/05.**

**A. Disposition of rezoning request.**

Moved by Hunt, supported by Skolarus, to approve the rezoning as requested citing compliance with Section 22.04 of the Township Zoning Ordinance. The motion carried unanimously.

**B. Disposition of impact assessment.**

Moved by Hunt, supported by Skolarus, to approve the revised impact assessment dated 09/29/05 as requested. The motion carried unanimously.

**7. Consideration of a request to accept the resignation of Mark Snyder from the Planning Commission and to appoint Steven Morgan to fill the un-expired term ending 06/30/2008.**

A. Moved by Smith, supported by Ledford, to regretfully accept the letter of resignation from Planning Commission member Mark Snyder. The motion carried unanimously.

B. Moved by Skolarus, supported by Smith, to appoint Steve Morgan to fill the un-expired term of Mr. Snyder, ending 06/30/08. The motion carried unanimously.

**6. Request for approval to adjourn to executive session to discuss land acquisition.**

Moved by Ledford, supported by Smith, to adjourn to executive session at 7:00 p.m. to discuss the purchase of land. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None. Absent – None.

Moved by Smith, supported by Wildman to re-adjourn the regular meeting of the board at 7:55 p.m. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None. Absent – None.

It was the consensus of the board to pursue Charter Township Status and that a resolution to that effect would be presented at the next regularly scheduled meeting.

The regular meeting of the Genoa Township Board was adjourned at 8:00 p.m.



Paulette A. Skolarus  
Genoa Township Clerk

(PA 11/16/05)