

**GENOA TOWNSHIP**  
**(Corrected)**  
**Special Meeting (Elks Lodge)**  
**Oct. 5, 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 Manager Michael Archinal and approximately 40 persons in the audience.

**1. Public Hearing on Faulkwood Shores Conceptual Site Plan**

McCririe introduced the township board to the audience. McCririe – The township Planning Commission, County Planning Commission and Township Board rejected the rezoning related to the petitioner's request for 1100 home-sites on the Faulkwood Golf Course. Last evening the township held an open house to allow our residents to view a set of drawings related to a compromise with the developer. We are now here to listen to your comments and concerns to this proposal. The following items have been negotiated with the developer as a direct result of your comments at the previous public hearing:

- An 18-hole golf course will remain.
- Municipal sewer will be provided through our Genoa/Oceola facility.
- Municipal water, with ground-mounted storage will be supplied through MHOG.
- 475 units, approximately 1-½ units per acre will be allowed.
- The site now encompasses 330 acres instead of the 207 acres originally intended for development.
- One or two soccer/baseball fields will be constructed and given to the township.
- Most units are now attached condominium units.
- 1 mile of Golf Club Road will be paved (from Hughes to the new entrance to the subdivision).
- If the golf course ceases operation it will be offered free of charge to the township to allow the continuation of that service.
- 29 acres located within this development is currently master planned for mobile homes @ 8 units per acres for a total of 232 home sites. The proposed plan precludes construction of any mobile home units.

A call to the public was made with the following response: Ed Altournian – Why such high density? There are 2-acre parcels right next door. Why not move the 12-units condos to the south side of the golf course? Will the contractor be held to what is approved? Can we put single-family units in place of the 12-unit condos? Is there a start and completion date? McCririe - We will take your comments with us when we come to a settlement. The fear for us is litigation that could produce 600 or 700 units. This will

be a consent decree and the settlement will be guaranteed. We talked about moving the condos and could not come to a conclusion with the developer because they would have to reduce the number of golf course holes. There is no time schedule, but work may begin as early as spring of 2006. Archinal – As a matter of clarification, the 12-plex units are along Golf Club not Muirfield. The 3, 4 & 6 unit buildings are near Muirfield.

Frank Castle – Will there be any improvement to Hughes Road? Will the retention ponds return any water to the aquifer? McCririe – Currently there is no plan to improve Hughes Road. A sidewalk project in that area was not feasible just a couple years ago because there is no room. The determination of a retention/detention pond is the function of the Livingston County Drain Commission.

Andrew Lutman – I think this is a pretty good proposal. We have 68 units that may be interested in tapping into municipal water. What type of club house/restaurant will be constructed? McCririe – We will have our engineers look at MHOG water for Covington Greens. The clubhouse will be located where the current farmhouse is located. We do not have any other information at of this time.

Mary Hough – Will this property be rezoned? McCririe – The zoning would automatically change through the consent decree that would allow a fixed number of units to be built on the acreage.

David Best – How does that relate to the eminent domain case? McCririe – We are not proposing to take any of that property for public use so it would not apply. Mortensen – I am not an attorney, however, the risk I believe doesn't exist in Michigan under the existing law.

Pam Shover – I am concerned with the traffic. I live off Kellogg Road. McCririe – All of us have been subjected to additional traffic. Infrastructure follows growth. We cannot compel this developer to pave Golf Club. Traffic will follow the route of least resistance. We will have two entrances off Hughes, one off Golf Club and one into Lakewood Knoll.

Pete Black – I am not accepting this project at all. Put language into your agreement to make sure that the golf course always remains. Why can't we put this question of rezoning to the voters? McCririe – We will ask our attorney to comment on that question. Black – The banquet facility – what is the proposed seating? It will create additional traffic. McCririe – The seating has not been determined. It will be worked out after we get preliminary approval. Black – I am adamantly opposed to whatever is going on. I could care less if the judge determines that there should be 1100 units. This will only make the buyer and seller extremely rich. We elected all of you to represent us and we appreciate you allowing us to voice our concerns. Will the golf course or development come first? McCririe - In discussion, the developers were proactive and purchased additional property in an effort to save the golf course. Does the judge change the zoning? McCririe – If we settle by consent decree, the judge will determine the rezoning and the number of units that can be built. Black – Who will pay to widen Hughes Road? McCririe – There is no plan to widen Hughes Road.

Bob Henshaw – I am concerned with the construction traffic from the east. N. Hughes is not paved and only 22' wide. Can construction traffic be sent through Latson Road? Also, can we encourage the developer to set aside some money for roads? McCririe – We will ask them. Henshaw – Can a 4-way stop be constructed at Hughes and Golf Club? McCririe – We will talk to the L.C.R.C. It sounds like a good idea to me. Henshaw – This plan makes more sense and it does less to harm the environment.

Tom McCarthy – Why is there a master plan if any developer can come in and change it with a lawsuit? McCririe – We have to rely on our township attorney whenever we make a decision and we have to weigh the pros and cons of every request that comes before the township. Anyone can bring a lawsuit in this country if they do not like what they see. Our attorney tells us if our stance can prevail. McCarthy – I would have built my retirement home in Livonia if I had wanted this kind of development.

George Theleritis - We went from 88 units on 207 acres to 475 units on 330 acres. Did you try for less than 475 units? I feel like we're getting this development shoved down our throats. Who will repair Hughes Road after they break it down during construction? McCririe – Absolutely, we tried to negotiate less than 475 units.

Barb Figurski – I am opposed to the density and am not in favor of this proposal. The traffic on Hughes is already more than the road can bear. McCririe – When the number of units decrease then so do the improvements they have negotiated. Figurski - Will the additional units on the sewer facility reduce our existing rates? McCririe - That is not always true. The cost of the operation of the plant and future repairs determines the cost to homeowners.

Eugene Korzým – What is the mitigation area depicted on the map? McCririe – That is the old wastewater treatment area for Red Oaks of Chemung. It will be a wetland area on this site plan.

Pete Black – If this goes to a judge, why don't we put our trust in our legal council?

Scott Pearson – Lake Chemung is getting over populated. Can it be made private?

McCririe – The DNR will not give up their public access.

Sharon Mendelson – We have been manipulated using scare tactics by the developer. 1100 units were never what they wanted. I would like to see something less than 475 units.

Audience comment – Last year a developer sued Novi and got a 38 million dollar settlement. Smith – That was Burton Katzman – The Township lost all their parkland when they got sued.

John Zimmerman – Will the golf course be preserved as part of this settlement?

McCririe – In facilitation - yes. Zimmerman – Are we meeting the guidelines of our

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master plan? No. This does not meet those standards, but everything was looked at when we considered this proposal.

A letter was received from Steve and Cindy March concerning the proposed development. March asked that the letter become a part of the record. March - In conclusion, if my comments can be implemented in the final plan then I would feel that it meets the intent of the Genoa Master Plan.

The special public hearing of the Genoa Township Board was adjourned at 7:50 p.m.



Paulette A. Skolarus  
Genoa Township Clerk

(Press/Argus 10/12/05)