

GENOA TOWNSHIP BOARD
Special Meeting
August 18, 2004
7:00 p.m.

MINUTES

Supervisor McCririe called a joint meeting of the Planning Commission and Genoa Township Board to order at 7:00 p.m. at the Three Fires Middle School. The Pledge of Allegiance was then said.

The following Township Board Members were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, and Jim Mortensen & Todd Smith. Planning Commission members included: Don Pobuda, Dean Tengel, Curt Brown, Mark Snyder and Teri Olsen. Also present were Township Manager Michael Archinal, Township Attorney Rick Heikkinen, Township Planner Jeff Purdy, Attorney Joe Galvin and approximately 40 persons in the audience.

This special meeting of the Genoa Township Board and Planning Commission is held to discuss alternative development of the Faulkwood Shores Golf Course.

Attorney Galvin introduced Jeff Purdy. Purdy – We are here to provide you with our response to the results of the previous meeting and a second plan for Faulkwood Golf Course. The goals we have set in place are as follows:

- Preservation of the existing golf course
- Preservation of the landscape buffers
- A minimum impact to the existing natural features
- Intensity of the development will be compatible with what exists along Hughes Road – 88 attached condominium units
- Minimize the traffic along Hughes Road
- Require municipal sewer and water
- Require a high quality development
- Include a proposal to retain the golf course with deed restrictions in perpetuity

Galvin – We have developed a concept as you requested. We want to know what you think about this new plan. We have made every effort to consider all of your comments and created a situation that will provide an opportunity to achieve your goals. The rezoning of the property has been denied. The developer will now ask the Zoning Board of Appeals for a use variance. The ZBA decision can be to accept or deny or offer an alternate plan. At that meeting we will put forth this alternate proposal. Then it will be incumbent on the developer to accept this proposal. I believe that this proposal is in your best interest. Ultimately, this is not a decision that is made by the majority of the people. I understand how a developer and his attorney think and this is my best shot in representing you. Our evaluation has got to be based on a decision that allows the landowner a reasonable return on his investment.

GENOA TOWNSHIP BOARD – Regular Meeting – August 18, 2004

McCrie – We cannot constrain the reasonable development of any property and we cannot ask the developer to make any off site improvements. It is the law. Should we not be able to come to some conclusion with the ZBA, the next step would be circuit court.

A call to the public for comment was made. Many residents reiterated their views from the 08/11/04 meeting. Residents were asked to attend the Zoning Board of Appeals meeting scheduled for next month. The meeting will again be held at Three Fires Middle School.

The special joint meeting of the township boards was adjourned at 8:35 p.m.



Paulette A. Skolarus
Genoa Township Clerk

(PA 08/25/04)