

GENOA TOWNSHIP
Regular Meeting
April 7, 2003

MINUTES

Supervisor McCririe called the regular meeting of the Genoa Township Board to order at 7:00 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, Todd Smith, Anthony Combs, Jim Mortensen and Jean Ledford. Also present were Township Manager Michael Archinal, Township Attorney Rick Heikkinen and approximately 15 persons in the audience.

Moved by Hunt, supported by Smith, to approve the Agenda correcting petition No. 2 to read 57 units and not 61. The amended Agenda was voted and carried unanimously.

A call to the public was made with the following response: Robert Zdziebko – A petition was submitted to this board asking for the vacating and abandonment of Cresthill Drive. We would appreciate your taking the appropriate action to correct many years of mistakes relating to this roadway. A copy of a resolution vacating part of Noble Drive was submitted. Mark Oles – The township issued land use permits three times to allow construction on Crest Hill. The township has been implicit in screwing this up. Now another variance is being asked of the Zoning Board of Appeals. Should the township approve Mr. Sharp's request then he would have to access his property over an abandoned road.

McCririe – We advised Mr. Sharp that he could go forward on the abandonment of the road. We will discuss the issues you have raised here with the Livingston County Road Commission and the Township Attorney to see if we can assist you in this situation and we will advise you and Mr. Zdziebko accordingly.

1. Discussion of the Chilson Road and Grand River interchange as presented by Fred Bailey and Francisco Solano.

We are asking that the speed along Chilson Road be lowered. Recent action by the Michigan legislature has allowed local government to voice their concern when setting speed limits. McCririe - The Township will review that legislation and discuss your request with the Livingston County Road Commission.

2. Request for approval of the impact assessment (revised 03/19/03) corresponding to the final site plan for a proposed 57 unit residential attached condominium development, located on the northwest corner of Kellogg Rd. and Grand River, Sec. 14, petitioned by RBS Companies Inc./ Cortland Condominiums and discussed by the Planning Commission 03/10/03.

Moved by Smith, supported by Ledford, to approve the request contingent upon the following:

1. The Township Attorney is to review and provide an opinion in regard to the dedication of the sidewalk to the Township as indicated on the site plan.
 2. The petitioner is to undertake tree protection measures in all areas of excavation; however, should these measures fail to save any existing trees, tree replacement will be required for any trees scheduled to stay and shall be replaced with 2” or 3” caliper trees.
 3. The master deed is to be modified so it will designate that the western portion of the site is a woodland preservation area with use restricted to natural open space and development will be limited to a trail, benches, and indigenous vegetation where landscaping is added.
 4. The color of the fence as depicted on the site plan shall be white.
 5. The petitioner is to comply with all engineering requirements, including specifically supplying the engineer with any necessary soil boring logs prior to submission to the Township Board.
 6. The sidewalk is to be constructed with a pedestrian turnaround and shall have benches added on the west side with the final location of the turnaround to be determined by Township Staff with possible dedication being determined by the Township Attorney.
 7. REU’s are to be in compliance with the requirements of the Township Engineer.
 8. Manufacturers details shall be submitted for the four pole lights at the entrance to the site prior to submission to the Township Board.
 9. Township staff and attorney will provide language and a drawing with location of the stubbing of the bike path and a fence around the cul-de-sac.
- The motion carried unanimously.

3. Request for approval of a rezoning, corresponding to the impact assessment submitted and related to the conceptual site plan (petition no. 4 below), from MDR (Medium Density Residential) to MDR PUD (Planned Unit Development) for Waters Edge Development contingent upon a final review by the Planning Commission on 04/14/03 with their support and recommendation for approval, as discussed at the public hearings held on Nov. 11, 2002 and March 10, 2003.

Moved by Ledford, supported by Smith, to approve the rezoning from MDR to MDR PUD as requested. Further, this action is contingent upon a final review and approval by the Planning on 04/14/03. The motion carried unanimously.

4. Request for approval of the conceptual PUD Plan, the PUD agreement, impact assessment (03/11/03) and site plan for a proposed 48-unit apartment complex (Waters Edge), located on the north side of Bendix Road, west corner of Grand River Ave., Sec. 13, petitioned by Waters Edge Development Group/Mitchell Building Co. and as discussed by the Planning Commission 03/10/03.

A. Disposition of conceptual PUD plan.

Moved by Combs, supported by Ledford, to approve the conceptual PUD plan as submitted. The motion carried unanimously.

B. Disposition of PUD agreement.

Moved by Ledford, supported by Smith, to approve the PUD agreement with the changes as requested by Heikkinen and a modification on the utilities adding \$3,650.00 for water per unit and \$4,800.00 for sewer per unit. The motion carried unanimously.

C. Disposition of impact assessment.

Moved by Skolarus, supported by Hunt, to approve the impact assessment as presented. The motion carried unanimously.

D. Disposition of site plan.

Moved by Skolarus, supported by Ledford, to approve the site plan as submitted. The motion carried unanimously.

5. Request for approval of the impact assessment (01/27/03) corresponding to site plan for a proposed 4' x 30' dining addition to existing McDonald's restaurant located on the north side of Grand River Ave. west of Latson Rd. Sec. 5, petitioned by McDonald's Corp. and discussed by the Planning Commission 03/10/03.

Moved by Combs, supported by Skolarus, to approve the impact assessment corresponding to site plan conditioned upon the following:

1. All lighting now existing shall be downward directed with the exception of the employee access/entrance on the west side.
2. The additional or second dumpster is to be removed from the site maintaining the one dumpster in the present dumpster enclosure.
3. The addition's building materials and colors are to match the existing building.
4. No exterior signage is to be added to the addition.
5. Dust control measures shall be added.
6. The existing message sign will have the timing and message direction changed as follows:
 - a. Electronic text message will be limited to four messages per day.
 - b. The message will remain static with no flashing or animation. (It will not move.)
 - c. The sign shall not flash intermittent messages and characters.

The motion carried unanimously.

6. Request for approval of an amendment to the General Fund Budget for fiscal 2002/03 and review of the budget worksheet for fiscal 2003/04.

Moved by Hunt, supported by Mortensen, to amend the General Fund Budget for fiscal 2002/03. The motion carried unanimously. The work sheet for the next fiscal year was discussed with no formal action taken by the board.

7. Request for board review and confirmation of the Hearing Officer's findings for the unsafe structure hearing held regarding the abandoned foundry located at 2160 E. Grand River, Howell.

Moved by Ledford, supported by Skolarus, to confirm the hearing Officer's findings for the unsafe structure. Further, the building must be secured and board up so as not to allow unauthorized entry no later than 05/15/03 and to allow the owners until 09/01/03 to have the building torn down and removed. The motion carried unanimously.

8. Request for approval of a resolution no. 1 (accepting the petitions and scheduling the first public hearing) for the Del Sher Road Improvement Project for reconstruction of Del Sher by contract with the Livingston County Road Commission at a cost of \$54,000.00 with the township general fund supporting the project up to 25%.

Moved by Mortensen, supported by Ledford, to approve the resolution as submitted. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Combs, Mortensen, Skolarus and McCririe.

Administrative Business:

Moved by Mortensen, supported by Ledford, to approve the purchase of a copier/scanner at a cost of \$2,046.00 and a maintenance fee of \$629.00 annually. The motion carried unanimously.

Moved by Ledford, supported by Mortensen, to approve for payment vouchers totaling \$450,254.92. The motion carried unanimously.

Moved by Hunt, supported by Ledford, to approve the minutes of the 03/17/03 regular meeting of the board as submitted. The motion carried unanimously.

The regular meeting of the Genoa Township Board was adjourned at 8:50 p.m.



Paulette A. Skolarus
Genoa Township Clerk