

## GENOA TOWNSHIP BOARD

### Regular Meeting

Sept. 4, 2001

### MINUTES

A regular meeting of the Genoa Township Board was called to order by Supervisor McCririe at 7:00 p.m. at the Genoa Township Hall. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for the transaction of business: McCririe, Skolarus, Hunt, Ledford, Smith, Combs and Mortensen. Also present were Township Manager Michael Archinal, Township Attorney Rick Heikkinen and approximately 15 persons in the audience.

Moved by Ledford, supported by Mortensen, to approve the Agenda, correcting petition 1 to read 10,046 sq. ft. Smith advised the board that he would not participate in discussion of item 2 since he has a conflict of interest. Board members raised no objections. The motion carried unanimously.

A Call to the Public was made with no response.

**1. Request for approval of an impact assessment (08-29-01), corresponding to site plan for development of a new 10046 sq. ft. retail building, located on the north side of Grand River Ave. at Grand Oaks Dr., petitioned by Weiss Land Development for a Pier I, as discussed by the Planning Commission 08-13-01.**

Moved by Ledford, supported by Smith, to approve the impact assessment with the following changes to the site plan:

1. The 15' wide loading zone will be increased to 20'.
2. The island to the north will be decreased from 10' to 8'.
3. A shared access agreement will be submitted to Archinal for our attorney's review.
4. The small tree in the north west corner will be moved further to the north west corner of the site.
5. The hours of operation, which are 9:00 a.m. to 10:00 p.m. six days a week with reduced hours on Sunday shall be noted.
6. The Township assumes no responsibility with regard to the Phase I Environmental Site Assessment Report dated July 11, 2001 submitted with the Pier 1 material packets.
7. A shared access agreement and easement is required to be recorded with the County Register of Deeds and filed with the Township along with lateral shared access agreements to the east and west.
8. Lighting will meet with Township ordinance and will not exceed ½ foot-candle at the property line.
9. Signage will be in conformance with the Township ordinance. The road sign will be a monument-type sign with a brick base to match the building.
10. The engineering documents and revised plans for the detention basin will be provided prior to a Land Use Permit being issued by the manager
11. A permit from MDOT is required for the driveway.
12. Dust control measures shall be added to the site plan.

13. The Township Engineer will calculate the REU's.
  14. The sample board of materials, as presented, is acceptable.
- The motion carried unanimously.

**2. Request for approval of an amendment to the PUD Agreement, Conceptual PUD Site Plan and environmental impact assessment (06-11-01), for 264-unit apartment complex located on the north side of Grand River Ave. in the Lorentzen PUD, Section 4 & 9, petitioned by Singh Development Co. and discussed by the Planning Commission 08-13-01.**

**A. Disposition of amendment to the PUD Agreement.**

Moved by Hunt, supported by Ledford, to approve the amendment to the PUD with the following conditions:

1. The agreement will permit the construction of a 264-unit apartment complex as well as supporting amenities as shown on the conceptual site plan and renderings as presented this evening.
2. Shared private road access agreements will be obtained and re-coded between all of the interconnected developments of this proposed project

The motion carried with Smith abstaining.

**B. Disposition of conceptual PUD Site Plan.**

Moved by Ledford, supported by Mortensen, to approve the conceptual PUD site plan with the following conditions:

1. The 10.4 acres of woodlands shown on the plan will be dedicated to Genoa Township as a nature preserve area.
2. No building shall exceed 35 feet in height, including the cupola.
3. Roads will be 26 feet back to back with the 50-foot wide road easement being satisfactory.
4. Final site plan shall provide an adequate buffer along the north side of White Horse drive to provide enough screening of the garage doors.
5. The final site plan must include additional site plan details, including landscaping, architecture, street lighting, a closer scale of the landscape plan than currently shown, a woodland inventory, a snow plow plan, and, if possible, the garages should be flush with the front entrance to the buildings or recessed behind the front of the building.
6. The final site plan shall include the water main extension to the east on White Horse Drive for future water main development.
7. The road radius of 80 feet shall be increased to 100 feet.
8. The plans and specifications as shown this evening are satisfactory.
9. Dust control measures shall be added on the site plan and construction plan.
10. Final site plan shall show 15-MPH zone as well as no parking signs where there are no bump-outs for on-street parking.

The motion carried with Smith abstaining.

**C. Disposition of impact assessment.**

Moved by Skolarus, supported by Mortensen, to approve the impact assessment conditioned upon Page 1, Item B will be changed from 44.86 acres to 46.64 acres as shown on the plan. The motion carried with Smith abstaining.

**3. Request for approval of an application and impact assessment (06-01-01) for rezoning SR (Suburban Residential) to PID (Planned Industrial District). The site is comprised of 16 parcels totaling 153.86 acres in size, located east of the Ann Arbor Rail Road, and south of the CSX Rail Road and north of the I-96 interstate freeway as discussed by the Planning Commission 07-09-01.**

**A. Disposition of impact assessment.**

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

**B. Disposition of rezoning request.**

Moved by Skolarus, supported by Ledford, to approve the rezoning including a modification to the zoning map and the master plan. The motion carried unanimously.

**4. Discussion with Dennis Troshak of Howell Parks and Recreation concerning the joining of SELCRA**

Troshak answered the concerns of the board regarding the township placement within two separate recreational districts. It is the recommendation of the board that the two authorities come to an agreement and understanding concerning the distribution of future tax dollars between the two entities.

**5. Request for approval of the articles of incorporation concerning the establishment of SELCRA. (Please pull related material from your previous board packet.)**

The board took no formal action.

**6. Request for approval of a contract with Kelly Kolakowski as recommended by the Administrative Committee.**

Moved by Mortensen, supported by Ledford, to approve the recommendation to offer a contact to Kolakowski at a starting salary of \$35,000 per year with a contract commencing 09-17-2001. The motion carried unanimously.

**7. Request for approval of a contract with Boss Engineering for an architectural survey for a fire-hall to be located at Dorr and the I-96 expressway.**

Moved by Mortensen, supported by Smith, to approve the contract with Boss Engineering according to their letter of 08-16-2001 to Lindhout Associates. The motion carried unanimously.

**8. Review of newsletter for Sept. publication.**

Minor revisions were recommended to the newsletter.

**9. Request for approval of a contract for engineering services with Tetra Tech Engineering for Euler Road drainage.**

A call to the public was made with many residents voicing their concern with the water problem along Euler Road. McCririe advised the audience and board that meetings would be held with the Livingston County Road Commission and Drain Commission to resolve the difficulties with Euler Road. Moved by Skolarus, supported by Smith to approve the contract with Tetra Tech in accordance with their letter of 09-04-2001 to Archinal. The motion carried unanimously.

**10. Request for approval of a correction to the legal description related to the annexation of property located at 212 S. 7th Street to the City of Brighton.**

Moved by Mortensen, supported by Smith, to approve the amendment # 010904 to a resolution approving the Sullivan annexation as recommended by Township Assessor Florida. The motion carried unanimously.

**11. Request for approval of a contract with the Livingston County Road Commission for work on Herbst Road.**

Moved by Smith, supported by Ledford, to approve the execution of the contract at a cost of \$6,000.00. The motion carried unanimously.

**Administrative Business:**

Moved by Hunt, supported by Ledford, to approve for payment vouchers totaling \$155,891.46. The motion carried unanimously.

Moved by Combs, supported by Mortensen, to approve the Minutes of the August 20, 2001 regular meeting as submitted. The motion carried unanimously.

Archinal advised the board that the work on the Stoica home at Pine Creek had been completed. Moved by Mortensen, supported by Combs, to approve for payment \$6,000.00 from escrow for the Stoica project, with \$500.00 being retained by the township. The motion carried unanimously.

The regular meeting of the board was adjourned at 9:15 p.m.

  
Paulette A. Skolarus  
Genoa Township Clerk