

GENOA TOWNSHIP BOARD
Regular Meeting
August 6, 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 and Mortensen. Also present were Township Manager Michael Archinal, Township Attorney Rick Heikkinen, and approximately six persons in the audience.

Moved by Mortensen, supported by Smith, to approve the Agenda as presented. The motion carried unanimously.

A Call to the Public was made with no response.

1. Request for approval of an amendment to existing an existing PUD Agreement, environmental impact assessment, and site plan, for property located on the south side of Grand River, west of Gray Road, section 34, petitioned by Chemung Highlands L.L.C. (International Coop, as discussed by the Planning Commission 07-23-01.

It was the consensus of the board that the PUD agreement should be modified, but the density under the existing request was too great. Moved by Ledford, supported by Skolarus, to remand the request back to the Planning Commission for further consideration. The motion carried unanimously.

2. Consideration of a request to approve the impact assessment dated 07-19-2001, corresponding to a rezoning request for approximately 15 acres from CE (Country Estate) to RR (Rural Residential) for property located at 4560 Crooked Lake Road in Section 21, by Milton and Karen Garner, as discussed by the Planning Commission 06-11-01.

Moved by Smith, supported by Mortensen, to approve the impact assessment corresponding to the rezoning as requested. The motion carried unanimously.

3. Consideration of a request to amend the map for the zoning ordinance as related to the change in zoning from GCD (General Commercial District) to RCD (Regional Commercial District) to provide for regional commercial retailers with developments in excess of 70,000 sq. feet "big box retailers", as recommended by the Township Planner and discussed by the Planning Commission 06-25-01.

Moved by Ledford, supported by Smith, to approve the map amendment as requested. The motion carried unanimously.

4. Request for approval of a private road application, site plan and environmental impact assessment, at Worden Lake Shores located in the southeast ¼ of section 25 in Genoa Township, between Dillon Road and Worden Lake. The 8.24-acre parcel is proposing to be split into four parcels complete with a private road, petitioned by Livingston Development Group, as discussed by the Planning Commission 07-09-01.

A. Disposition of private road application.

Moved by Mortensen, supported by Smith, to approve the road application contingent upon the petitioner being able to acquire the necessary easement for water and that the township engineer is able to approve the new turning radius as depicted on the plan. (Note: A. Spinnachia advised the board that he would be able to approve the water easement provided that the plan is consistent with what was previously agreed upon.) The motion carried unanimously.

B. Disposition of impact assessment.

Moved by Ledford, supported by Smith, to approve the revised impact assessment dated 07-25-2001. The motion carried unanimously.

C. Disposition of site plan.

Moved by Skolarus, supported by Mortensen, to approve the site plan contingent upon the following:

1. The location of fire hydrants is subject to the Township Engineer's approval.
2. Subject to City of Brighton construction plan review approval.

The motion carried unanimously.

5. Request for approval of a special use permit, impact assessment (related PIPP), and site plan for proposed outdoor storage at 741 Victory Lane, Lot 20 Grand Oak West Industrial Park on the east side of Victory Drive, petitioned by Rand Construction, as discussed by the Planning Commission 07-09-01.

A. Disposition of special-use permit.

Moved by Skolarus, supported by Ledford, to approve the special use for proposed outdoor storage at 741 Victory Lane, Lot 20 Grand Oak West Industrial Park on the east side of Victory Drive, petitioned by Rand Construction to store new and licensed vehicles on the condition that licensed vehicles will be not stored for more than five days, except in the case of litigation or law enforcement investigation in that case the storage will be a maximum of 30 days.

B. Disposition of impact assessment related to the Pollution Incident Prevention Plan (revised 07-10-2001).

Moved by Ledford, supported by Hunt, to approve the impact assessment dated 07-12-2001 and the related PIPP as submitted. The motion carried unanimously.

C. Disposition of site plan amendment.

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

1. The landscaping will be installed before the issuance of the Certificate of Occupancy can be obtained.
2. Passenger vehicles only will be stored.
3. A copy of the agreement between the petitioner and the drain office will be supplied prior to the issuance of a C. of O.

The motion carried unanimously.

6. Request for approval of special use application, environmental impact assessment, and site plan for a 27,200 sq. ft. warehouse addition to an existing 33,080 sq. ft. office, warehousing, and distribution facility located on Fendt Drive, section 8, units 2,3, and 4 of the Gentech Industrial Park, petitioned by Al Halliday/A & J Cartage Co, as discussed by the Planning Commission 7/23/01.

A. Recommendation regarding special use application.

Moved by Hunt, supported by Mortensen, to approve the S.U.P. for a building in excess of 40,000 square feet. The motion carried unanimously.

B. Recommendation regarding impact assessment.

Moved by Ledford, supported by hunt, to approve the impact assessment dated 07-23-2001 with the following corrections:

1. The cover page will include the date 07-23-2001.
2. Page 1, item D, para 2, adding - "Appropriate dust control measures will be followed during construction."
3. Page 2, Item H, adding - ...DOES NOT "and WILL NOT" use...

The motion carried unanimously.

C. Recommendation regarding site plan.

Moved by Ledford, supported by Mortensen, to approve the site plan dated 07-31-2001 with the following conditions:

- 1.) All colors and building materials shall match those on the existing building.
- 2.) All plans and specifications are subject to the approval of the Township Engineers.
- 3.) Administrative approval of the REU's.
- 4.) Fire Marshall approval of any changes to the site plan.

The motion carried unanimously.

7. Consideration of a request from Mister Rubbish to change their collection day from Thursday to Tuesday. (Note: Monday's collection date will remain the same.)

Moved by Skolarus, supported by Ledford, to approve the request. The motion carried unanimously.

8. Request for approval of Resolution No. 1 (to proceed with the project and direct preparation of the plans and cost estimates) for Pardee Lake Weed Control.

Moved by Ledford, supported by Hunt, to approve the resolution with minor corrections. The motion carried by roll call vote as follows: Ayes - Ledford, Smith, Hunt, Mortensen, Skolarus and McCririe. Nay - None. Absent - Combs.

9. Request for approval of a contract with Township Assessor Tom Florida, as recommended by the Administrative Committee.

Moved by Mortensen, supported by Ledford, to approve the contract with minor changes to page 1, item 2, and para. 2 as requested by McCririe. The motion carried unanimously.

Administrative Business:

Moved by Hunt, supported by Smith, to approve for payment vouchers totaling \$197,535.82 as submitted. The motion carried unanimously.

Moved by Mortensen, supported by Smith, to approve the Minutes of the 07-16-2001 regular meeting of the board as submitted. The motion carried unanimously.

Moved by Smith, supported by Ledford, to authorize Heikkinen to seek civil action against WalMart, Home Depot, Lowes, Bo and Randall Gunlock who are in violation of the outdoor storage agreements made with the township. The motion carried unanimously.

The regular meeting of the Genoa Township Board was adjourned at 8:40 p.m.



Paulette A. Skolarus
Genoa Township Clerk