

**GENOA TOWNSHIP BOARD**  
**Regular Meeting**  
**Mar. 19, 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 and Combs. Also present were Township Manager Michael Archinal and approximately 15 persons in the audience.

Moved by Ledford, supported by Combs, to approve the Agenda with the addition of item 7 - A resolution to expand the Genoa Oceola sewer plant. The motion carried unanimously.

A Call to the Public was made with the following response: Deeann Cote - My business is Sign Design. Right next to me is Lees Collision. He is running seven different businesses from his location and we have a problem with parking. Isn't there an ordinance restricting that? McCririe referred the problem to Archinal.

**1. Public Hearing on the Dorr Road Water and Sewer Special Assessment District.**

Mark Coleman of Tetrattech addressed the board and audience. This project will cost 1.7 million dollars with probable cost for the sewer at \$923,175 and water at \$784,700. Grant money for the Uniboring Project is expected to be \$750,000. The total assessment district is projected to be \$1,106,600.

A call to property owners and the public was made with the following response: Norbert Bose representing James Lee - How is the roll decided? Archinal - The roll is determined based upon a calculation for vacant land and residential equivalent users. A letter of objection was received from Bruce and Debbie Byers.

**2. Request for approval of the impact assessment corresponding to a rezoning from AG (Agricultural) to CE (Country Estates) for property located on the northwest corner of Chilson and Crooked Lake Road, totaling 67 acres in Sec. 17 & 18, as petitioned by Robert & Rachel Kauserud and recommended by the Planning Commission 01-08-01.**

**A. Disposition or impact assessment.**

Moved by Ledford, supported by Combs, to approve the impact assessment dated 10-30-00 as submitted. The motion carried unanimously.

**B. Disposition of rezoning request.**

Moved by Skolarus, supported by Ledford, to approve the rezoning as requested. The motion carried unanimously.

**3. Request for approval of an amendment to the PUD agreement, environmental impact assessment for a 248-unit apartment complex located on the north side of Grand River Avenue, east of Latson Road Section 4, petitioned by Adler Enterprises Co. LLC/Boss Engineering as recommended by the Planning Commission 02-26-01.**

Mike Boss - This development will include approximately 45 acres of open space. It is our decision to dedicate the open space to the township for passive recreational use. The entrance at Grand River and Lawson Roads will be reconstructed as agreed upon with the Planning Commission. Mr. Weiss will construct the light, at Grand River and Lawson. We support that concept and the geo-metrics. McCririe - Mr. Weiss does not own the property across the street. While the light is a condition of his development, we are concerned that it may not go in and is needed for ingress and egress to this development. Boss - Mr. Adler will sign an agreement with the Township if necessary for installation of the traffic signal. McCririe - In the spirit of your cooperation it is my suggestion that we grant the petitioner approval for 252 units with 50% of the cost of the light to be borne by Adler Enterprises.

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

Moved by Ledford, supported by Skolarus, to approve the amendment to the PUD with the following changes:

1. Change to the type of units from mixed apartments and duplexes to all apartments.
2. Increase the number of units to 252.
3. Increase the open area of the property from 66% to 75%.
4. Create a larger buffer area for the residents of Sunrise Park.
5. Eliminate any access drives on Lawson Road, and, while they would add a carport for each unit resulting in at least two parking places per unit, the amount of impervious surfaces would be reduced.
6. No parking or backing onto Lawson Road is allowed.
7. Storm water will now drain more easily into the DelGuidice property and away from Lake Chemung.
8. Install right and left-turn lanes from Lawson Drive onto Grand River and underwrite 50% of the cost of any traffic signal needed on Grand River at Lawson Drive contingent upon the MDEQ warrants being met.
9. They would dedicate the approximately 45-acres of 'open space' to the public (Township).
10. Sixty additional parking spots will be provided.
11. Heikkinen will review and approve the final draft of the amendment to the PUD agreement.

The motion carried unanimously.

**B. Disposition of revised PUD plan.**

Moved by Ledford, supported by Hunt, to approve the final PUD plan. The motion carried unanimously.

**C. Disposition of environmental impact assessment.**

Moved by Skolarus, supported by Hunt, to approve the revised impact assessment dated March 13, 2001 as submitted. The motion carried unanimously.

**4. Request for approval of a special use permit, environmental impact assessment, and site plan for Garden Center Expansion located on the north side of Grand River Ave. between Hughes and Kellogg Section 11, petitioned by Bordine Investment Co., as recommended by the Planning Commission 02-26-01**

**A. Disposition of special use permit.**

Moved by Ledford, supported by Hunt, to approve the special use permit for buildings exceeding 15,000 square feet in area. The proposed development is not to exceed 85,841-sq. feet. The motion carried unanimously.

**B. Disposition of impact assessment.**

Moved by Ledford, supported by Combs, to approve the revised impact assessment dated 01-13-01 as submitted. The motion carried unanimously.

**C. Disposition of site plan.**

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

1. Creation of a buffer zone on the north side of the property.
2. Screening fences on both sides of the Dumpster.
3. Lighting must be .5 foot-candle on the east and north, and 1.0 on the south and west.
4. Truck loading is not permitted in the front parking lot.
5. A hedgerow shall extend along front parking lot to enhance appearance.
6. Township staff approval of all signage and permits.
7. Dust control will be in place.

The motion carried unanimously.

**5. Discussion of the Articles of Incorporation for the Howell Area Fire Authority.**

The Articles of Incorporation were discussed with recommendations made to McCririe to pass on the Authority. The board took no formal action.

**6. Consideration of an amendment to the Genoa Township sidewalk ordinance No 970626.**

Moved by Ledford, supported by Combs, to approve the amendment to the sidewalk ordinance as drafted by Heikkinen. The motion carried unanimously.

**7. Request for approval of a resolution requesting permission to construct a sewage treatment facility on the property owned by the Genoa-Oceola Township Sanitary Sewer Drain No. 1 Drainage District.**

Moved by Hunt, supported by Ledford, to approve the resolution deleting reference to Marion and Howell Townships. The motion carried by roll call vote as follows: Ayes - Ledford, Hunt, Combs, Skolarus and McCririe. Nay - None. Absent - Smith and Mortensen.

**Administrative Business:**

Moved by Skolarus, supported by Hunt, to deny a request for waiver of cost related to a FOIA request by Center Management - Mr. Thomas Guastello. The motion carried unanimously.

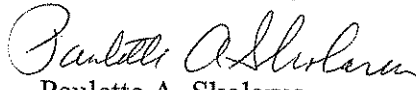
Moved by Ledford, supported by Hunt, to approve for payment vouchers totaling \$188,062.50. The motion carried unanimously.

Moved by Combs, supported by Hunt, to approve the Minutes of the March 5, 2001 Regular Meeting of the Board as submitted. The motion carried with Hunt abstaining.

It was the consensus of the board to discuss with Heikkinen a reimbursement to the polling places for expenses related to maintenance that were incurred during the special elections scheduled in 2001.

A special meeting of all boards will be held on 04-30-01.

The regular meeting of the board was adjourned at 8:35 p.m.

  
Paulette A. Skolarus  
Genoa Township Clerk