

GENOA CHARTER TOWNSHIP BOARD

Regular Meeting

April 15, 2013

MINUTES

Call to Order: Supervisor McCririe called the regular meeting of the Genoa Charter Township Board to order at 6:30 p.m. Present constituting a quorum were: Gary McCririe, Jean Ledford, Todd Smith, Linda Rowell, Paulette Skolarus and Robin Hunt. Also present were Township Manager Mike Archinal, Township Attorney Frank Mancuso and approximately 20 persons in the audience.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Call to the Public: Elaine Thayer addressed the Board. She is a resident of Walnut Hills Subdivision. They are experiencing problems with solicitors in that subdivision.

APPROVAL OF CONSENT AGENDA:

Moved by Ledford and supported by Skolarus to approve all items listed under the consent agenda as requested. The motion carried unanimously.

1. **Payment of Bills**
2. **Request to approve minutes: April 1, 2013.**
3. **Request for approval of the Sewage Treatment agreement between Genoa Charter Township and the Genoa Oceola Sewer and Water Authority as provided by the Utility Director.**

APPROVAL OF REGULAR AGENDA:

Moved by Hunt and supported by Rowell to approve for action all items listed under the regular agenda. The motion carried unanimously.

4. **Request for approval of special use application, environment impact assessment and site plan for a proposed 20,680 sq. ft. office building located on the South side of Grand River Avenue between Hughes Road and Kellogg Road in section 14, petitioned by Dakkota Integrated Systems.**

Brent Levanway from Boss Engineering and Tony Dellicolli from CitiScape addressed the Board.

- A. Disposition of Special Use
Motion by Smith and supported by Hunt to approve the disposition of the special use permit. The motion was carried unanimously.
- B. Disposition of Environmental Impact Assessment
Motion by Skolarus and supported by Hunt to approve the disposition of the environmental impact assessment. The motion was carried unanimously.

C. Disposition of Site Plan

Motion by Ledford and supported by Smith to approve the disposition of the site plan.

1. If subsequent to this review, rooftop equipment is added, there will be appropriate screening to be reviewed by Township staff in advance of the 4/15/13 Township Board meeting;
2. The small driveway to the building from the main driveway may be removed prior to the 4/15/13 Township Board meeting if the decision is made to include a sprinkler system for the building;
3. The rendering and materials reviewed with the Planning Commission this evening are acceptable and will become property of the Township following Township Board review;
4. The landscape plan is accepted as presented. Irrigation will be provided excluding the wetland area. The Township Engineer will be consulted regarding the method of landscape irrigation in an effort to preserve public water and utilize wetland water if feasible;
5. The location of the waste receptacle, which is a 13' deviation from the side yard setback is acceptable;
6. The petitioner will attempt to relocate the sidewalk on the west side to minimize the boardwalk and will provide a performance guarantee acceptable to Township staff for construction of the boardwalk eventually;
7. The petitioner will provide a performance guarantee regarding the sidewalk on the east side in an amount acceptable to Township staff and shall provide an easement should the Township eventually seek construction of a boardwalk or relocation of a wetland;
8. The applicant must provide details of the light fixtures;
9. A second wall sign, the total of which for both equals less than 100 feet, is approved;
10. The requirements of the Township Engineer's letter of March 5, 2013 shall be complied with;
11. The petitioner shall work with the Engineer to determine if the wetland waters can be used for irrigation;
12. The requirements of the February 27, 2013 letter from the Brighton Area Fire Department will be complied with.

The motion carried unanimously.

5. Request for approval of environmental impact assessment for a proposed site excavation and stockpile related to the Latson Road Interchange Project, located on the Northwest corner of Nixon and Crooked Lake Road in section 17, petitioned by Rudolph C. Hauss.

Mr. Levanway from Boss Engineering addressed the Board with Rudolph Hauss. The timing of this project hinges on the interchange project timetable. Mr. Smith indicated that Howell School was advised of this plan and did not tell him of any concerns.

A. Disposition of Environmental Impact Assessment

Motion by Smith and supported by Ledford to approve the disposition of the environmental impact assessment, subject to compliance with the hours of operation as set forth in the ordinance and subject to the compliance with the performance guarantee outlined in the letter by Kelly VanMarter of Genoa Township. The motion was carried unanimously.

B. Disposition of site plan

Motion by Hunt and supported by Smith to approve the site plan. The motion was carried unanimously.

6. Consider request from Pine Creek Homeowners Association for the privatization and closure of roads within the plat.

Victor Silles (Vice President of Pine Creek Ridge Homeowner's Association) with Dr. Paler (President of the Association) and Kim Bowlin (Attorney for Association) addressed the Board. Dr. Paler gave a presentation of the change of conditions since the opening of roadways that allowed the public to use the streets within the association as a thoroughfare. He indicated that the Road Commission has no objection to vacating the roads within the Association. Victor Silles gave the traffic counts that he has obtained for each entrance. Attorney Bowlin addressed the Board regarding the draft resolution presented in the packet.

A call to the public was made with the following response: Sheila Tupper, a resident, addressed the Board. They relocated here from Grosse Pointe. Within 1 month of moving there, she had to alter the play areas of her children due to the traffic and manner of driving near her home. Her husband addressed the Board as well.

Mike Tracey, a resident, addressed the Board. He described his issues with the traffic throughout the subdivision.

Mac Miller, a resident, addressed the Board. He supports the request to privatize the roads due to traffic issues.

Barb Kehoe, a resident, addressed the Board. She supports the request to privatize the roads. She fears the traffic issues will result in physical injury to someone.

Mandy Miller, a resident, addressed the Board. She appreciates that the garbage company now offers recycling. There are now 21 children on their 15 house block. She is concerned for the safety of these children.

Vince Mileto addressed the Board. He supports the request to privatize the roads. He lives on a cul-de-sac, but has observed the traffic issues. He is concerned about the crime within Pine Hills, as well.

Jeri Lynn Gulligan addressed the Board regarding the privatization request. She is concerned about the dangers of the traffic patterns in the neighborhood.

Ian Gordon addressed the Board regarding the request for privatization. His mail box has been hit by cars three times and twice, it was destroyed by kids throwing boulders at it. On one occasion, it was chemically bombed with a bleach bomb.

Eric Johnson addressed the Board. He concurs with Mr. Gordon's comments as it relates to the danger of the traffic.

Mike Tracey added the comment that he has found drug paraphernalia within the sub, most likely from high school students, in the past – usually in cul-de-sacs. He often finds condoms in the cul-de-sacs, as well.

Rowell asked some questions of the petitioner. Ledford and Smith both indicate they would support the resolution once presented to the Board.

Gary McCririe believes a traffic study may be required to study how traffic would be affected on other roads if the traffic was diverted out of the subdivision. He asked if speed bumps would be a possibility. That is not a possibility due to the curves and hills on the road. Additionally, the curves are beveled, so the drivers could avoid them by driving into lawns. The Fire Department objected, as well.

Skolarus asks whether one gate at Brighton Lake Road would be sufficient. The roads would need to be privatized, regardless. The PUD would need to be amended, so the mechanics of how the gates would work (ie, passcodes, passcards, etc.) could be addressed at that point.

Mark Garbacik addressed the Board.

Skolarus indicated she would like time to discuss this matter with the administrative committee. McCririe reiterates that additional information would be needed from Hamburg and City of Brighton. Hunt would like to explore deterring traffic as opposed to stopping it. Rowell asks if a meeting could be scheduled with representatives from the schools, the pertinent governmental units and the subdivision. Mike Archinal is to schedule that and shall include the Fire Department, as well.

Attorney Bowlin asks where the members of the Board are at with this request or for a straw poll. Attorney Mancuso suggested that would be inappropriate at this time. There was some discussion between Attorney Mancuso and Attorney Bowlin regarding how to proceed from here.

7. Discussion regarding MTA retreat.

Ledford expressed an interest in attending. Rowell is interested, but cannot commit at this time.

Member Discussion: Todd Smith addressed issues with uploading the packet. Mike Archinal updated the board regarding issues with DeWitt's Radiator property. Gary McCririe advises that the Mountain Mystic report is forthcoming.

Adjournment. The regular meeting of the board was adjourned at 8:57 p.m.

Paulette A. Skolarus
Genoa Charter Township Clerk

(Press/Argus 04/19/2013)