

Genoa Charter Township Election Commission
Special Meeting
Sept. 3, 2013

MINUTES

Clerk Skolarus called the special meeting of the Election Commission to order at 6:25 p.m. at the Genoa Charter Township Hall. The following Commission members were present constituting a quorum for the transaction of business: Paulette Skolarus, Jean Ledford and Todd Smith. Also present were the following board members: Gary McCririe, Robin Hunt, Jim Mortensen and Linda Rowell. In addition there were seven persons in the audience.

Moved by Smith and supported by Ledford to approve the Agenda as presented. The motion carried unanimously.

1. Discussion of a request by the clerk to combine precincts for the Nov. 5, 2013 Special Election requesting millage approval for roads.

Skolarus advised the commission that a combination of precincts within the same polling place would be a cost saving to the board for the Nov. 5, 2013 special election. She stated that a recommendation to the regular board for approval would be required. A list of persons scheduled to work the November election would be provided to the board at the next meeting of the Election Commission.

2. Request for approval of a recommendation to the Township Board to approve the combination of precincts as follows: 4 & 8, 5 & 12, 1 & 9, 3 & 11, 6 & 7, and 2 & 10.

Moved by Ledford and supported by Smith to recommend the combining of precincts as discussed. The motion carried unanimously.

The special meeting of the Election Commission was adjourned at 6:29 p.m.

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
September 3, 2013

MINUTES

Supervisor McCririe called the regular meeting of the Genoa Charter Township Board to order at 6:30 p.m. The Pledge of Allegiance was then said. All persons listed above remained for the regular meeting.

A Call to the Public was made with no response.

Approval of Consent Agenda:

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

1. Payment of Bills.

2. Request to approve minutes: August 19, 2013

3. Request for approval of an amendment to Fund No. 264 adding White Pines street lighting.

4. Request for approval of an amendment to the General Fund Budget increasing Parks and Recreation from \$100,000 to \$130,000 to allow for the expenditure to SELCRA and reducing the ending fund balance for the fiscal year ending March 31, 2014.

5. Request for approval of a recommendation to the Township Board to approve the combination of precincts as follows: 4 & 8, 5 & 12, 1 & 9, 3 & 11, 6 & 7, and 2 & 10 as recommended by the Election Commission.

6. Consider approval for a proposal from Scodeller Construction for crack sealing roads in the Forest Ponds and Woodland Springs at Lake Chemung subdivisions for a total cost of \$19,900.

7. Consider approval for a request from Livingston Sunrise Rotary Foundation for approval of a charitable gaming license.

Approval of Regular Agenda:

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

8. Review of a special use application, impact assessment and site plan for proposed outdoor storage and a 22,000 square foot addition of a manufacturing facility located at 1326 Grand Oaks Drive, Howell MI 48843, petitioned by Michigan Rod Products, Inc.

A. Disposition of Special Use for outdoor storage.

Moved by Smith and supported by Ledford to approve the Special Land Use for outdoor storage with the condition that the height of materials stored outside shall not exceed 10 feet. *Note: This Special Land Use complies with the standards provided in Sections 19.03.* The motion carried unanimously.

B. Disposition of Environmental Impact Assessment. (Aug. 26, 2013)

Moved by Hunt and supported by Skolarus to approve the impact assessment subject to dust control management procedures being added to the document. The motion carried unanimously.

C. Disposition of Site Plan. (Aug. 26, 2013)

Moved by Ledford and supported by Smith to approve the site plan with the following condition: Prior to issuance of a land use permit, Township Staff shall verify compliance with the requirements of the Fire Department and Township Engineer. The motion carried unanimously.

9. Review of a special use application, impact assessment and site plan for proposed service center expansion, new collision center, and parking lot located at Maxey Ford, 2798 E. Grand River Avenue, Howell MI 48843, petitioned by SRM Associations, LLC.

A. Disposition of Special Use for major expansion of existing special use.

Moved by Ledford and supported by Smith to approve the expansion of the existing special land use which includes an addition onto the existing building and the construction of a new collision center. This Special Land Use is recommended for approval with the following conditions:

1. Vehicles horns/alarms shall not be used to locate vehicles on the site.
2. All lighting shall be downward directed and comply with the Township ordinance.
3. No outdoor speaker system will be allowed.

Note: This Special Use is recommended for approval because it complies with the standards provided in Section 19.03. The motion carried unanimously.

B. Disposition of Environmental Impact Assessment. (Aug. 26, 2013)

Moved by Skolarus and supported by Hunt to approve the impact assessment with the following condition: Page 12 of the PIP Plan should be corrected to show the Brighton Area Fire Department, the Livingston County Sheriff, and Donald Arbic of the Emergency Management Department. The motion carried unanimously.

C. Disposition of Site Plan. (Aug. 26, 2013)

Moved by Ledford and supported by Hunt to approve the site plan with the following conditions:

1. The concrete pad for the dumpster enclosure shall be extended by 3 feet.
2. The Zoning Board of Appeals will need to approve any new deviations from the Sign Ordinance.
3. The Township Engineer shall review and approve the revised plans prior to issuance of a land use permit. This includes a review of the additional curb and gutter along the east property line.
4. A note will be added to the plan indicating that Saturday construction will be coordinated with the Elks Club to the east.
5. A note will be added to the plan that reasonable effort will be made to preserve the trees in the area of installation for the masonry wall.
6. All requirements of the Brighton Area Fire Department shall be met.
7. The petitioner has agreed to combine the two parcels and will make an appointment with the township assessor.
8. Recorded copies of the Utility Easements for both the water and sewer main shall be provided to the Township prior to issuance of the Land Use Permit.

The motion carried unanimously.

10. Review of a special use application, impact assessment and site plan for proposed grading within the natural features setback and construction of a new 2,368 square foot office building located on the north side of Grand River Avenue, east of Kellogg Road, Sec. 14, petitioned by Dr. Brad Rondeau.

A. Disposition of Special Use for grading within natural features setback.

Moved by Skolarus and supported by Mortensen to approve the special use permit for grading within the natural features setback with the following conditions:

1. The area within the setback will be restored and maintained in a natural undisturbed state following construction.

2. A recorded shared access easement shall be approved by the Township Attorney and provided prior to issuance of the land use permit. This should be an ingress/egress easement that would require connection and use of the Dr. Bonine driveway in the event a higher traffic generating user occupies the Dr. Rondeau property.

Note: This Special Land Use is recommended for approval because it complies with the standards provided in Sections 19.03. The motion carried unanimously.

B. Disposition of Environmental Impact Assessment. (July 30, 2013)

Moved by Ledford and supported by Hunt to approve the impact assessment subject to the following:

1. The REU data in Item G will be corrected to reflect medical office.
2. A statement will be added that the grading in the natural features setback will be restored and maintained in a natural state post construction.
3. Appendix D will be added under Item L in regard to parking.

The motion carried unanimously.

C. Disposition of Site Plan. (July 30, 2013)

Moved by Hunt and supported by Smith to approve the site plan with the following conditions:

1. The conditions of the Township Engineer in the letter dated August 5, 2013 and the Brighton Fire Department letter of August 6, 2013 will be met.
2. Signage, as proposed, is not accepted by the Planning Commission and will be consistent with the ordinance or a variance will be sought from the Zoning Board of Appeals;
3. The proposed cross access easement with Dr. Bonine will be added to the site plan and an approved recorded document will be provided prior to issuance of the Land Use Permit.

The motion carried unanimously.

11. Review of newsletter articles for September publication.

Newsletter articles were reviewed and changes will be made as discussed by the board. *Note: A letter objecting to the paving of Cunningham Lake Road was received from Roxane Collins asking that the beautiful tree lined road remain as it is since the homeowners on Cunningham Lake Road were never involved in the decision to pave and do not wish it to go forward.*

Archinal – I have received a request to use township property for hay and to make a legitimate donation of that product. It was recommended that Archinal speak with the township attorney and Mr. Bill Bamber concerning this request.

The regular meeting of the Genoa Charter Township Board was adjourned at 7:25 p.m.

Paulette A. Skolarus
Genoa Township Clerk

(Press/argus 09/06/2013)