

GENOA CHARTER TOWNSHIP BOARD

Regular Meeting
Nov. 3, 2014.

MINUTES

Supervisor McCririe called the regular meeting of the Genoa Charter Township Board to order at 6:30 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: Gary McCririe, Paulette Skolarus, Jim Mortensen, Linda Rowell, Jean Ledford and Todd Smith. Also present were: Township Manager Michael Archinal, Township Attorney Frank Mancuso and approximately 12 persons in the audience.

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Mortensen and supported by Ledford to approve the consent agenda moving item 3 to the regular meeting of the board for discussion. The motion carried unanimously.

1. Payment of Bills.

2. Request to Approve Minutes: October 21, 2014

Approval of Regular Agenda:

Moved by Skolarus and supported by Mortensen to approve for action all items listed under the regular agenda with the addition of item 3. The motion carried unanimously.

3. Request for approval of re-appointments of Genoa Township Officials to boards with terms expiring Nov. 20, 2014 and Dec. 31, 2014 as recommended by Supervisor McCririe.

Rowell – I am not on any boards and this is not by my choice. McCririe – You are on the Brownfield Development board and your term does not expire until Nov. 20, 2015. These appointments are for individuals who are currently serving on these boards and their terms expire on Nov. 20, 2014 and they have chosen to seek re-appointment.

Moved by Ledford and supported by Skolarus to approve the renewal of all appointments as requested. The motion carried as follows: Ayes – Ledford, Smith, Mortensen, Skolarus and McCririe. Nay – Rowell. Absent – Hunt.

4. Second reading of proposed Noxious Weeds Ordinance.

A call to the public was made with no response. Moved by Ledford and supported by Smith to approve the Noxious Weed Ordinance No. 141103 as requested. The motion carried as follows: Ayes – Ledford, Smith, Rowell, Skolarus and McCririe. Nay – Mortensen. Absent – Hunt.

5. Review of special land use application, environmental impact assessment and site plan to construct a new 86-bed student housing apartment building, located on the south side of Grand River Avenue east of Grand Oaks Drive, at 3750 Cleary Drive (Parcel # 4711-05-400-062). The request is petitioned by Cleary University.

A. Disposition of the Special Use Permit

Moved by Smith and supported by Ledford to approve the Special Use Permit with the following conditions:

1. Any removal of the wooded area to the south and west of the proposed site of the residential hall will require approval by Township staff.
2. This Special Use is explicit for university housing to be used as residences for students and/or faculty and is limited to 86 beds.
3. Cleary University will work with Township staff to determine if additional landscaping should be added elsewhere on the site to improve compliance with ordinance standards.
4. The HVAC system must be fully screened with finish materials similar to the façade of the building. No widow air conditioners will be allowed.

This action is compatible with the existing use of the property and neighboring properties. The motion carried unanimously.

B. Disposition of Environmental Impact Assessment

Moved by Ledford and supported by Rowell to approve the environmental impact assessment dated 10/16/2014 with Section I being revised to indicate 86 beds instead of 84 beds. The motion carried unanimously.

C. Disposition of Site Plan

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

1. This approval applies only to the first building. In the event a second building is requested, the applicant should be aware that higher quality building materials and/or additional screening may be required.
2. Compliance with the requirements of the Township Engineer as described in their letter dated 10/22/2014 shall be achieved prior to issuance of a land use permit.
3. The applicant accepts the REU connection fees as provided in the memo from Kelly VanMarter dated 10/17/2014.
4. The conditions of the Brighton Area Fire Authority contained in their letter of 10/21/2014 shall be satisfied prior to issuance of the land use permit. The applicant is not required, but should consider improvements to the access road serving the existing south education building.
5. The HVAC system must be fully screened with finish materials similar to the façade of the building. No widow air conditioners will be allowed.

The motion carried unanimously.

6. Request for approval of a three-year contract extension with the SPARK (Economic Development Council) of Livingston County.

Mike Kennedy, Luke Bonner and Scott Griffith provided the board with a power point presentation on the benefits of SPARK. Moved by Smith and supported by Mortensen to

approve the execution of a three-year agreement with SPARK with the following schedule:

- a. March 31, 2015: \$21,500
- b. March 31, 2016: \$22,000
- c. March 31, 2017: \$22,600

The motion carried unanimously.

7. Consideration of newsletter articles to be included in the Dec. 1 tax mailing.

It was the consensus of the board to approve the newsletter articles as submitted. No formal action was taken by the board.

8. Request to enter into a closed session to discuss pending litigation pursuant to MCL 15.268 § 8 (e).

Moved by Ledford and supported by Skolarus to enter into closed session at 7:15 p.m. to discuss pending litigation. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Rowell, Mortensen, Skolarus and McCririe. Nays – None. Absent – Hunt.

The regular meeting of the board was re-opened at 8:00 p.m. Member discussion ensued concerning the noxious weed ordinance.

The regular meeting of the board was adjourned at 8:05 p.m.

Paulette A. Skolarus, Clerk
Genoa Charter Township Board

(Press/Argus 11/07/2014)