

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
November 20, 2017

MINUTES

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:30 p.m., with the Pledge of Allegiance. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Paulette Skolarus, Robin Hunt, Jim Mortensen, Terry Croft, Diana Lowe and Jean Ledford. Also present were Township Manager, Michael Archinal; Township Attorney, Joe Seward; and approximately 50 persons in the audience.

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Mortensen and supported by Croft to approve all items listed under the Consent Agenda and moving item 4 to the regular agenda for further discussion. The motion carried unanimously.

1. Payment of Bills.

2. Request to Approve Minutes: Nov. 6, 2017

3. Request to reappoint members to expiring terms on the Board of Review and reaffirm the appointment of Jill Rickard to the Planning Commission.

Approval of Regular Agenda:

Moved by Ledford and supported by Lowe to approve for action all items listed under the Regular Agenda as requested. The motion carried unanimously.

4. Request for approval of an amended calendar of holidays adding Veteran's Day as paid holiday to the calendar beginning 2018, as requested by Township residents and recommended by the Administrative Committee.

Moved by Mortensen and supported by Hunt to table the request until an analysis of Holidays for other local communities may be included in the discussion. The motion carried as follows: Ayes Hunt, Lowe, Skolarus and Rogers. Nays – Ledford and Croft.

5. Request for approval of budget amendments to Funds 101, 212, 261, 264, 270, and 271 as requested by the Administrative Committee.

Moved by Lowe and supported by Skolarus to approve the amendments to the above funds as requested. The motion carried unanimously.

6. Request for approval of Resolution 171120 to waive the interest and penalty for property transfer affidavits as recommended by the Township Assessor.

Moved by Mortensen and supported by Croft to approve the Resolution as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

7. Consideration of a recommendation for approval regarding amended conditions of previously approved special land use and site plan for the Brighton Church of the Nazarene

located at 7669 Brighton Road, Brighton. The request is petitioned by Brighton Church of the Nazarene.

A. Disposition of amendment to special land use and site plan conditions.

Moved by Hunt and supported by Lowe to approve the amendments to the special land use and site plan conditions for the Brighton Church of the Nazarene for the reasons found by the Planning Commission with the following conditions:

- The landscape plan provided by Landscape Design and Associates dated Oct. 2, 2017 is approved.
- The requirement for the Church to maintain the off-premise tree line along Aljoann Road right-of-way is eliminated. The maintenance responsibilities are transferred to the Worden lake homeowner’s association as provided by Article 3, Section 3, Item 1 in the Declaration of Covenants and Building and Use Restrictions as recorded in Liber 2925 Page 0082.
- The requirement for the skate park security guard is discontinued.

The motion carried unanimously.

8. Consideration of a recommendation for approval with conditions regarding a special use application, environmental impact assessment and site plan for a proposed K-12 Livingston Christian School to be located within the Brighton Church of the Nazarene at 7669 Brighton Road, Brighton. The request is petitioned by Livingston Christian Schools.

A. Disposition of Special Use Application.

Moved by Lowe and supported by Hunt to approve the Special Land Use permit with conditions. This approval is granted based upon finding consistent with the standards of section 19.03 of the Zoning Ordinance and furthermore the use is found to be consistent with the general character in the area, which includes a number of churches and schools. This approval is based upon compliance with the following conditions:

- Student enrollment shall not exceed 200 students with the full implementation of the site plan corresponding to this approval.
- An agreement shall be provided which defines the costs and responsibilities for implementation of the approved site plan between the Church of the Nazarene (landlord) and Livingston Christian Schools (tenant). This agreement shall be approved by the Township Attorney prior to issuance of the Special Land Use Permit and within the 60 day compliance period provided by 19.02.04(h). This agreement can be a copy of an amended lease agreement between the Livingston Christian Schools and the Church of the Nazarene.
- A copy of the Livingston Christian Schools annual report to the State of Michigan certifying the school enrollment shall be provided to the Township on or before December 1st of each year.

The motion carried unanimously.

B. Disposition of Environmental Impact Assessment.

Moved by Hunt and supported by Lowe to approve the environmental impact assessment dated November 14, 2017 which includes the Traffic Impact Study dated November 14, 2017. The motion carried unanimously.

C. Disposition of Site Plan.

Moved by Hunt and supported by Lowe to approve the site plan dated November 14, 2017 with the following conditions:

- A Land Use Permit will be required prior to any construction.
- All site plan application fee exceedances shall be paid prior to issuance of the Land Use Permit.
- Water tap fees due to the City of Brighton shall be paid prior to issuance of a Land Use Permit.
- Any future signage is subject to permitting and shall comply with the sign ordinance and be approved by the Township.
- All requirements of the Brighton Area Fire Authority shall be met.

The motion carried unanimously.

9. Consideration of a recommendation for approval with conditions regarding a special use application, environmental impact assessment and site plan for proposed outdoor storage and parking lot improvements location at 5818 Sterling Drive, Howell. The request is petitioned by Dennis Cregar.

A. Disposition of Special Use Application.

Moved by Ledford and supported by Hunt to approve the Special Land use permit because it has been found that the requested use meets the requirements of Section 19.03 and 8.02.02 of the Township Ordinance. The motion carried as follows: Ayes – Ledford, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nay – Croft.

B. Disposition of Environmental Impact Assessment.

Moved by Hunt and supported by Lowe to approve the Environmental Impact Assessment dated Nov. 14, 2017 as submitted. The motion carried as follows: Ayes – Ledford, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nay – Croft.

C. Disposition of Site Plan.

Moved by Lowe and supported by Skolarus to approve the site plan as submitted. The motion carried unanimously.

10. Consideration of a recommendation for approval with conditions regarding an environmental impact assessment and site plan for a proposed multi-use athletic field with storage building and concessions building with parking lot expansion at 3750 Cleary Drive. The request is within the Cleary University Planned Unit Development and is petitioned by Cleary University.

A. Disposition of Environmental Impact Assessment.

Moved by Ledford and supported by Croft to approve the environmental impact assessment dated Nov. 14, 2017 as submitted. The motion carried unanimously.

B. Disposition of Site Plan.

Moved by Skolarus and supported by Lowe to approve Site Plan dated November 14, 2017 with the following conditions:

- An easement from MHOG shall be obtained regarding the off-premise improvements prior to the issuance of the land use permit.
- The applicant shall comply with the requirements of the Engineer’s letter dated November 2, 2017.
- The applicant shall comply with the requirements of the Brighton Area Fire Authority’s letter dated November 7, 2017.
- Construction plan review shall be required for any public utility work and must be coordinated with the MHOG Utility Authority.
- Any necessary utility easements shall be provided prior to issuance of a Certificate of Occupancy.
- Any increased REU capacity costs as determined by Township staff shall be paid prior to issues of a Land Use Permit.

The motion carried unanimously.

Croft advised the board that SEMCOG has scheduled a meeting on Nov. 28, 2017 at the Brighton Chamber of Commerce from 4:00 until 5:30 p.m.

Respectfully submitted,

Paulette A. Skolarus, Clerk
Genoa Charter Township