

GENOA CHARTER TOWNSHIP BOARD

Regular Meeting

May 7, 2018

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, Terry Croft, Diana Lowe and Jean Ledford. Absent – Jim Mortensen. Also present were Township Manager, Michael Archinal; Township Attorney, Joe Seward; and four persons in the audience.

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Lowe and supported by Hunt to approve all items listed under the Consent Agenda, correcting the date on petition 5 and 6 to read June 30, 2021. The amended agenda was voted and carried unanimously.

1. Payment of Bills.

2. Request to Approve Minutes: April 16, 2018

3. Request to accept a proposal from Landscape Design and Associates for the cleanup of the Chilson Hills Cemetery at a cost of \$750.00.

4. Request to approve the purchase of 15 Dell laptop computers for the Clerk's office at a cost not to exceed \$8,753.91.

5. Request to appoint Marianne McCreary and re-appoint Doug Brown to three-year terms on the Planning Commission expiring on June 30, 2021.

6. Request to re-appoint Marianne McCreary and appoint Bill Rockwell to three-year terms on the Zoning Board of Appeals expiring on June 30, 2021.

Approval of Regular Agenda:

Moved by Ledford and supported by Croft to approve for action all items listed on the regular Agenda. The motion carried unanimously

7. Consideration of a request for approval of a special use, site plan and environmental impact assessment for a proposed commercial outdoor display, sales and storage area for a new Family Farm and Home store. The property in question is

located in the former TJ Maxx retail space at 3685 E. Grand River Avenue, Howell 48843. The request is petitioned by Family Farm and Home.

Martin Renal, representing the petitioner addressed the board. He advised the board that he had spoken with Kelly VanMarter earlier in the day and was aware of the changes to the approvals for the site plan and special use permit and is supportive of the changes.

Archinal addressed the board and petitioner and provided photos of a storm-water problem that was affecting neighboring properties. The board directed the township manager and township counsel to work with the property owner of the mall complex to solve the storm-water issue with the owner.

A. Disposition of Special Use Application.

Moved by Lowe and supported by Croft to approve the special use permit because it has been found that the requested use meets the requirements of Sections 19.03 and 7.02.02(d) of the Township Ordinance with the following conditions:

1. All site plan application fee exceedances shall be paid prior to issuance of the Land Use Permit.
2. The site will remain in compliance with the environmental impact assessment.
3. Any materials stored outside shall be in an unopened condition as packaged by the supplier.
4. The height of all outdoor storage shall not exceed the height of the fence.
5. Five-feet of clearance shall be maintained along the front of the building to allow pedestrian circulation at all times.

The motion carried unanimously.

B. Disposition of Environmental Impact Assessment (1-4-18).

Moved by Hunt and supported by Skolarus to approve the environmental impact assessment dated January 4, 2018 as submitted. The motion carried unanimously

C. Disposition of Site Plan (4-27-18).

Moved by Ledford and supported by Lowe to approve the site plan dated April 27, 2018 with the following conditions:

1. The applicant shall provide a cross-access easement to the east as shown on the plans. This easement shall be approved by the Township Attorney prior to issuance of a land use permit.

2. Any signage proposed will require a permit from the Township prior to installation.
3. All requirements of the May 1, 2018 Township Engineer shall be addressed prior to issuance of the land use permit.
4. The site plan review fee exceedances shall be paid prior to issuance of a land use permit.
5. The hydrant relocation will be 20 feet south as spelled out in the May 7th, 2018 memorandum from Utility Director Greg Tatara. The applicant shall escrow \$5,000 to cover the cost of MHOG relocating the hydrant. The applicant is aware that the asphalt or curb replacement is not included in the hydrant relocation escrow amount.

The motion carried unanimously.

8. Request to enter into closed session to discuss attorney-client communication pursuant to MCL 15.268(h).

Moved by Lowe and supported by Croft to enter into closed session at 6:45 p.m. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nays – None. Absent – Mortensen.

Moved by Lowe and supported by Hunt to return to open session at 7:05 p.m. The motion carried unanimously.

Member Discussion

Archinal presented an overview of the refuse collection and disposal process over the past few years. Skolarus provided an excel analysis related to refuse collection history from 2013 with an analysis of future costs and expenses project through 2024. The board took no formal action.

The regular meeting of the Genoa Charter Township Board was adjourned at 7:35 p.m.

Paulette A. Skolarus, Clerk
Genoa Charter Township