

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
December 3, 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, Jim Mortensen, Terry Croft, Diana Lowe and Jean Ledford. Also present were Township Manager, Michael Archinal; Township Attorney, Joe Seward; and approximately eleven persons in the audience.

A Call to the Public was made with no response.

Approval of Consent Agenda:

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

1. Payment of Bills.

2. Request to Approve Minutes: November 19, 2018

3. Request for approval of a fireworks display by Ace Pyro on Dec. 31, 2018 at Mt. Brighton.

4. Consider approval of a resolution establishing guidelines for granting of Poverty Exemptions.

5. Consider approval of a resolution for a charitable gaming license as requested by Hornung Elementary P.T.O.

Approval of Regular Agenda:

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

6. Consideration of a recommendation for approval of a special use, site plan and environmental impact assessment for a proposed pet day care center (Dog Town and Kitty City Day Care) within an existing commercial building. The property in question is the former Knights of Columbus banquet hall located at 3557 E. Grand River Avenue in Howell and is petitioned by Paula Vanderkarr.

A. Disposition of Special Use Application

Moved by Lowe and supported by Hunt to approve the special use permit for a pet day care use because it has been found that the request meets the requirements of Section 19.03 of the Township Zoning Ordinance with the following conditions:

1. The owner has acknowledged that this use occupies all the available parking on the site.
2. The noise study provided by a licensed sound engineer indicates that the maximum noise levels will be below ordinance levels from both the inside and outside of the building.
3. Surface water runoff from the play area is prohibited.
4. All requirements of Section 7.02.02 (w) shall be met.

The motion carried as follows: Ayes – Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nay – Mortensen, in view of a requested continuation of a pole sign inconsistent with the Township Ordinance.

B. Disposition of Environmental Impact Assessment

Moved by Hunt and supported by Lowe to approve the Environmental Impact assessment revised Dated Nov. 20, 2018 as received. The motion carried as follows: Ayes – Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nay – Mortensen.

C. Disposition of Site Plan.

Moved by Hunt and supported by Lowe to approve the site plan dated May 24, 2018 with the following conditions:

1. The scope of parking lot repairs as indicated by the owner shall be approved by the Township Engineer prior to issuance of a land use permit.
2. Surface water runoff from the play area is not permitted. The petitioner should provide documentation to the satisfaction of the Township Engineer on how they plan to manage surface water runoff in the outdoor play area including documentation on the underlying soil and its suitability for infiltration prior to issuance of a land use permit. If soil will not be suitable for downward infiltration, additional containment may be required to prevent illicit discharge.
3. Payment of all site plan review fee overages must be made prior to issuance of land use permit.
4. A cross access easement or agreement shall be provided by the property owner prior to issuance of Certificate of Occupancy. The form of this conveyance shall be approved by the Township Attorney.
5. The property owner shall authorize allocation of the assessed REU's to this user by signing the tap fee memorandum where indicated prior to issuance of the land use permit.
6. The pole sign may remain until either it is replaced by redevelopment or two years from today (whichever comes first).

The motion carried as follows: Ayes – Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nay – Mortensen.

7. Consideration of a recommendation for approval of an environmental impact assessment for a proposed addition and parking lot expansion to the existing Community Bible Church located at 7372 W. Grand River Avenue in Brighton and is petitioned by Community Bible Church.

A. Disposition of Environmental Impact Assessment

Moved by Skolarus and supported by Ledford to approve the Environmental Impact Assessment dated Oct. 3, 2018 provided all conditions of the Planning Commission are satisfied. The motion carried unanimously.

8. Introduction and first reading of an ordinance declining authorization of medical marijuana facilities and prohibiting all marihuana establishments within the Township pursuant to the Michigan Regulation and Taxation of Marihuana Act of 2018.

Moved by Skolarus and supported by Ledford to introduce the first reading of the ordinance related to Marijuana establishments within the township scheduling the 2nd hearing for Dec. 17, 2018 at the Genoa Charter Township Hall at 6:30p.m. The motion carried unanimously.

Correspondence and Board Discussion:

The actions of the State legislature were discussed relative to bills introduced in the Senate and House of Representatives regarding sand and gravel mining operations and less restrictive roles in the conservation of wetlands. Skolarus will draft letters for board members with possible individual action.

The regular meeting of the Genoa Charter Township Board was adjourned at 7:10 p.m.

Paulette A. Skolarus, Clerk
Genoa Charter Township Board