

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
July 6, 2020

MINUTES

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

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Mortensen and supported by Lowe to approve the Minutes of June 15, 2020 and moving the Payment of Bills to the regular agenda for discussion. The motion carried unanimously.

1. Payment of Bills.

2. Request to Approve Minutes: June 15, 2020

Approval of Regular Agenda:

Moved by Hunt and supported by Lowe to approve for action all items on the Regular Agenda and adding the payment of bills. The motion carried unanimously.

1. Payment of Bills.

Moved by Mortensen and supported by Lowe to approve the payment of bills with an explanation for check 36020. The motion carried unanimously.

3. Introduction, first reading and authorization of statutory notice for a public hearing on July 20, 2020 of a proposed rezoning (Ordinance No. Z-20-02) concerning approximately 46.5 acres located at 3850 Golf Club Road, Howell for parcel #4711-05-200-002. The requested rezoning is from Rural Residential (RR) to Low Density Residential (LDR). The request is petitioned by Bible Baptist Church.

Moved by Skolarus and supported by Lowe to set the 1st public hearing for July 20, 2020 for a proposed rezoning as requested by Bible Baptist Church. The motion carried unanimously.

4. Consideration of a recommendation for approval of a rezoning (adoption of Ordinance Z-20-01), PUD Agreement, Impact Assessment and conceptual PUD Plan for a proposed rezoning request from Office Service District (OSD) to General Commercial District (GCD) with a Redevelopment Planned Unit Development (RDPUD) overlay located at 4525 and 4533 E. Grand River Avenue and 1098 Lawson Drive on the northwest corner of Grand River Avenue and Lawson Drive. The request is for the following parcels: 4711-09-200-005, 010, 014, 015, 016 and 017. The request is petitioned by BMH Realty, LLC.

A. Call to the public and adoption of Ordinance Z-20-01 to rezone parcels 4711-09-200-005, 010, 014, 015, 016 and 017 to GCD/RDPUD.

A call to the public was made with no response.

Moved by Hunt and supported by Lowe to approve and adopt Ordinance No. Z-20-01. This approval is made because the proposed amendment to the Zoning Map and reclassification as a Redevelopment Planned Unit Development (RDPUD) with the related development agreement and conceptual plan has been found to comply with the criteria stated in Sections 10.02.04, 10.07.01 and 22.04 of the Township Zoning Ordinance. This finding includes that the rezoning encourages innovative and beneficial land uses, is consistent with the goals, objectives, and land use map of the master plan, promotes efficient provision of public services and utilities, reduces adverse vehicular and pedestrian traffic impacts, and provides creative design to encourage redevelopment of a nonconforming site with unique site constraints. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers Nays – None.

B. Disposition of PUD Agreement received on June 3, 2020.

Moved by Lowe and supported by Hunt to approve the PUD agreement with the following understanding:

1. The comments from staff and the Township Attorney in the marked up Agreement dated 6/30/20 shall be incorporated and a final draft shall be reviewed and approved by Township staff and Township Attorney prior to signing.

2. The fully executed document including all Exhibits shall be recorded at the Livingston County Register of Deeds office.

The motion carried unanimously.

C. Disposition of Environmental Impact Assessment received February 19, 2020 and dated December 27, 2019.

Moved by Lowe and supported by Hunt to approve the Environmental Impact Assessment dated Dec. 27, 2019 as submitted. The motion carried unanimously.

D. Disposition of Conceptual PUD Plan received on June 8, 2020.

Moved by Ledford and supported by Lowe to approve the Concept Plan as requested. The motion carried unanimously.

5. Consider approval of an amendment to Resolution #190204B including a budget amendment.

A. To designate and set aside funds in the amount of \$242,418 for the support of a Transportation Alternatives grant for Grand River Phase VII Pathway.

Moved by Croft and supported by Lowe to approve support of the grant in the amount of \$242,418. The motion carried unanimously.

B. Approval of a budget amendment.

Moved by Lowe and supported by Ledford to approve the budget amendment as related to the Grand River Pathway as requested. The motion carried unanimously.

Member Discussion:

Skolarus – Landscape Design has submitted a proposal to re-design the front of the township hall entrance at a cost of \$2,431.34. This includes removal and disposal of the existing debris and the installation of plantings according to the sketch submitted. No objections were raised by board members.

Archinal – An overview of the Township Zoning Ordinance and Livingston County road right-of-way restrictions related to signage was provided as well as the Supreme Court Decision in 2019 relative to same. The Township will review their Zoning ordinance in the next 60 days for a possible amendment. No formal action was taken by the board.

Moved by Lowe and supported by Hunt to adjourn the Regular Meeting of the Genoa Charter Township board at 7:12 P.M.

Paulette A. Skolarus, Clerk
Genoa Charter Township Board