

**GENOA CHARTER TOWNSHIP BOARD  
Regular Meeting and Public Hearing  
July 18, 2022**

**MINUTES**

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm 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, Jean Ledford, Terry Croft, Jim Mortensen and Diana Lowe. Absent was Robin Hunt. Also present were Township Manager Michael Archinal, Township Attorney Joe Seward, and ten persons in the audience.

The Pledge of Allegiance was recited.

A call to the public was made at 6:31 pm with the following responses.

Ms. Jennifer Conlin introduced herself as she is running for State Representative in House District #48.

Ms. Suzanne Kowalski of 5341 East Grand River, Howell stated there is a closed session discussion regarding Lake Chemung; however, she is not clear why it is in a closed session. The case has been settled and Genoa Township is not named in the suit. Mr. Seward stated the case is not settled, the appeal is still pending, and Genoa Township is named in the suit.

Mr. Dan Goebel of 1500 Westwood objects to going into a closed session for Item #9. It should be discussed in an open meeting.

**Consent Agenda**

Mr. Mortensen would like the minutes moved to the regular agenda.

**Moved** by Ledford, supported by Mortensen, to approve the consent agenda, moving Item #2 to the Regular agenda. **The motion carried unanimously.**

**1. Payment of Bills: July 18, 2022**

**3. Request for approval of a proposal from Dell in the amount of \$5,159.25 for the purchase of five new workstations.**

**Regular Agenda**

**Moved** by Lowe, seconded by Ledford, to approve the Regular Agenda as amended. **The motion carried unanimously.**

**2. Request to approve minutes: June 20, 2022**

Genoa Charter Township Board Meeting  
July 18, 2022  
Approved Minutes

Mr. Mortensen noted a change needed to the item under Correspondence regarding the letter from Comcast.

**Moved** by Mortensen, seconded by Lowe, to approve the Minutes from the June 20, 2022 Board Meeting with the noted change. **The motion carried unanimously.**

4. Request to introduce proposed rezoning ordinance number Z-22-01 and to set the meeting date for the purpose of considering the proposed ordinance for adoption before the Township Board on Monday, August 1, 2022. The request is to rezone 20-acres from Rural Residential (RR) to Country Estates (CE) for property located at 5320 Richardson Road (Parcel #11-32-100-020) on the west side of Richardson Road, south of Brighton Road. The request is petitioned by Andrea Sydor.

**Moved** by Ledford, supported by Skolarus, to introduce and conduct the first reading on proposed ordinance number Z-22-01 and to set the second reading and consideration for adoption before the Township Board on Monday, August 1, 2022 for the purpose of considering the proposed zoning map amendment. **The motion carried unanimously.**

5. Request for introduction of the proposed Ordinance number Z-22-02 regarding text amendments to Article 7 and set the meeting date for the purpose of considering the proposed ordinance for adoption before the Township Board on Monday, August 1, 2022. The request is petitioned by Kelly VanMarter, Assistant Township Manager/Community Development Director.

**Moved** by Skolarus, supported by Lowe, to introduce and conduct the first reading on proposed ordinance number Z-22-02 and to set the second reading and consideration for adoption before the Township Board on Monday, August 1, 2022 for the purpose of considering the proposed zoning text amendment. **The motion carried unanimously.**

6. Consideration of a recommendation for approval of the Third Amendment to the Master Deed which will amend the Condominium Bylaws for the Chestnut Springs Site Condominium to allow a detached accessory structure on Lot 25. The development is located on the east side of Chilson Road, along the southern boundary with Hamburg Township. The request is petitioned by Chestnut Development, LLC.

Mr. Scott Brock from Cooper & Riesterer, representing the applicant, was present. He noted that they have made all of the changes recommended by the Planning Commission.

Supervisor Rogers asked if they will be able to maintain the 25-foot wetland setback. Mr. Brock stated they have sufficient land and will be able to meet the requirement.

**Moved** by Lowe, supported by Croft, to approve the Third Amendment to the Master Deed involving the Condominium Bylaws for the Chestnut Springs Site Condominium development to allow a detached accessory structure on Lot 25. **The motion carried unanimously.**

7. Consideration of a recommendation for approval of an environmental impact assessment corresponding to a site plan for the expansion of a parking lot for an existing office/medical building located at 3399 E. Grand River Avenue on the north side of Grand River Avenue, west of Grand Oaks Drive. The request is petitioned by Crane Construction, Inc.

Mr. Steve Crane, the applicant, was present and provided a review of the proposed project. They have made the changes requested by the Planning Commission.

**Moved** by Skolarus, supported by Croft, to approve the environmental impact assessment dated June 1, 2022 with the condition that all requirements of the site plan approval by the Planning Commission be satisfied prior to issuance of a land use permit for the project. **The motion carried unanimously.**

8. Discussion regarding improvements to the Chilson Hills Cemetery.

Mr. Archinal stated that the Township is able to use ARPA funds for these improvements. He recommends that parking improvements be made. He does not know of any communities that water their cemeteries. There would be the need for a well if a water source was installed for visitors to use. He noted that there could be a possibility for the Township to tap into the irrigation well from the Oak Pointe golf course. That would require electrical to be installed. Staff will do what is requested by the Township Board.

Ms. Skolarus stated clean up was done to the entrance and a tree was removed.

Supervisor Rogers has spoken to townships who have cemeteries and they do not water their grass. Having a spigot for visitors would be acceptable if possible. He showed an engineered drawing outlining all of the gravesites. A lot of work would need to be done to clean them all up.

Ms. Lowe would like a spigot at the cemetery, but she would like to see the cost. Ms. Skolarus stated she has a quote for the well that is between \$15,000 and \$20,000. The electrical would cost approximately \$2,000.

After a discussion, the Board agreed to use ARPA funds and make parking improvements, increase the number of clean ups done per year to four, open up and add gravel to the main six-foot-wide access aisle, and clean up and delineate the small walkways between gravesites.

9. Request to enter into a closed session to discuss legal strategy related to Case No. 18-29855-CZ Ikle vs. Goebel et al pursuant to MCL 15.2568(e).

Genoa Charter Township Board Meeting

July 18, 2022

Approved Minutes

**Moved** by Skolarus, seconded by Ledford, to enter into a closed session to discuss legal strategy related to Case 18-29855-CZ Ikle vs. Goebel et al pursuant to MCL 15.2568(e). **The motion carried with a roll call vote (Aytes - Ledford, Croft, Lowe, Mortensen, Skolarus, and Rogers; Nays - none).**

**Correspondence**

Ms. Skolarus stated an application denial to dredge a 100-foot by 45-foot wetland area from West Crooked Lake for a swimming area at 47-4828 Grover Road, Brighton was received by EGLE.

**Member Discussion**

Ms. Skolarus stated that 7,000 AV applications were mailed, 3,500 received so those ballots were mailed out. To date, she has received 1,300 voted ballots.

Mr. Archinal stated that the base coat for the new portion of Crooked Lake has been done. The originally paved portion is being worked on now.

The Bauer Road boardwalk is being demolished and replaced with Trex material.

The benches and picnic tables are on order and should arrive in August. The A/V equipment is anticipated to be completed this month. These delays are caused by the supply chain issues everyone is experiencing.

**Adjournment**

**Moved** by Mortensen, supported by Ledford, to adjourn the meeting at 7:48 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas  
Recording Secretary

Approved:

Paulette Skolarus, Clerk  
Genoa Charter Township

Bill Rogers, Supervisor  
Genoa Charter Township