

**GENOA CHARTER TOWNSHIP BOARD  
Regular Meeting  
April 17, 2023**

**MINUTES**

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm at the Township Hall. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Jean Ledford, Robin Hunt, and Paulette Skolarus. Absent were Terry Croft, Diana Lowe, and Jim Mortensen. Also present were Township Manager Kelly VanMarter, and 36 persons in the audience.

The Pledge of Allegiance was recited.

The call to the public was opened at 6:31 pm with no response.

**Approval of Consent Agenda:**

**Moved** by Skolarus, supported by Hunt, to approve the Consent Agenda as presented. **The motion carried unanimously.**

1. Payment of Bills: April 17, 2023
2. Request to approve April 3, 2023 regular meeting minutes.

**Regular Agenda**

Supervisor Rogers noted three Board Members are absent this evening so all resolutions on this evening's agenda will require a unanimous vote of the members present for it to pass.

**Moved** by Ledford, supported by Skolarus, to approve the Regular Agenda as presented. **The motion carried unanimously.**

3. Request to correct date from March 23, 2023 to March 20, 2023 for the approved March 20, 2023 regular meeting minutes.

**Moved** by Hunt, supported by Ledford, to correct the date on the March 20, 2023 meeting minutes from March 23 to March 20 with the correction shown in a text box with a footnote indicating the correction on the published version of the minutes. **The motion carried unanimously.**

4. Public Hearing on the proposed Special Assessment Roll for the Pine Creek Ridge Road Improvement Special Assessment Project (Winter Tax 2023).

A. Call to the Property Owners

The call to the property owners was opened at 6:35 pm.

Ms. Rebecca Provancher of 5258 Hidden Pines Drive is against the assessment and questions the legality of the assessment. This special assessment is being paid by property owners who are not the only properties that are receiving the benefit. This is a public roadway. She noted that the condominium owners are paying much less than the single-family home property owners and these residents are receiving the same benefit as the Pine Creek residents. She challenges the special assessment district and that it was not defined properly by the township and that the Villas should have been included in the special assessment district. She also challenges that If the special assessment district included the Villas, there were not enough petitions signed to move forward with the project.

Mr. Joseph Spezia of 5893 Harford Way stated a portion of Wyndham Lane is in Hamburg Township. The new roads in Phase 6 should be excluded from the project and those residents should not have to pay the special assessment.

Mr. Jeffrey Fletcher of 5288 Hidden Pines Court stated there are two issues. One is public safety and the other is private vanity. The project does not address the high-speed traffic through the development. This project is not what Special Assessments are intended for. These are public roads. For the vote to have passed, it should have been a super majority and not 50 percent. He asked the Board to do what is right for the Township residents.

Mr. Kim Gasior of 5484 Arbor Bay Drive is in favor of having all the roads done at the same time.

Mr. Glen Hodges of 5378 Wyndham Lane is in support of this project. The roads throughout much of Pine Creek need repair. This is a safety issue and property values will decrease if they are not fixed.

Mr. Andy Krause of 5449 Arbor Bay Drive questioned if any of the Board Members have been in Pine Creek this spring. There are many roads that need repair, but some do not. He would like only the roads that need it to be done.

Mr. Bruce Byers of 5278 Arbor Bay Drive is in support of the project. The substructure of the roads is beginning to deteriorate and will continue to fail and that will increase the cost of the repairs.

Mr. Jeff Jollay of 5536 Arbor Bay Drive stated a lot of work has been done to prepare for this project. If it is not completed at this time, he is not sure when it will be done, and the costs will continue to increase.

Mr. Dave Rosser of 7359 Forest Way understands that many people do not want to pay for the improvements; however, a road study was done in 2014 and there was discussion of repairs, and no improvements were made. Then in 2018 there was another meeting attended by over

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100 residents and no improvements were made, and last year a committee was formed, and the process was followed, and the vote was taken, and it passed. He would like the project to move forward.

Ms. Vic Pereria of 5553 Hidden Pines stated the safety concerns, and the condition of the roads are separate issues. Other communities that have gates usually leave them open because of the amount of delivery and service companies that need access. The roads are near the stage where major infrastructure work will need to be done and the cost will increase.

The call to the property owners was closed at 6:58 pm.

B. Call to the Public

The call to the public was opened at 6:58 pm.

Mr. Bill Haller of 7419 Pine Vista Drive lives in the Pine Creek condominiums and is President of their Board. He explained how the cost sharing is done between the condominium association and the Pine Creek Homeowners Association. The amount they are paying for the special assessment is consistent with the cost share agreement that is in place.

The call to the public was closed at 7:01 pm.

Ms. VanMarter provided the names, addresses, and positions of residents who submitted letters and emails to the Township.

The following residents are opposed to the special assessment:

Dan and Julie Bihlmeyer of 5553 Wyndham Lane

Shannon and Bill Peterson of 7348 Forest Way

Josh, Monica and Robert Spezia of 5893 Harford Way

Matthew and Nancy DeMattos of 5842 Harford Way

David and Julianne Kennedy of 5937 Harford Way and Vacant Lot #247

Randy and Becky Shacka of 5783 Wyndham Lane

Kimberly Bergmooser of 5573 River Ridge

The following residents are in support of the special assessment:

Vic and Shannan Pereira of 5553 Hidden Pines Drive

Michele Schurig of 7148 Forest Way

Carolyn Mahalak of 5522 Lake Ridge

Ms. Mahalak also called Ms. VanMarter this afternoon to confirm that her name would be placed on the record of being in support of the project.

5. Request for approval of Resolution #5 Confirming the Special Assessment Roll for the proposed Pine Creek Ridge Road Improvement Special Assessment Project (Winter Tax 2023). (Roll Call)

Ms. Skolarus advised the public that State law states 51 percent is considered a majority. The Township previously used a super major; however, that was changed when Mr. Rogers started at the Township. Once a petition has been submitted, there needs to be more than 51 percent of the people who are opposed to the project for it to be stopped. The Township is working within the law and the Township is only financing the project and is not involved in the decision. She noted that the Township has increased their contribution from the traditional \$1,000 per property to \$1,500 for this project.

Ms. Hunt agreed with Ms. Skolarus and reiterated that the Township is responding to a petition and the Township's role in this project is only financing. This has been done many times in Genoa Township.

**Moved** by Skolarus, supported by Hunt, to approve Resolution #5 Confirming the Special Assessment Roll for the proposed Pine Creek Ridge Road Improvement Special Assessment Project (Winter Tax 2023). **The motion carried unanimously with a roll call vote (Ledford - yes, Hunt - yes, Skolarus - yes, and Rogers - yes).**

Ms. Hunt stated that now that this has been approved, residents have 30 days from today to pay the total balance without interest.

6. Request for approval of Resolution #1 to Proceed with the Project and Direct Preparation of the Plans and Cost Estimates for the Stillriver Drive Road Rehabilitation Special Assessment Project (Summer 2023). (Roll Call)

Ms. VanMarter stated the Township has received a petition from the residents on Stillriver Drive, which is in the Ravines of Rolling Ridge subdivision, to initiate a special assessment to rehabilitate their road. The Township investigated rehabilitation of all the roads in this subdivision; however, it did not receive approval from the residents.

Ms. Skolarus stated that this subdivision will have another phase developed in the future and they will need those roads and the existing roads, other than Stillriver Drive improved, so she is recommending that if a future special assessment district were proposed to repair the other roads in the neighborhood, the residents on this portion of Stillriver would only have to contribute for the portion of Natanna Drive from Grand River to the first driveway. Ms. VanMarter suggested that this comment be added to the discussion but not included in the motion because this project should not set the parameters of a future project. It does make sense that the residents on this section of Stillriver Drive should pay their proportional share of the shared entrance road if an improvement project is petitioned.

**Moved** by Skolarus, supported by Ledford, to approve Resolution #1 to proceed with the Project and Direct Preparation of the Plans and Cost Estimates for the Stillriver Drive Road Rehabilitation Special Assessment Project (Summer 2023). **The motion carried unanimously with a roll call vote (Ledford - yes, Hunt - yes, Skolarus - yes, and Rogers - yes).**

7. Request for approval of Resolution #2 to Approve the Project, Schedule the First Hearing for May 1, 2023, and Direct Issuance of Statutory Notices for the Stillriver Drive Road Rehabilitation Special Assessment Project (Summer 2023). (Roll Call)

**Moved** by Hunt, supported by Ledford, to approve Resolution #2 to Approve the Project, Schedule the First Hearing for May 1, 2023, and Direct Issuance of Statutory Notices for the Stillriver Drive Road Rehabilitation Special Assessment Project (Summer 2023). **The motion carried unanimously with a roll call vote (Ledford - yes, Hunt - yes, Skolarus - yes, and Rogers - yes).**

8. Request for approval of Resolution 230417 approving updates to the Master Plan and Future Land Use Map as presented by the Planning Commission. (Roll Call)

Ms. VanMarter stated the Master Plan has been updated and is being presented to the Township Board for their approval this evening. There have been multiple public hearings and discussions over the past few years. Ms. Hunt thanked staff and the consultants for all their work on this update.

Ms. VanMarter stated they will begin to amend the Zoning Ordinance to align with the updated Master Plan.

**Moved** by Ledford, supported by Skolarus, to approve Resolution #230417 approving the updates to the Master Plan and Future Land Use Map as presented by the Planning Commission. **The motion carried unanimously with a roll call vote (Ledford - yes, Hunt - yes, Skolarus - yes, and Rogers - yes).**

9. Discussion regarding an amendment to the contract with MiSignal, Inc. for broadband services to the unserved and underserved areas in the Township as presented by Josh Rowe.

Mr. Josh Rowe from MiSignal, Inc. provided an update on the broadband project in the Township. There are now 349 homes and businesses served by over 16 miles of fiber. He presented a proposal and requested to have the Township release the remaining ARPA funds to complete the project. He reviewed the maps showing the three areas where they are proposing to install additional fiber. The first area will increase service to 242 addresses, the second area will increase service to 343, and the third area will increase service to 301 addresses.

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All Board Members are in favor of the project moving forward; however, it was questioned if all the funds should be released at one time. Mr. Rowe agreed to complete 50 percent of the work and when that is complete, the remaining funds can be released, and the final portion will be completed.

It was noted that 85 percent of the funds have been paid, but more than 15 percent of residents still need to be served. Mr. Rowe stated the funds expended at the beginning of the project included the purchase of materials. The remaining funds are sufficient to complete the project.

Supervisor Rogers stated the contract will need to be amended. He also requested to have the information summarized and provided so the three Board Members who were not at tonight's meeting have the information.

Ms. VanMarter noted that the Chilson, Richardson, and Brighton Road residents are unserved, and many have contacted the Township. She requested that this area be increased in priority. Mr. Rowe stated due to the way they have it planned, it would be difficult to change the priority. He noted that if all the funds are released, they may be able to increase the priority; however, he will need to research this and return to the Board with that information.

Supervisor Rogers asked for clarification from Mr. Rowe that Township Staff can advise these residents that they will have broadband service in the near future. Mr. Rowe agreed.

**Member Discussion**

There were no items to discuss this evening.

**Adjournment**

**Moved** by Ledford, supported by Skolarus, to adjourn the meeting at 8:02 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas  
Recording Secretary

Approved:

Paulette Skolarus, Clerk  
Genoa Charter Township

Bill Rogers, Supervisor  
Genoa Charter Township