

**GENOA CHARTER TOWNSHIP BOARD**  
**Regular Meeting**  
**May 6, 2024**

**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, Terry Croft, Robin Hunt, Diana Lowe and Jeff Dhaenens. Absent was Paulette Skolarus. Also present was Township Manager Kelly VanMarter, Township Attorney Joseph Seward, and 15 people in the audience.

The Pledge of Allegiance was recited.

The call to the public was opened at 6:31 pm.

Ms. Tracey Pardiak of 4312 Rurik Drive submitted 19 letters of opposition to the Latson Road PUD that were collected today. She stated that on April 15, 2024 Mr. Rogers explained that no non-incumbent Planning Commission members were considered for appointments and that Ms. McCreary and Ms. McBain have done a great job and deserve to keep their positions. These are not lifetime appointments and rubber stamping projects is not doing a good job. Ms. McBain said she felt bad for voting for the PUD because she didn't understand it. The township's community survey asked to identify three things residents love about Genoa and the majority of them said it is a small town with nature, recreation, and access to urban communities. They support keeping the rural character. Were these comments read by the board or read and ignored? She provided copies of an article she made available to the public entitled "New report Reveals concerning truth about homes located near megawarehouses"

Ms. Barbara Tonkovich stated a handout from this evening states that warehouse pollution is concerning. She attends the Hartland school board meetings and they have been having issues with village elementary because it is built by where the school buses are being kept and there have been a lot of medical issues. This could bring the issue here. There are lawsuits at Hartland schools.

Ms. Tara Peterson of 144 S Hughes is running for the District 6 County Commission position and wanted to introduce herself. She will speak to anyone who has any questions for her.

Mr. Ben Tasich of 3492 Lakewood Shore Drive stated he moved here 25 years ago because Genoa Township has beautiful lakes, woods, trails, tranquility and wonderful people. He is fortunate to live in this county and township. He never dreamt there would be an industrial development on Latson Road south of I-96. Everyone can work together and come up with a solution for the 200 acres.

The call to the public was closed at 6:39 pm.

**Approval of Consent Agenda:**

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

- 1. Payment of Bills: May 6, 2024**
- 2. Request to approve the April 15, 2024 regular meeting minutes.**

**Approval of Regular Agenda:**

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

- 3. Consideration of a recommendation for approval of an environmental impact assessment dated March 19, 2024 associated with a site plan for a proposed building addition and related façade, parking and site improvements for an existing multi-tenant shopping center. The property is located at 3599 and 3669 Grand River Avenue, north side of Grand River Avenue, west of Latson Road. The request is petitioned by Symmetry Management.**

Mr. Brent Lavanway of Boss Engineering; Mr. Frank Jarbou of Symmetry Management, the property owner, his son Gabriel Jarbou; and Mr. Robert Jordan from Serenity Architecture were present.

Mr. Lavanway provided a review of the proposed project. They will be making facade, parking lot, landscaping, and stormwater improvements. They are adding a paved driveway to connect the two parcels.

Mr. Jarbou stated that the Big Lots and Family Farm and Home stores will not be receiving facade improvements, but the parking lot in front of them will be redone. They are proposing to have Hobby Lobby occupy the large space, but he is not sure what the other tenants will be.

Ms. Hunt is very pleased that the drainage issue to the rear of the site will be improved for the residents there.

Mr. Dhaenens hopes that a shared parking agreement can be done with the Arby's tenant in the front of the property.

Ms. Lowe thanked Mr. Jarbou for being a good neighbor. She is glad the parking lot will be repaved.

Mr. Jordan showed colored renderings and provided building material samples.

Supervisor Rogers confirmed that the applicant is aware of the concerns and comments from the township planner and engineer.

**Moved** by Dhaenens, supported by Lowe, to approve the Environmental Impact Assessment dated March 19, 2024 for Symmetry Management for proposed façade improvements and addition to an existing multi-tenant shopping center. The property is located at 3599 and 3669 Grand River Avenue, north side of Grand River Avenue, west of Latson Road, based on the following conditions:

1. The applicant shall comply with the Township Engineer's concerns as stated in the April 1, 2024 letter.
2. The drive aisle parking and runoff easements between the two properties shall be put in place and shared with the Township prior to land use permit issuance.
3. The applicant shall obtain a variance from the ZBA for the nine-foot high retaining wall.
4. Township staff shall be given physical samples of material samples vs. photographs.

**The motion carried unanimously.**

- 4. Consideration of a recommendation for approval of an environmental impact assessment dated April 9, 2024 associated with a site plan amendment for revisions to the previously approved site grading on a 4.32-acre parcel (4711-06-200-101) on the north side of Grand River Avenue, just west of Char-Ann Drive. The request is petitioned by Chestnut Development.**

Mr. Alan Pruss with Monument Engineering, and Steve Gronow of Chestnut Development, were present. Mr. Pruss provided a review of the project. They would like to prepare the site for sale. They will be installing a berm and replacing trees that were removed. He noted that some of the small trees on the south side of the berm have been removed. He advised Ms. Ruthig.

Ms. Hunt is disappointed that these trees were removed. She encourages the Board to include the eight conditions by the Planning Commission if this item is approved this evening. Mr. Pruss and Mr. Gronow agreed to comply with the conditions.

**Moved** by Lowe, supported by Ledford, to approve the Environmental Impact Assessment dated April 9, 2024 for revisions to the previously approved site grading on a 4.32-acre parcel (4711-06-200-101) with the following conditions:

1. The Impact Assessment shall be reviewed for the revision and approved by Township staff.
2. The project shall be completed north to south.
3. Required berm and landscaping must be completed within 14 days of any tree removal.
4. Trees that are to remain shall be marked.
5. A performance guarantee shall be submitted prior to land use permit issuance.
6. Site plan overages shall be paid prior to land use permit issuance.
7. Staff recommends that the silt fence line shall be adjusted to ensure protection of trees that are to be preserved.

8. The trees shall be maintained healthy and replaced if dead or diseased.

**The motion carried unanimously.**

**5. Request for approval of Resolution #5D, the fourth (4th) amendment to Resolution #5 for the Pine Creek Ridge Road Improvement Special Assessment District to increase the assessment amount to include legal fees, and to move the project from the Summer 2024 to the Winter 2024 tax roll. (Roll Call)**

Ms. VanMarter stated after the tax tribunal hearings, the township received reports of support for the township for all but one appeal that were filed. A report for one final opinion for one case is still waiting.

The township spent \$75,000 fighting these appeals. This will be added to the assessment for the 266 parcels. This is an increase of approximately \$285 per parcel. This was originally planned to be on the summer 2024 tax bill and the deadline for that is June 10, and she is unsure if she will receive the opinion on the last case in time, so it will be moved to the winter tax bill.

Ms. Hunt advised that the no interest prepayment deadline will be June 1. She noted that some property owners have already paid the original assessment, so their tax bill will only show the increase of \$285.

Supervisor Rogers thanked staff for their work. The rulings prove that it was done correctly.

**Moved** by Hunt, supported by Lowe, to approve Resolution #5D, the fourth (4th) amendment to Resolution #5 for the Pine Creek Ridge Road Improvement Special Assessment District to increase the assessment amount to include legal fees, and to move the project from the Summer 2024 to the Winter 2024 tax roll.

**The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, and Rogers - yes).**

**6. Request for approval of a Cropland Agreement for 2024 with Cathy and Tim Esper to maintain the historical agricultural use of 51 acres of fields located on parcel 4711-23-100-005 with revenue to be placed in Parks and Recreation Fund line item #208-000-434-001.**

Ms. VanMarter provided a review of the proposal, noting that it has the State's approval. This is a one year agreement so it would need to be reviewed annually.

**Moved** by Lowe, supported by Dhaenens, to approve the Cropland Agreement for 2024 with Cathy and Tim Esper to maintain the historical agricultural use of 51 acres of fields located on

parcel 4711-23-100-005 with revenue to be placed in Parks and Recreation Fund line item #208-000-434-001.

## **7. Discussion regarding Great Start Livingston StoryWalk installation at the Township park.**

Supervisor Rogers stated he was approached by LESA to have a StoryWalk installed at the township park. LESA will provide the books and the stands, but they need assistance with installation. The township has equipment to drill the holes for the footings to install the posts. If the board agrees, LESA will visit the park and determine the path. They will also make a presentation to the township. All board members agree this would be a great addition to the park.

### **Correspondence**

Ms. Lowe stated information regarding the recreational millage that will be on this August's ballot was forwarded to the board.

There was a letter at the table this evening from Kristine Cook Lindsey of 3920 Highcrest Drive expressing her opposition to the Latson Road PUD.

### **Member Discussion**

Ms. Lowe stated that the Livingston County Planning Department has a Master Plan meeting on May 29. The details can be found on both the County's and Township's websites.

Ms. Lowe stated that the October 19, 2023 Planning Commission meeting minutes do not show her vote for all four of the motions for denial for the Latson Road PUD. She was present but her name was omitted. She knows they cannot be changed, but she wants the record to show that she was present and supported the four motions for denial. Ms. VanMarter recommended that Mr. Dhaenens advise the Planning Commission of this at their next meeting.

Ms. Lowe responded to the comments regarding asking for new members to be appointed to township boards and commissions. There are many members who have served for many years on various boards and that experience is valuable. She noted that Barb Figurski served for a long time and, with that experience, she was so valuable on those boards. The more experience you have, the more valuable you will be.

Ms. Lowe stated she toured the Herbst home today. She questioned if there are grants available for improvements to the home. She also asked if there are plans for the outbuildings. Could the township have a volunteer day to help to clean up the home and site? She noted there are a lot of personal items in the home. Ms. VanMarter stated the personal items belong to Lyle's

Genoa Charter Township Board Meeting

May 6, 2024

Approved Minutes

daughter, Joanie, who lives in England. She is working with her to have them removed. Ms. Hunt stated that there are family members who live in the area.

Supervisor Rogers stated staff met with the building department to see what needs to be done to ensure that the building is compliant with township code.

Ms. VanMarter stated that the utility department is interested in using the outbuildings to store materials. She will be reviewing the details with the director and will bring it to the board for review.

Ms. VanMarter showed photographs of the new handrails that have been installed along Brighton and Bauer Roads.

She also stated that after 1 ½ years of being vacant, they have filled the zoning official position. They selected Carrie Aulette, who is currently code enforcement officer for the Livingston County Building Department. She will be starting on May 20.

**Adjournment**

**Moved** by Lowe, supported by Hunt, to adjourn the meeting at 7:27 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas  
Recording Secretary

Approved: Paulette Skolarus, Clerk  
Genoa Charter Township

Bill Rogers, Supervisor  
Genoa Charter Township