

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
November 18, 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, Paulette Skolarus, Jean Ledford, Terry Croft, Robin Hunt, Diana Lowe and Jeff Dhaenens. Also present was Township Manager Kelly VanMarter, Township Attorney Joe Seward, and 22 people in the audience.

The Pledge of Allegiance was recited.

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

Ms. Melanie Johnson of 3990 Chilson thanked the board members for their service. They asked good questions of people who come before them for development. She hopes they can continue to provide their knowledge to the township.

Ms. Mary Jane Hebert of 6899 Lyle Lane thanked the board for their service. Pulte proposed a development in February of this year Pulte, but the residents did not hear about it until September. They were approved for a PUD, cluster development. At the 10/15 meeting, there was a plan already. There should be a change in the process so residents have a say in developments before they go to the Planning Commission. She will figure out how to make changes.

The call to the public was closed at 6:33 pm.

Approval of Consent Agenda:

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

- 1. Payment of Bills: November 18, 2024**
- 2. Request to approve the October 21, 2024 regular meeting minutes.**

Approval of Regular Agenda:

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

- 3. Consideration of a request from Cooper's Turf Management to repair and improve drainage on the north soccer field (Field 2) to address issues with standing water at a cost not to exceed \$59,375 from Parks and Recreation Fund #208-751-934-017 for**

North Soccer Field Drainage Repair. This item was postponed at the August 19, 2024 meeting.

Mr. Kyle Tokan from Howell Parks and Recreation provided details of the issue with the field and what is being proposed for it to be repaired.

Ms. VanMarter stated that in June, this item was postponed and she was asked to obtain additional quotes. She received two more and those were \$75,000 and \$148,000 so the original quote was the lowest price for this project. She showed photos of Field #1 and how it is being overused and an overhead map view showing the drainage issues on Field #2.

Ms. Skolarus asked who engineered and designed the fields when they were installed. Were they designed incorrectly? Ms. VanMarter stated they were installed in 2008. She suggested that when it was installed, there were no drainage issues; however, over time, the issues may have arisen, and that it wasn't necessarily designed incorrectly.

Moved by Dhaenens, supported by Lowe, to approve the proposal from Cooper's Turf Management to repair and improve drainage on the north soccer field (Field 2) to address issues with standing water at a cost not to exceed \$59,375 from Parks and Recreation Fund #208-751-934-017 for North Soccer Field Drainage Repair. **The motion carried unanimously.**

4. Consideration of recommendations for approval of rezoning Ordinance Z-24-04 and environmental impact assessment regarding zoning map amendments to rezone of Parcel 4711-23-100-005 (125 acres) and a portion of Parcel 4711-14-300-030 (14 acres out of 50 acres) from Agricultural (AG) to Public Recreational Facilities (PRF). The parcels are located north and south of Crooked Lake Road, east of Dorr Road. The property is owned by and the request is submitted by Genoa Charter Township.

A. Disposition of Rezoning Ordinance Z-24-04 (roll call, requires majority of members)

B. Disposition of Environmental Impact Assessment (dated 9/4/24).

Ms. VanMarter provided a review of the requested rezoning and the history of how the properties were obtained. This designation is consistent with the Master Plan.

Moved by Hunt, supported by Lowe, to approve and adopt Ordinance No. Z -24-04 to rezone parcel 4711-23-100-005 (125 acres) and a portion of parcel 4711-14-300-030 (14 acres of 50 acres) from Agriculture (AG) to Public Recreation Facilities (PRF). The proposed amendment to the zoning map is consistent with Section 22.04 of the Township Zoning Ordinance and the request is consistent with Township's future land uses map, goals of the Township and will not have a negative impact on the citizens of the Township. **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, Skolarus - yes, and Rogers - yes).**

Moved by Skolarus, supported by Dhaenens, to approve the Environmental Impact Assessment dated 9-4-24 to rezone Parcel 4711-23-100-005 (125 acres) and a portion of Parcel 4711-14-300-030 (14 acres of 50 acres) from Agriculture (AG) to Public Recreation Facilities (PRF) as submitted. **The motion carried unanimously.**

5. **Consideration of a recommendation for approval of an amended site plan and environmental impact assessment to add 5 additional vacuum stations, relocate vacuum stations and other site improvements due to additional 75 feet of frontage for the previously approved Soapy Bucket car wash. The project is located at 1415 Lawson Drive Howell, east of Latson road, south of Grand River Avenue. The request is submitted by Springborn Properties.**
 - A. **Disposition of amended Environmental Impact Assessment (dated 9/23/24)**
 - B. **Disposition of amended Site Plan (dated 10/21/24)**

Mr. Patrick Cleary of Boss Engineering provided a review of the proposal.

Supervisor Rogers asked why there are so many car washes being built in the area. Mr. Cleary stated this one is different from most of the others being built. This is a self-serve car wash.

Mr. Dhaenens stated the applicant worked with the Planning Commission. Their first proposal was not acceptable to the commission so Mr. Cleary and the applicant went back and incorporated all of the planner's and commissioners' comments in the revised plan.

Moved by Dhaenens, supported by Ledford, to approve the Environmental Impact Assessment dated 9-23-24 for five additional vacuum stations, relocate vacuum stations and dumpster enclosure and other site improvements for the previously approved Soapy Bucket car wash located at 1450 Lawson Drive. **The motion carried unanimously.**

Moved by Lowe, supported by Dhaenens, to approve the Site Plan dated 10-21-24 for five additional vacuum stations, relocate vacuum stations and dumpster enclosure and other site improvements for the previously approved Soapy Bucket car wash located at 1450 Lawson Drive with the following conditions:

- All lighting including vacuum lighting shall utilize cutoff fixtures that are recessed such that the light source is not visible from off site.
- The applicant shall comply with the engineer's comments.

The motion carried unanimously.

6. **Consideration of a request from the Township Clerk for amendments to the Fiscal Year 2024-2025 budget related to Elections.**

Ms. Skolarus stated that the township did not receive full reimbursement for all of the elections this year. She is asking for amendments to the budget for the actual costs. She is requesting the budget be increased from \$142,900 to \$177,697.

Moved by Skolarus, supported by Lowe, to approve the amendments to the fiscal year 24/25 budget related to elections. **The motion carried unanimously.**

7. Request to approve an additional payment of \$30.00 for four persons working Early Voting on Oct. 26th related to a computer glitch in the township's tabulating equipment as requested by Clerk Skolarus.

Ms. Skolarus stated that since these workers worked longer this day than the other early voting days, she would like to compensate them. The glitch was with a ballot being jammed and the votes not counted, but the workers fixed the error.

Moved by Lowe, supported by Ledford, to approve an additional payment of \$30.00 for four persons working Early Voting on Oct. 26th related to a computer glitch in the township's tabulating equipment as requested by Clerk Skolarus. **The motion carried unanimously.**

8. Request to approve an additional payment of \$20.00 for five persons working in Precinct 8 at 2|42 Community Church because they were not provided lunches as requested by Clerk Skolarus.

Ms. Skolarus stated there was no food delivered to this precinct in error so she would like to pay them.

Moved by Skolarus, supported by Lowe, to approve an additional payment of \$20.00 for five persons working in Precinct 8 at 2|42 Community Church because they were not provided lunches as requested by Clerk Skolarus. **The motion carried unanimously.**

9. Consideration of a request to direct Township staff to seek proposals to initiate an amendment to the Zoning Ordinance related to food trucks and other amendments related to implementation of the Master Plan.

Ms. VanMarter stated that amending the zoning ordinance to allow food trucks was discussed at a previous Planning Commission meeting. Staff is requesting that the board formally request staff to seek proposals to have a planning firm develop these changes. There are other amendments that are needed so those would be incorporated in the amendments.

Ms. Hunt stated that she is in favor of exploring having an ordinance developed to have second homes on properties. This could benefit people because of the current housing prices. Ms. Skolarus agreed.

Mr. Dhaenens stated he was the commissioner who suggested this amendment. He envisions food trucks being able to be brought to the township hall park, to the schools when they have sports tournaments, for businesses who have employee appreciation events, etc.

Moved by Dhaenens, supported by Croft, to direct Township staff to seek proposals to initiate an amendment to the Zoning Ordinance related to food trucks and other amendments related to implementation of the Master Plan. **The motion carried unanimously.**

10. Consideration of a request for adoption of the Amended and Restated Articles of Incorporation for the Brighton Area Fire Authority.

Supervisor Rogers stated this was done as part of BAFA's desire to own the station on Grand River that is currently owned by the City of Brighton.

Mr. Seward stated he and Ms. VanMarter reviewed these documents and proposed certain changes. Ms. Hunt stated these changes are very good for the township.

Moved by Croft, supported by Dhaenens, to adopt the Amended and Restated Articles of Incorporation for the Brighton Area Fire Authority. **The motion carried unanimously.**

11. Request for adoption of Resolution Number 241118 in appreciation to Paulette Skolarus, Jean Ledford, Bill Rogers, Terry Croft, Diana Lowe and Jeff Dhaenens for their service to the Township.

Ms. VanMarter read the resolution aloud. Each of the elected officials will receive a plaque with the resolution on it.

Ms. Hunt thanked all of the members for the many years of service. This board has been criticized a lot lately and there is a lot of good that this board has done.

Moved by Hunt, supported by Dhaenens, to adopt Resolution Number 241118 in appreciation to Paulette Skolarus, Jean Ledford, Bill Rogers, Terry Croft, Diana Lowe and Jeff Dhaenens for their service to the Township. **The motion carried unanimously.**

Correspondence

Ms. VanMarter showed before and after pictures of the Lyle Herbst Farm that has been renovated for use by MHOG. She also included the expenditures, noting that it came in under budget.

A letter worked on with her and Supervisor Rogers in response to the Michigan Public Safety Commission interpreting public act relative to renewable energy eliminating local control of wind and solar power. There are a group of 64 communities getting together to file a lawsuit against MPSC. Supervisor Rogers was able to have Genoa Township included in this lawsuit. The incoming board will have to consider additional engagement on this issue.

She noted that local control is very important for these types of uses. If this is not approved, the township is drafting ordinances to ensure that it can be regulated in the township.

The packet included a letter from Howell Recreation notifying the township that the millage passed.

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Approved Minutes

Member Discussion

Ms. Skolarus stated she is so proud to have served as the clerk for 39 years. She thanked the residents for electing her ten times. She congratulated the new board that will be effective Wednesday at noon.

Supervisor Rogers stated the Storywalk has been installed on the township property.

Supervisor Rogers stated it has been an honor to work with staff and the board members. The honesty, integrity and common sense has been phenomenal. The average longevity of staff and board members is 15-17 years. He is proud of everyone for their work and effort. He hopes the new board addresses the EDC/Spark issue.

Adjournment

Moved by Lowe, supported by Croft, to adjourn the meeting at 7:28 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved: Janene Deaton
 Genoa Charter Township

Kevin Spicher, Supervisor
Genoa Charter Township