GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
September 2, 2025

MINUTES

Call to Order

Supervisor Spicher called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm at the Township Hall.

Invocation

Supervisor Spicher led the invocation for the Board and the members of the public.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

The following members were present constituting a quorum for the transaction of business: Kevin Spicher, Janene Deaton, Candie Hovarter, Robin Hunt, Bill Reiber, Rick Soucy, and Todd Walker.

Also present was Township Manager Kelly VanMarter and 45 people in the audience.

Call to the Public

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

Ms. Denise Pollicella of 4200 Sweet Road and the Genoa Coalition complimented the board and planning commission for the work that has been done since they have been in office. The coalition would like to move forward with introducing a few ordinance amendments they have been working on in hopes of creating platforms for protecting the public safety, health, and welfare, improving the community and flaws in the zoning ordinance. She has emailed these to the Clerk, Supervisor, and Ms. VanMarter. She reviewed their proposed changes.

Ms. Susan Nickels of 4935 Fairways Drive thanked the board for all that they do. It is a lot of work. She stated the residents voted to replace the entire board with the current members who ran on maintaining the rural character of the township. She supports the changes to the ordinances outlined by Ms. Pollicella. She read text from the State of Michigan defining a master plan, noting a township is not obligated to rezone a property simply because it is in the master plan.

Ms. Deb Beattie of 3109 Pineview Trail stated that the new board has put in a lot of protections for the residents' peaceful enjoyment of their properties. The ordinance changes presented by Denise should be put to the top of the list to get done as soon as possible.

Ms. Beverly Hamilton of 4769 Stillmeadow Drive stated she moved here seven years ago because of the rural community. She does not want a warehouse with 24 hour trucking, noise, lights, etc. A data research center is a great consumer of utilities and water and can hurt individual wells. They are the highest emissions of CO2 from the use of diesel generators. She would like to see residential and not industrial.

Mr. Jeff Dhaenens of 5494 Sharp Drive hopes that the infrastructure and road improvements are coming to an end and is glad that new businesses and residents are moving to Genoa. Regarding the discussion of the property on Brighton Road, he wants to make sure the environmental reports are correct.

Mr. Greg Agoston of 4734 Chestnut Springs, who is a new resident, stated he spoke to Ms. VanMarter regarding the speed limit on Chilson near the Brighton Recreation Center. The current speed limit is 55 MPH, and he is in support of decreasing it to 40 or 45 MPH.

The call to the public was closed at 6:48 pm.

Approval of Consent Agenda:

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

1. **Payment of Bills: September 2, 2025**

2. **Request to approve the August 18, 2025 regular meeting minutes.**

Approval of Regular Agenda:

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

3. **Public Hearing on the proposed Special Assessment Roll for the Timber Green Court Private Road Improvement Special Assessment Project (winter tax 2025).**
   A. Call to the Property Owners
   B. Call to the Public

The call to the property owners was opened at 6:49 pm.

Mr. Bob Moran of 3985 Timber Green Court thanked the board for considering this application. He stated Ms. VanMarter has been outstanding in helping. He is requesting approval of the special assessment.

The call to the property owners was closed at 6:51 pm.

The call to the public was opened at 6:51 pm with no response.

4. **Request for approval of Resolution #5 – Confirming the Special Assessment Roll for the Timber Green Court Private Road Improvement Special Assessment Project (winter tax 2025). (Roll Call)**

Ms. Hunt stated that the township charges 2 percent interest. The full payment would need to be submitted by September 29, 2025 to avoid the interest charge.

Moved by Reiber, supported by Soucy, to approve Resolution #5 – Confirming the Special Assessment Roll for the Timber Green Court Private Road Improvement Special Assessment Project (winter tax 2025). **The motion carried unanimously with a roll call vote (Hunt - yes; Reiber - yes; Walker - yes; Hovarter - yes; Soucy - yes; Deaton - yes; Spicher - yes)**

5. **Public Hearing on the proposed termination of the Edwin Drive Private Road Maintenance Special Assessment Project.**
   A. Call to the Property Owners
   B. Call to the Public

The call to the property owners was opened at 6:54 pm.

Mr. Phillip Brown of 1681 Edwin Drive provided examples of problems they have had with the currently approved contractors. The residents have a vendor that they would like to hire whose cost is 25 percent less. He wants to terminate the current assessment. Supervisor Spicher stated that he has the pricing from the contractor that the residents want to use, and nothing states that it would be 25 percent less than the approved contractors. The item this evening is whether the residents would like to rescind the assessment or not.

Mr. Mark Fry of 1636 Edwin asked who is charge of the road maintenance. He does not want to use the current contractors. Supervisor Spicher stated Mike Refalo is in charge of the road maintenance.

Mr. Mike Gaunt of 1652 Edwin Drive stated he is in favor of keeping the current road maintenance assessment. Before this, the road was horrendous, and it would only get fixed if he did it with machines he brought home from work. He appreciates that the road has been plowed since the assessment.

Ms. Christine Gaunt of 1652 Edwin Drive agrees with her husband. She is happier with the road since the special assessment.

Ms. Rochelle Huntsman of 1662 Edwin Drive does not want the assessment to be terminated. There are seven residents who have agreed to have Mike and Christine be the road maintenance liaison.

Mr. Kelly Groomes of 1655 Edwin Drive stated the road has been maintained for five years. The problem is with the vendors. If they cannot change vendors, then he is against using them.

Supervisor Spicher stated the vendors were picked by the people who requested the special

assessment. If they want to be changed, the current agreement will have to be rescinded, and the process restarted.

Mr. Robert Bierschbach of 1601 Edwin Drive stated the reason they went to the special assessment was because there were some residents who did not pay to have the road maintenance done.

Mr. Mike Refalo of 1619 Edwin Drive stated that there is a pricing difference between the two contractors. He would like to rescind the special assessment. They do not want to use the approved contractors.

The call to the property owners was closed at 7:16 pm.

The call to the public was opened at 7:16 pm with no response.

6. **Request for approval of Resolution #7 - Resolution to terminate the Edwin Drive Private Road Maintenance Special Assessment Project (summer tax 2025), amend the confirmed special assessment roll, rescind prior resolutions, and dissolve the Edwin Drive Private Road Maintenance Special Assessment Project. (Roll Call)**

Ms. Deaton wants to do what the residents want; however, she is afraid the roads will not be maintained. This will negatively affect property values and the residents' vehicles. The contractors, price, interest, etc. were set and agreed to less than 60 days ago. The staff has spent a lot of time on this. Will the residents agree on the vendors in the future? This is the same contractor who has been doing it for five years. She visited the road, and it was good.

Mr. Reiber agrees with Ms. Deaton. This is just the issue of not liking a contractor because they used foul language. The majority of the residents came forth and agreed to the assessment.

Mr. Soucy stated that the contractor was receiving information from two different people, and they did not get clear direction. He is in favor of keeping the assessment in place.

Ms. Hunt is in favor of eliminating this district. There are too many problems. Someone new should take over managing the district and work to get everyone to agree.

Mr. Walker noted that the previous assessment district on tonight's agenda is an example of how it should be done. The fighting between neighbors has to be fixed.

Ms. VanMarter stated that if it is kept in place, there needs to be a resident who is in charge of scheduling the work and signing off on the invoices for the Township to pay.

Moved by Hunt, supported by Walker, to approve Resolution #7 - Resolution to terminate the Edwin Drive Private Road Maintenance Special Assessment Project (summer tax 2025), amend the confirmed special assessment roll, rescind prior resolutions, and dissolve the Edwin Drive

Private Road Maintenance Special Assessment Project. **The motion carried with a roll call vote (Hunt - yes; Reiber - no; Walker - yes; Hovarter - yes; Soucy - yes; Deaton - no; Spicher - yes).**

7. **Consideration of a recommendation for approval of a special land use application, impact assessment, and site plan for a private road serving 7 parcels on 20.39 acres. The property is located at 6025 Brighton Road. The special land use is required for the shared driveway to cross a regulated wetland impacting the 25-foot natural features setback. The proposed development is for the following parcels: 4711-26-300-011 and 4711-27-400-012. The request is submitted by Boss Engineering.**
   A. Disposition of Special Use Application
   B. Disposition of Environmental Impact Assessment (5-20-25)
   C. Disposition of Site Plan (8-22-25)

Mr. Brent Lavanway of Boss Engineering and Mr. Kevin VanKannel, the property owner and developer, were present. Mr. Lavanway provided a review of the property and the proposed project. They have received health department approval and, township Planning Commission, consultant and engineer recommendations of approval.

Ms. Deaton asked about the well and septics. Mr. Lavanway stated all of the properties are approved for the wells and septics. She asked how the road maintenance agreement will be managed. Mr. Lavanway stated the residents would be responsible after the development is complete. Ms. VanMarter stated this project is required to have a private road maintenance agreement as part of the land division process.

The board discussed the regulated wetland. It was stated that the residents that abut them will not be able to use them, and delineation signs will be installed. Ms. Deaton asked if a dry well could be installed for the water softener discharge for those properties. Mr. LaVanway agreed.

The board and Ms. VanMater discussed the possibility of these parcels being split further and how it would affect the private road agreement.

Moved by Soucy, supported by Hunt, to approve the Special Land Use for a private road with a shared driveway crossing regulated wetland and 25-foot natural features buffer for seven new homes on 20.39 acres located at 6025 Brighton Road (4711-26-300-011) including adjacent vacant Parcel# 4711-27-400-012 as the requirements of Article 19.03 of the Zoning Ordinance are generally met.
1. An EGLE permit is required prior to land division approval.
2. Dry wells shall be installed for all homes bordering the regulated wetlands.
The motion carried unanimously.

Moved by Hunt, supported by Soucy, to approve the Environmental Impact Assessment dated May 20, 2025 for a private road with a shared driveway for seven new homes on 20.39 acres

located at 6025 Brighton Road (Parcel #4711-26-300-011) including adjacent vacant Parcel #4711-27-400-012. **The motion carried unanimously.**

Moved by Deaton, supported by Hunt, to approve the Site Plan dated August 22, 2025 for a private road with a shared driveway for seven new homes on 20.39 acres located at 6025 Brighton Road (Parcel #4711-26-300-011) including adjacent vacant Parcel #4711-27-400-012, with the following condition:
1. An EGLE permit is required prior to land division approval.
The motion carried unanimously.

8. **Consideration of a recommendation for approval of a special land use application, site plan and impact assessment for a drive through restaurant within a multi-tenant commercial building. The property is located at 1111 S. Latson Road (4711-09-100-043) on the east side of Latson Road, south of Grand River Avenue. The request is submitted by Kevin Bahnam.**
   A. Disposition of Special Use Application
   B. Disposition of Environmental Impact Assessment (5-27-25)
   C. Disposition of Site Plan (5-27-25)

Mr. Scott Tousignant of Boss Engineering and Ms. Catherine Riesterer, the applicant's attorney, were present. Mr. Tousignant provided a review of the project, noting that the one tenant was originally going to be a coffee shop, but it has been changed to a fast casual restaurant. He described the changes to the building and the site. Chipotle is the proposed tenant, and they anticipate it to be a pickup window only; however, the building is designed for a drive thru restaurant with an order board and speaker.

There was a discussion regarding the number of parking spaces that will be required. Mr. Tousignant stated the types of users dictate the parking requirements and the ordinance dictates the percentage of hard surface allowed and the requirements for greenspace and buffers.

Moved by Soucy, supported by Walker, to approve the Special Use Permit to allow for a proposed drive-through restaurant for a previously approved multi-tenant commercial building located on vacant Parcel #4711-09-100-043, on the east side of Latson Road, south of Grand River Avenue. The approval is based on the finding that the request generally meets the special land use requirements as stated in Article 19 of the Genoa Charter Township Zoning Ordinance. **The motion carried unanimously.**

Moved by Hunt, supported by Soucy, to approve the Environmental Impact Assessment dated May 27, 2025 to allow for a proposed drive-through restaurant for a previously approved multi-tenant commercial building located on vacant Parcel #4711-09-100-043 on the east side of Latson Road, south of Grand River Avenue. **The motion carried unanimously.**

Moved by Soucy, supported by Walker, to approve of the Site Plan dated May 27, 2025 to allow for a proposed drive-through restaurant for a previously approved multi-tenant commercial building located on vacant Parcel #4711-09-100-043 on the east side of Latson Road, south of Grand River Avenue. **The motion carried unanimously.**

9. Consideration of a request for the Township to ask the Livingston County Road Commission to perform a speed study on Chilson Road south of Brighton Road in the vicinity of Chestnut Springs Drive.

Supervisor Spicher stated this item was brought to the township by a resident. Ms. VanMarter stated she has received a letter of support from Mr. Rowdy Perry, the Unit Supervisor for the Brighton Recreational Area. She noted that Chilson Road leaves Genoa and enters Hamburg Township so she is unsure if the Livingston County Road Commission will continue their study further down the road into that township.

Moved by Soucy, supported by Hovarter, to request the Livingston County Road Commission perform a speed study on Chilson Road south of Brighton Road in the vicinity of Chestnut Springs Drive. **The motion carried unanimously.**

10. Consideration of a request for approval of a voucher system to support Township resident basic membership in the Brighton Senior Center at a cost of $25.00 per resident.

Supervisor Spicher stated the senior center has been relocated to 125 S. Church Street. He and others toured the facility. He reviewed the process of issuing and redeeming the vouchers. Ms. Hunt recommended approving this for this year and revisiting it when the township develops their budget to determine the amount of interest.

Moved by Hovarter, supported by Hunt, to approve a voucher system to support Township resident basic membership in the Brighton Senior Center at a cost of $25.00 per resident with an initial deposit amount of $1,000 and not to exceed $5,000, to be deposited in $1,000 increments as needed from September 15, 2025 through June 30, 2026. **The motion carried unanimously.**

Items for Discussion

11. Discussion of a park development plan and grant support proposal from K2 Environmental Consulting for the 77-acre Township owned property on Brighton Road east of Chilson Road.

Mr. Spicher is proposing to return this property to its natural state. It is currently unusable and there are a lot of invasive species there. He has received a proposal from K2 Environmental Consulting to assess the property, create a conceptual plan, receive and process public input,

create a timeline, develop project cost estimates, and assist with the writing of the grant application. The all-in cost for these services is $10,000, with added contingencies to allow for hourly work billed at $95/hr.

After a discussion, the board agreed to proceed with this proposal. It will be on the next meeting's agenda for action.

Correspondence

Ms. Deaton stated that in order to be compliant with Michigan Election Law, the township must have a second absentee ballot drop box. It is at the Chilson Hills Road Fire Department site and BAFA has kindly agreed to video monitor the box for the township. She showed a photograph of the box at the fire station.

Member Discussion

None

Board Comments

Ms. Hovarter stated that Howell Area Parks and Recreation Authority has contracted with LETS to transport seniors within the Howell School District to their senior center.

Ms. Hunt stated summer taxes are due Monday, September 15, 2025.

Mr. Reiber stated he has been in contact with the Livingston County Sheriff's department on using the township hall for classes for township residents. He has provided the board with a proposed schedule.

Mr. Spicher stated next Wednesday, September 10, is the township's planning and zoning workshop. It will be at the township hall as well as available to stream on the township's YouTube Channel. There are currently 50 registered participants.

Adjournment

Moved by Walker, supported by Soucy, to adjourn the meeting at 8:47 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved: Janene Deaton, Clerk
Genoa Charter Township

Kevin Spicher, Supervisor
Genoa Charter Township