

**GENOA CHARTER TOWNSHIP BOARD**  
**Regular Meeting**  
**January 20, 2026**

**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, Candie Hovarter, Robin Hunt, Bill Reiber, Rick Soucy, Jodie Valenti, Todd Walker.

Also present was Township Manager Kelly VanMarter, Township Attorney Joe Seward, and 12 people in the audience.

**Call to the Public**

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

Mr. Tom Sullivan of 4596 Villa France Drive asked for help. The homes in Oak Pointe that are along the golf range are often hit with balls. They have had broken window frames, broken windows, they have hit their cars and have also hit people. The Oak Pointe Homeowner's Association has not responded. He noted that the Township Supervisor and Manager are aware of this situation.

Mr. Ben Tasich of 3492 Lakewood Shores Drive stated the fifth annual Rosa Parks Transit Equity Day event is being held on February 4 at 8:00 am at Cleary University. He listed the advantages of having public transportation available.

Ms. Deb Beattie of 3109 Pineview Trail questioned the natural buffer shown on the plans for the Pulte development on the agenda this evening. It appears that the residents are able to do anything they want except building a structure. She requested this be changed tonight.

Mr. Carl Mauch of 6305 Catalpa would like to learn if any of the outstanding issues for Legacy Hills have been addressed.

The call to the public was closed at 6:38 pm.

**Approval of Consent Agenda:**

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

- 1. Payment of Bills: January 20, 2026**
- 2. Request to approve the January 5, 2026 regular meeting minutes.**
- 3. Request to approve a project agreement with the Livingston County Road Commission for the Forest View Estates Road Rehabilitation project with the Township's cost not to exceed \$375,000.**

**Approval of Regular Agenda:**

Supervisor Spicher requested to have Agenda Item #4 - Update from Dr. Greg Tatara regarding Oak Pointe water main break added to the agenda.

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

- 4. Update from Dr. Greg Tatara regarding Oak Pointe water main break.**

Dr. Tatara stated that 400,000 gallons of water was lost in over an hour due to the water main break, which occurred on Sunday evening at approximately 6 pm. He showed the location of the break, photographs of the repair, and explained what was done to repair it and restore service. There are additional repairs that will need to be made to this main when the weather improves. He costs associated with this repair and other improvements that are needed will be approximately \$30,000. He thanked MHOG and Township Staff, the contractors, and the Township Board for their support. The residents are still on a boil water alert.

- 5. Consideration of a recommendation for approval of the PUD agreement, Environmental impact assessment, and final PUD plan to construct a 55-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road. The project includes the following parcels: 4711-23-400-008, 4711-23-400-007, 4711-23-400-001 and 4711-23-300-003. The request is submitted by Pulte Homes of Michigan.**
  - a. Disposition of Planned Unit Development Agreement**
  - b. Disposition of Environmental Impact Assessment (12-17-25)**

**c. Disposition of Final PUD Site Plan (12-15-25)**

Mr. Mike Noles of The Umlor Group, the engineering firm representing Pulte, stated the Planning Commission unanimously made a recommendation for approval with conditions which they have done. He provided a review of the project, noting there are no significant changes to the plan that was presented to the Board previously.

He stated that there are restrictions in the bi-laws and master deed that prohibit the cutting down of trees in the 100-foot natural buffer as well as penalties if done. He noted that residents are required to maintain the area. When the plan was previously presented, 2,159 trees were proposed to be removed, and now the current plan is to remove only 1,954.

There are additional corrections needed in the PUD Agreement. He is requesting that it be approved this evening, conditioned upon those changes being made.

There was a discussion regarding the language that states what is prohibited within the natural buffer and what owners must do to maintain the area. The Board and the applicant also discussed possible expansion of the project. Mr. Noles agreed to make the changes discussed.

Mr. Noles reviewed the public benefit improvements that Pulte has done for this project, including the preservation area and the off site walking path.

**Moved** by Soucy, supported by Hunt, to approve the PUD Agreement including final PUD plan dated October 17, 2025 as submitted with the following condition:

1. The PUD Agreement shall be recorded with the Livingston County Register of Deeds prior to and use permit issuance.

**The motion carried unanimously with a roll call vote (Reiber - yes; Hunt – yes; Walker – yes; Valenti – yes; Hovarter – yes; Soucy – yes; Spicher – yes)**

**Moved** by Hunt, supported by Soucy, to approve Impact Assessment dated December 17, 2025. **The motion carried unanimously with a roll call vote (Hovarter – yes; Valenti – yes; Spicher -yes; Hunt – yes; Soucy – yes; Walker – yes; Reiber – yes)**

**Moved** by Hunt, supported by Soucy, to approve the Final PUD Plan dated December 15, 2025 with the following conditions:

1. The applicant shall comply with all comments from the Township engineer, planner, BAFA, Livingston County Drain Commission, and EGLE.
2. Applicant shall update the plans to show 15 feet of overhead tree clearance.
3. Comments shall be included in the master deed and bylaws. Once completed, master deed and bylaws shall be recorded with the Livingston County Register of Deeds prior to issuance of Certificate of Occupancy.

4. Site plan overages must be paid in full prior to land use permit issuance.
5. The last sentence in the Master Deed 4.7 removing the word “cut” and remove “including, but not limited to, any landscape buffer area contained within individual units as set forth in Section 4.8 below”

**The motion carried unanimously with a roll call vote (Walker – yes; Reiber – yes; Hunt- yes; Valenti – yes; Hovarter – yes; Soucy – yes; Spicher – yes).**

**6. Request for approval of the Genoa Charter Township Principles of Governance.**

Ms. VanMarter recommends approving these each year, and specifically since there is a new trustee.

Mr. Reiber asked to have township staff have a similar document. Supervisor Spicher stated this is a good faith gesture to the residents. Ms. Hunt noted this was approved last year. Ms. VanMarter stated this is from the Michigan Township Association and they recommend elected bodies approve and sign it.

**Moved** by Hunt, supported by Hovarter, to approve the Genoa Charter Township Principles of Governance. **The motion carried unanimously.**

**7. Consideration of a request to accept the resignation of Robin Hunt from the Election Commission and to appoint a replacement to fulfill the remainder of her term ending on November 20, 2028.**

Mr. Soucy explained why Ms. Hunt is resigning from the Election Commission and a new trustee must be appointed.

**Moved** by Walker, supported by Reiber, to accept the resignation of Robin Hunt from the Election Commission. **The motion carried unanimously.**

**Moved** by Reiber, supported by Walker, to appoint Jodie Valenti to the Election Commission with a term ending on November 20, 2028. **The motion carried unanimously.**

**8. Consideration of approval for elected official participation in the Michigan Township Association Annual Conference and Capital Conference.**

Supervisor Spicher recommended that trustees attend if they are able. Mr. Reiber stated they offer some portions of the event online, which would be much less expensive than attending in person.

**Moved** by Hunt, supported by Valenti, to approve the elected official participation in the Michigan Township Association Annual Conference and Capital Conference if anyone chooses. **The motion carried unanimously.**

**9. Closed session to consider a confidential written legal opinion exempt from discussion or disclosure by state or federal statute pursuant to MCL 15.268(1)(h).**

- a. **Consider motion to enter into closed session to consider a confidential written legal opinion exempt from discussion or disclosure by state or federal statute pursuant to MCL 15.268(1)(h). (roll call)**
- b. **Consider motion to conclude the closed session and return to open session. (roll call)**

**Moved** by Hovarter, supported by Walker, to enter into closed session to consider a confidential written legal opinion exempt from discussion or disclosure by state or federal statute pursuant to MCL 15.268(1)(h). (roll call). **The motion carried unanimously with a roll call vote (Hunt Reiber Walker Valenti Hovarter Soucy Spicher – yes).**

The Board entered into the closed session at 8:25 pm.

**Moved** by Walker, supported by Soucy, to conclude the closed session and return to open session. (roll call). **The motion carried unanimously with a roll call vote (Walker – yes; Reiber – yes; Hunt – yes; Valenti – yes; Hovarter – yes; Soucy – yes; Spicher – yes)**

The closed session ended at 9:30 pm.

**Items for Discussion:**

**10. Discussion regarding website compliance with upcoming ADA standards.**

Supervisor Spicher stated the Township's website is not ADA compliant so a new one will be needed. He asked the board members to provide him with features they would like to see.

**Correspondence**

Ms. VanMarter provided a letter from Foster Swift regarding Public Act 233 of 2023, a flier regarding the Rosa Parks Transit Equity Day, and a copy of the Planning Commission's annual report.

## **Board Comments**

Mr. Reiber provided a review of the items that were at the previous Planning Commission meeting.

Mr. Walker provided a review of the last BAFA meeting.

Ms. Valenti stated the senior center will have free tax preparation. It is not only for seniors; low income residents qualify for the service also.

Mr. Reiber stated there is a free seminar regarding data centers on February 18 through the Michigan Township Association website.

The Livingston County Master Plan review is available for feedback until January 23. There is a link on the township's website.

## **Adjournment**

**Moved** by Hovarter supported by Walker, to adjourn the meeting at 9:54 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas  
Recording Secretary

Approved: Rick Soucy, Clerk  
Genoa Charter Township

Kevin Spicher, Supervisor  
Genoa Charter Township