

**GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
February 16, 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, and Todd Walker.

Also present was Township Manager Kelly VanMarter, Township Attorney Joe Seward, and 13 people in the audience.

Call to the Public

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

Ms. Deborah Beattie of 3190 Pinewood Trail stated she is interested in starting an environmental committee that would be all volunteers and a certified expert.

Mr. Christopher Candela of 3056 W Telluride stated he is running for Circuit Court Judge in Livingston County. He wants to ensure public safety to Livingston County and law and order and efficiently run court rooms.

The call to the public was closed at 6:35 pm.

Approval of Consent Agenda:

It was stated that Agenda Item #3 needed to be changed to “**regular** meeting minutes”.

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

- 1. Payment of Bills: February 16, 2026**
- 2. Request to approve the January 28, 2026 special meeting minutes.**
- 3. Request to approve the February 2, 2026 regular meeting minutes.**

Approval of Regular Agenda:

It was noted that Agenda Item #5 should say “**three hundred (300)** gallon” and not two hundred”

Mr. Reiber questioned the change, stating the Planning Commission recommended approval of 250 gallons. Ms. VanMarter stated the application was for 300 gallons; however, there was a mistake on the agenda item on the Planning Commission agenda also.

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

- 4. Public hearing on the proposed Fiscal Year 2026/2027 Budget for funds 101, 202, 208, 212, 249, 250 and 401.**
 - A. Call to the Public.**
 - B. Board Discussion.**

The call to the public was opened at 6:40 pm.

Mr. Jim Carpenter of 47815 Stillmeadow Drive would like to see town hall meetings to discuss the budget so there can be a dialog to receive recommendations from the public. This would build trust with the citizens.

Ms. Susan Nickels of 4935 Fairways Drive is thankful for the classes that the township is sponsoring. She questioned the payment to employees for cell phones, she would like to see separate resolutions for the salary increases for the Township ~~Manager~~Supervisor, ~~Treasury~~Treasurer, Clerk and Township Manager. The salary for the Assessing Department is not broken down by each person in the department, there are discrepancies in the cost of living raises for employees. ~~and~~

Ms. Deborah Beattie has the same questions as Susan. She would like to hear the dollar amount of change in salaries and wages from last year to this year. Is there a conflict of interest when the Board is voting on their own salaries?

The call to the public closed at 6:46 pm.

Supervisor Spicher stated the revenue is not less than the expenses. The resolutions for increases for elected officials are done by statute. It will only be for the three elected officials.

Supervisor Spicher stated the employees' contribution for healthcare went up 25 percent. Employees are paying an additional amount between \$625 and \$780 per year. Ms. Hunt stated that the Human Resources Manager, Kim Lane, was at a Board meeting in November of 2025 to obtain approval for the employee healthcare.

Mr. Soucy stated the budget shows what was spent last year and what is being budgeted for next year. The reasons for the changes are noted in the comments column. Mr. Carpenter stated he wants the Board to have back and forth dialog with the public to discuss the budget.

There was discussion between the Board and members of the public regarding the budget. The Board provided details and answers to questions from the public.

The Board discussed specific items in the budget. Ms. Hunt thanked Kevin, Kelly and Denise for all of their work on the budget. Supervisor Spicher stated the fund balance is 62.7 percent so the Board will need to determine what services this should be spent on. Supervisor Spicher advised the public to contact himself or staff if there are any further questions.

5. Consideration of a special use, site plan and environmental impact assessment for a proposed indoor dog park, coffee shop and bakery. The property is located in the existing Country Corners shopping center, 4060 Grand River Avenue, on the south-east corner of Grand River Avenue and Latson Road.

A. Disposition of Special Use Application

B. Disposition of Environmental Impact Assessment

C. Disposition of Site Plan

Ms. Stacie Phillips, the applicant, and Mr. John Eckstein of Lindhout Associates were present. Ms. Phillips provided a description of the business. Mr. Eckstein provided the site plan and floor plan. Board members asked questions and for clarifications on specific items from Ms. Phillips.

Mr. Reiber is glad that a vacant building in the township will now be occupied.

Moved by Soucy, supported by Walker, to approve the Special Land Use for 4060 Grand River Avenue for an indoor dog park, coffee shop and bakery. The requirements of Sections 19.03 and 7.02.02 (w) of the Zoning Ordinance are generally met. **The motion carried unanimously.**

Moved by Soucy, supported by Hunt, to approve Environmental Impact Assessment Dated December 15, 2025 for 4060 Grand River Avenue for an indoor dog park, coffee shop and bakery shop. **The motion carried unanimously.**

Moved by Hunt, supported by Soucy, to approve the Site Plan dated January 19, 2026 for 4060 Grand River Avenue for an indoor dog park, coffee shop and bakery, conditioned upon the following:

- The applicant shall receive all outside agency approvals and provide copies to the township.
- The motion carried unanimously.**

6. Consideration of a special use, site plan and environmental impact assessment for proposed two (2) three hundred (300) gallon above ground fuel storage tanks. The property is located at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue. The request is petitioned by Merlo Construction Company, LLC.

A. Disposition of Special Use Application

B. Disposition of Environmental Impact Assessment

C. Disposition of Site Plan

Mr. Wayne Perry of Desine Engineering and Mr. Brian Misaras, the applicant, were present. Mr. Perry provided a review of the site and the proposed project.

Mr. Reiber stated that the Planning Commission approved 250 gallon tanks, not 300. Per Mr. Borden of Safebuilt's letter states "Mr. Borden noted that the ordinance states a limit of 300 gallons of fuel storage is allowed; however, he interprets this request as being in compliance with the ordinance because the storage tanks are less than 300 gallons each". Ms. Hunt noted that as Ms. VanMarter stated during the agenda approval, the request is for 300 gallons tanks and the agenda was incorrect.

There was a discussion regarding the grievances made by the adjacent neighbor, noting that Mr. Misaras has been working with the neighbor on their concerns since he received the letter.

Moved by Soucy, supported by Reiber, to approve the Special Land Use for two each, three hundred gallon above ground fuel storage tanks for a previously approved contractors office/storage yard located at 2025 Euler Road. The requirements of Section 19.03 and 13.07 of the Zoning Ordinance are generally met. **The motion carried unanimously.**

Moved by Soucy, supported by Hunt, to approve the Environmental Impact Assessment Dated January 16, 2026 for two each, three hundred gallon above ground fuel storage tanks for a previously approved contractors office/storage yard located at 2025 Euler Road. **The motion carried unanimously.**

Moved by Hunt, supported by Soucy, to approve the Site Plan dated January 19, 2026 for two each, three hundred gallon above ground fuel storage tanks for a previously approved contractors office/storage yard located at 2025 Euler Road. **The motion carried unanimously.**

7. Consideration of a special use, site plan and environmental impact assessment for a proposed expansion of outdoor storage for the existing Truck and Trailer. The property is located on the west side of Grand Oaks Drive, south of Grand River Avenue. The request is petitioned by Truck and Trailer Specialties.

A. Disposition of Special Use Application

B. Disposition of Environmental Impact Assessment

C. Disposition of Site Plan

Mr. Jesse Parkinson of The Umlor Group, the applicant's engineer, and Mr. Brian Bouwman, the applicant, were present.

Mr. Bouwan provided the reason for the need for the expansion. He thanked the Supervisor for the invocation at the beginning of the meeting, he is glad the Township no longer participates with SPARK, and Kelly should get a merit raise.

Board members asked questions and for clarifications on specific items from Mr. Bouwman.

Moved by Soucy, supported by Valenti, to approve the Special Land Use for the expansion of outdoor storage for the existing Truck and Trailer Specialties located at 900 Grand Oaks Drive. The requirements of Sections 19.03 and 8.02.02(b) of the Zoning Ordinance are generally met. **The motion carried unanimously.**

Moved by Hovarter, supported by Soucy, to approve the Environmental Impact Assessment dated January 20, 2026 for the expansion of outdoor storage for the existing Truck and Trailer Specialties located at 900 Grand Oaks Drive. **The motion carried unanimously.**

Moved by Hunt, supported by Reiber, to approve the Site Plan dated January 20, 2026 for the expansion of outdoor storage for the existing Truck and Trailer Specialties located at 900 Grand Oaks Drive, with the following conditions:

- The petitioner will add 11 coniferous trees at 6 foot height at the time located at the bottom of the new proposed slope between the disturbance area on the west side.
- Township staff will review the existing landscaping against the approved landscaping plan of seven years ago and if necessary, will be brought back into compliance during an applicable season in 2026.
- The lighting photometrics and plan shall be updated and reviewed by township staff to meet township standards.
- The chain link fence matching the existing chain link fence is acceptable.
- The asphalt millings are acceptable material in this industrial zone.

The motion carried unanimously.

8. Update on the Oak Pointe Water Main Break Preventative Maintenance Plans and Residential Sodium Chloride and PFAS Sampling Efforts as presented by Dr. Greg Tatara.

Dr. Tatara provided information as to why they are not able to identify any stubs that may be located along the water mains. He showed a GIS map showing all of the components of the water and sewer systems covered by MHOG and how staff uses the information. He noted that where the water main break occurred last month, those mains were installed by a private contractor so some of the drawings for this system may not be correct.

He stated that they did not request bids for removing the remaining tee and installing a valve because they are unsure how much pipe they will need to remove so it would be difficult to have companies provide a quote on how much it would cost.

He provided a review of the sodium and PFAS levels in MHOG's water. He noted all customers, except for four homes, are within the state's drinking water standards. They have provided filters for those homes. They sent letters to all customers last week with the results.

9. Consideration of a request for approval of amendments to the DPW Budget for the fiscal year ending on March 31, 2026.

Dr. Tatara showed and provided details of the amended DPW budget for the current fiscal year. The Board and Dr. Tatara discussed specific items in the budget.

Moved by Soucy, supported by Walker, to approve amendments to the DPW Budget for the fiscal year ending on March 31, 2026 as presented. **The motion carried unanimously.**

10. Consideration of a request to approve the April 1, 2026-September 30, 2031 Utility Services Agreement with the Marion, Howell, Oceola, and Genoa Sewer and Water Authority (MHOG) which includes the allocation percentage and a 6 month operating budget.

Dr. Tatara reviewed projects and highlights that MHOG achieved since they changed their contract model from outside consultants to in-house operations in 2011. He then provided details of the proposed agreement. He noted that the language regarding insurance shown in tonight's packet has been revised. The Township will no longer be providing vehicle or health insurance. He provided detailed information of MHOG's budget, noting it will only be for six months because their fiscal year ends in September.

Moved by Soucy, supported by Walker, to approve the April 1, 2026 - September 30, 2031 Utility Services Agreement with the Marion, Howell, Oceola, and Genoa Sewer and Water Authority (MHOG) which includes the allocation percentage and a six-month operating budget

with modifications to the insurance section discussed this evening. **The motion carried unanimously.**

11. Consideration of a request to approve the Asset Transfer Agreement transferring personal property from Genoa Charter Township to the Marion, Howell, Oceola, and Genoa Sewer and Water Authority (MHOG) for the purposes outlined in the Utility Services Agreement.

Dr. Tatara stated this agreement is needed because MHOG will be taking ownership of this equipment from Genoa Township. He noted that these vehicles were paid for by MHOG using fees from the water and sewer customers.

Moved by Soucy, supported by Walker, to approve Asset Transfer Agreement transferring personal property from Genoa Charter Township to the Marion, Howell, Oceola, and Genoa Sewer and Water Authority (MHOG) for the purposes outlined in the Utility Services Agreement with the modification of removing Vehicle #19. **The motion carried unanimously.**

12. Request for approval of the special meeting closed session minutes from January 28, 2026.

- A. If necessary, consider a motion to enter into closed session under the Open Meetings Act, MCL 15.268(1)(h) to consider material exempt from discussion or disclosure by state or federal statute. (Roll Call, requires 2/3 vote)**
- B. Consider motion to adjourn the closed session and reconvene in open session. (Roll Call)**

Mr. Soucy provided the minutes to the board for their review this evening. Ms. Hunt noted a needed minor grammatical change.

Moved by Hunt, supported by Hovarter, to approve the closed session minutes from January 28, 2026 as amended. **The motion carried unanimously with a roll call vote (Reiber - yes; Hunt - yes; Valenti - yes; Hovarter - yes; Walker - yes; Soucy - yes; Spicher - yes)**

Items for Discussion:

13. Discussion regarding adding a second call to the public at the end of the meeting.

Mr. Reiber stated that the Planning Commission has it as an option, and he is in favor of having it as an agenda item for the Township Board. It is a good opportunity for members of the public to ask questions of items that occurred at the meeting.

Supervisor Spicher stated there should not be any back and forth with the call to the public.

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Approved Minutes

Mr. Soucy encouraged residents to contact trustees or staff if they have questions. He does not see a need for a second call to the public. It is allowed at the discretion of the Supervisor. Mr. Walker agrees. He does not see a need to have a formal "Call to the Public" at the end of the meeting.

It was decided to have it at the Board's discretion.

Correspondence

The correspondence in the packet included the 2025 BAFA Year in Review, a resident thanking the township for clearing the sidewalks at the township hall without salt, so she is able to walk her dog, and a letter that Ms. VanMarter sent to the Howell Public Schools Superintendent regarding the concern at a previous call to the public regarding the closeness of one of their baseball fields to Latson Road.

Board Comments

Ms. Hovarter stated four of the trustees went to the Rosa Parks event at Cleary University, she helped at Recycle Livingston on Saturday, and the Midnight in the Tropics event is on March 7th at Crystal Gardens.

Ms. Hunt stated the last day to pay winter taxes is March 2, 2026.

Mr. Reiber stated there potentially may not be a Planning Commission meeting in March. Mr. Soucy stated there will be a ZBA meeting in March.

On Monday, ~~September~~ February 23 at 6:30 pm, there will be a joint meeting regarding the results of the Master Plan Survey.

Mr. Jim Carpenter stated he does not want a call to the public because that limits the discussion between the public and the Board, a discussion would be better. He thanked Kelly for addressing the baseball field issue.

Ms. Beattie stated there should be a Planning Commission meeting next month. There are always ordinance updates that need to be discussed. It was noted that a Planning Commission meeting costs approximately \$1,300. Supervisor Spicher suggested more of a town hall to discuss ordinance amendments.

Adjournment

Moved by Hunt, supported by Reiber, to adjourn the meeting at 9:14 pm. **The motion carried unanimously.**

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Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved:

Rick Soucy, Clerk
Genoa Charter Township

Kevin Spicher, Supervisor
Genoa Charter Township