

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
June 1, 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 14 people in the audience.

Call to the Public

The call to the public was opened at 6:32 pm.

Ms. Deb Beattie of 3109 Pineview Trail stated she sent the board a copy of Putnam Township's wetlands ordinance. They regulate wetlands that are under two acres, but not under one acre. There is a lot of detailed information in the ordinance.

Ms. Denise Pollicella of 4200 Sweet Road stated she had a conversation with two young men who live in the township. They stated they would like to stay in the area but they are unable to find affordable homes. She suggested there be an area where people can buy a small home that is affordable. There is a desire and need for this.

The call to the public was closed at 6:36 pm.

Approval of Consent Agenda:

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

1. **Payment of Bills: June 1, 2026**
2. **Request to approve the May 18, 2026 regular meeting minutes.**

Approval of Regular Agenda:

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

3. **Public Hearing on the proposed Grand Beach No. 3 Road Rehabilitation Special Assessment Roll.**
 - A. **Call to the Property Owners**
 - B. **Call to the Public**

The call to the property owners was opened at 6:37 pm.

Mr. Kristian Smith of 6972 Rink Drive has lived here for 25 years. He drives 50 feet to go in and out of his driveway and he is paying the same amount as other residents who live in the back of the subdivision. Also, the paperwork states that the interest rate is 2 percent, but there will be quarterly reviews where the cost can be reassessed. He believes that the project is going to cost more than what the township is estimating because of material costs, increase in oil prices, etc.

The call to the property owners was closed at 6:41 pm.

The call to the public was opened at 6:41 pm with no response.

4. **Request for approval of Resolution #5 – Confirming the Special Assessment Roll for the Grand Beach No. 3 Road Rehabilitation Special Assessment Project (winter tax 2026). (Roll Call)**

Ms. VanMarter stated it is a challenge trying to determine the benefit levels for each property. Mr. Smith's statement is heard very often with these special assessment districts. The law requires that each parcel be assessed based upon a benefit basis, not simply whether the properties are next to one another. A property that does not have a direct driveway connection to the road definitely has a different benefit level which justifies the different assessment amount. Regarding the redetermination of costs, only one invoice will be received from the contractor after the project is complete and depending on that cost, the assessed amounts could change. She noted that in 30 years, she is not aware of a public road assessment that has been reassessed for an increase.

Ms. Hunt noted that this reassessment is only done at that time. It will not be done annually for ten years.

Mr. Reiber asked if the language that Mr. Smith referred to is in all special assessments. Ms. VanMarter stated that it is part of the state statute and is required to be in there if there could be a change in the project cost.

Ms. VanMarter displayed the parcel map for the neighborhood and which properties have lower

assessments than the others. Ms. VanMarter explained in detail how the benefit was determined for this project. Those without a driveway connection may use the road for visitor parking, recreation or emergency services so while they do not depend on the roadway for daily use, they do still receive a benefit.

Supervisor Spicher understands Mr. Smith's concerns.

Moved by Hunt, supported by Soucy, to approve Resolution #5 – Confirming the Special Assessment Roll for the Grand Beach No. 3 Road Rehabilitation Special Assessment Project (winter tax 2026). **The motion carried unanimously with a roll call vote (Reiber – yes; Hunt – yes; Valenti – yes; Hovarter – yes; Soucy – yes; Spicher – yes; Walker – yes).**

Supervisor Spicher stated there were letters returned from the mailing for the Pardee Lake project. They were mailed to the property addresses instead of the mailing addresses so some came back undeliverable. The public hearing will be conducted tonight, but there will not be a vote. That will be done at the next meeting after we resend the notice to the district.

- 5. Public Hearing on the proposed Pardee Lake Aquatic Weed Control Special Assessment Project.**
 - A. Call to the Property Owners**
 - B. Call to the Public**

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

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

- 6. Request for approval of Resolution #3 - Approving the Project Cost Estimates, Special Assessment District and causing the Special Assessment Roll to be prepared for the Pardee Lake Aquatic Weed Control Special Assessment Project (winter tax 2026). (Roll Call)**
- 7. Request for approval of Resolution #4 - Resolution Acknowledging the Filing of the Special Assessment Roll, Scheduling the Second Hearing for June 15, 2026 and Directing the Issuance of Statutory Notices for the Pardee Lake Aquatic Weed Control Special Assessment Project (winter tax 2026). (Roll Call)**

Moved by Soucy, supported by Walker, to table Agenda Items #6 and 7 until the June 15, 2026 Township Board Meeting. **The motion carried unanimously.**

- 8. Review of the Park Restoration Management Plan and request for approval of a proposal for continued grant and fundraising support not to exceed \$11,875 from K2 Environmental from Parks and Recreation Fund, Planning/Engineering line item 208-751-934-006.**

Mr. Spencer Kellum of K2 Environmental Consulting stated this is an interesting parcel. There are a lot of challenges, and he put together a very detailed plan. The goal of the property is to pursue habitat management, improve access for residents, and install trails. He provided details of the plan that he submitted to the Township. These are adaptive plans so changes may come up and that will be addressed at that time. With his current proposal, he would continue to work with the township to pursue grant funding for the project. He has assisted with the submission of proposals to three government offices for appropriations.

Supervisor Spicher stated two proposals were submitted at the Federal level that were not granted. He noted it was not due to the quality of the application, but this project is not very appropriate for that grant. The township reached a little far in submitting it.

Mr. Reiber asked if this proposal will come before the Planning Commission and what is the current zoning. Ms. VanMarter stated it is zoned low density residential and she will be requesting to have it rezoned to Parks and Recreation. There may also be a recreational plan required for some of the grants, and that will go before the Planning Commission. She also noted that public parks are permitted in the current zoning district.

Ms. Hovarter suggested using some of the money that is already budgeted to start the project. Ms. VanMarter recommends keeping that money in the budget in case there is a match required. It is also an asset to have available funds when applying for a grant.

Ms. Hunt is in favor of this. The great work that has been done should be continued.

Ms. VanMarter stated that a plan involving any improvements would go before the Planning Commission for recommendation.

Mr. Reiber asked how the vegetation chemicals could affect neighbors. Mr. Kellum stated the foliage would be cut and then the chemicals would be sprayed low and would not be done on a windy day. The closest neighbor to the trail is approximately 50 feet. Mr. Reiber is in favor of these being walking trails.

Mr. Kellum stated his proposal for the restoration is approximately \$970,000.

The discussion continued regarding the process of applying for grants, what types of grants will be pursued, etc.

Supervisor Spicher stated the proposal is for Mr. Kellum to continue to research and apply for grants. He will charge his hourly rate with a total not to exceed \$11,875.

Moved by Soucy, supported by Walker, to approve the proposal for continued grant and fundraising support not to exceed \$11,875 from K2 Environmental from Parks and Recreation Fund, Planning/Engineering line item 208-751-934-006. **The motion carried unanimously.**

9. Request for approval of Resolution #1 to Proceed with the Project and Direct Preparation of the Plans and Cost Estimates for the Lindsey Drive (Herbst Estates) Road Rehabilitation Special Assessment Project (winter tax 2026). (Roll Call)

Ms. VanMarter stated Lindsey Drive was not originally included in the Grand Beach Road Rehabilitation Project because it was going to increase the cost of the project for Grant Beach #3. The residents distributing the petition for that project did not include the parcels on Lindsey. The residents on Lindsey contacted Kelly to request Lindsey Drive be rehabilitated. Eight of the nine parcels have approved of the project. She noted that the last parcel is vacant and the petition circulator did not contact that owner; however, they will be included in the assessment.

Moved by Hunt, supported by Soucy, to approve Resolution #1 to proceed with the Lindsey Drive (Herbst Estates) Road Rehabilitation Special Assessment Project (winter 2026) and direct preparation of the plans and cost estimates. **The motion carried unanimously with a roll call vote (Hunt – yes; Valenti– yes; Hunt – yes; Hovarter– yes; Walker - yes; Reiber – yes; Soucy – yes; Spicher – yes).**

10. Request for approval of Resolution #2 to Approve the Project, Schedule the First Hearing for June 15, 2026 and Direct Issuance of Statutory Notices for the Lindsey Drive (Herbst Estates) Road Rehabilitation Special Assessment Project (winter tax 2026). (Roll Call)

Moved by Reiber, supported by Hovarter, to approve Resolution #2 to approve the Lindsey Drive (Herbst Estates) Road Rehabilitation Special Assessment Project (winter tax 2026), and schedule the first public hearing for June 15, 2026 and to direct the issuance of statutory notice. **The motion carried unanimously with a roll call vote (Valenti – yes; Hovarter – yes; Walker – yes; Reiber – yes; Hunt – yes; Soucy – yes; Spicher – yes).**

11. Request for approval of an application for a Public Display of Fireworks permit for Cleary University at Lake Trust Stadium on Friday, June 12, 2026 as submitted by George Horn, Cleary University and Dueling Dragons, LLC.

Supervisor Spicher stated this is part of Cleary University's Summerfest.

Moved by Hunt, supported by Soucy, to approve an application for a Fireworks permit for Cleary University at Lake Trust Stadium on Friday, June 12, 2026. **The motion carried unanimously.**

12. Request for approval of an application for a Public Display of Fireworks permit on West Crooked Lake on July 3, 2026 as submitted by Chris Renema, Ace Pyro, LLC.

Ms. Valenti stated that the BAFA letter says Wednesday, July 3, but the report says Friday, July 3. It was confirmed that they will be held on Friday, July 3, 2026.

Moved by Valenti, supported by Walker, to approve an application for a Public Display of Fireworks permit on West Crooked Lake on Friday, July 3, 2026 as submitted by Chris Renema, Ace Pyro, LLC. **The motion carried unanimously.**

13. Request for approval and adoption of Resolution No. 260601 to honor Laura Gambino for her 23 years of Dedicated Service to Genoa Charter Township. (Roll Call)

Supervisor Spicher stated that Ms. Gambino has been the deputy assessor at the township since 2003. She is a big part of the department. She will be missed, but she will enjoy her retirement. Ms. Hunt agrees. The township has been lucky to have her. She has done a wonderful job in the department and she will be missed.

Moved by Soucy, supported by Hunt, to approve the adoption of Resolution 260601 to honor Laura Gambino for her 23 years of dedicated service to Genoa Charter Township. **The motion carried unanimously with a roll call vote (Hovarter – yes; Walker – yes; Reiber – yes; Hunt – yes; Valenti – yes; Soucy – yes; Spicher – yes)**

Mr. Reiber asked if the open position would be filled. Mr. Soucy stated that her position has already been filled internally. Ms. Hunt indicated that they were able to utilize the intern program through Livingston County which has been an excellent resource.

14. Consideration of a recommendation for approval of Ordinance Number Z-26-01 regarding zoning ordinance text amendments to Article 13 entitled "Environmental Protection Regulation" related to Hazardous Materials and Fuel Storage and Wetland Protection Standards. (Roll Call-majority)

Ms. VanMarter noted that this ordinance amendment was returned to the Planning Commission due to comments by the township attorney, specifically the regulations of fuel storage tanks cannot be more stringent than state law. Also, the version of the ordinance they saw previously regulated the use of pesticides and fertilizers within the natural features setback. That has been eliminated because there is not a way that it can be enforced. Her practice has always been to not regulate actions that cannot be enforced. Ms. Hunt noted that there will be public education regarding fertilization.

Mr. Reiber reiterated that the goal of the Planning Commission is to protect wetlands, woodlands and the environment. He cited that in the document that Ms. Beattie submitted, there is an advisory committee to assist the Planning Commission with ordinances. He is in favor of such a committee. He agrees that if it cannot be enforced, it should not be in an ordinance.

Ms. Hovarter spoke to the code enforcement officer for Milford Township and they monitor all wetlands, regardless of size. If they were notified that someone was filling in a wetland, he would go onto the property. Ms. VanMarter stated if the township heard of someone filling in a wetland, they would notify the Livingston County Drain Commissioner and visit the site but would not enter onto the property. Mr. Seward stated it is illegal to enter onto someone's private property.

Ms. VanMarter noted that just because a wetland is under two acres does not mean it is not a regulated wetland by the State of Michigan. Ms. Hunt noted that the Planning Director, the township Planning Commission, and the County Planning Commission have all put a lot of work into this ordinance.

Mr. Reiber asked if the conditions from the Livingston Planning Commission's report were included in the ordinance. Ms. VanMarter stated all comments from them are reviewed and addressed.

Moved by Soucy, supported by Reiber, to approve the planning commission's recommendation for Ordinance Number Z-26-01 regarding zoning ordinance text amendments to Article 13 entitled Environmental Protection Regulations regulated to Hazardous Materials and Fuel Storage and Wetland Protection Standards. **The motion carried unanimously with a roll call vote (Walker – yes; Reiber – yes; Hunt – yes; Valenti - yes; Hovarter - yes; Soucy – yes; Spicher - yes)**

Items for Discussion:

15. Discussion regarding Peddlers and Solicitors Ordinance as requested by Trustee Walker.

Mr. Walker noted there was an incident in Brighton Township involving a solicitor pursuing a small child. Genoa Township does have a permit process and an ordinance for solicitation.

Genoa Charter Township Board Meeting

June 1, 2026

Approved Minutes

Mr. Soucy stated applicants are fingerprinted, the company must post a bond and come in person to fill out the application. The township does not do a detailed screening. We do have the ability to pull their permit if any of the township's ordinances are violated and if so, it will. The solicitor must carry the permit, their picture, their contact information as well as the company's contact information. This must be presented at the door. If they do not comply with the regulations, they will be suspended for a calendar year.

Mr. Seward stated it is unconstitutional for the township to completely ban all solicitation.

It was noted that the ordinance will be reviewed to ensure it complies with all laws.

Ms. VanMarter found a website where the City of Novi has a no knock registry where residents can enter their information and a list is shared with the solicitor. She would like to explore that further.

The board continued the discussion regarding what can be legally enforced by the township, what types of solicitations can be controlled, what private property owners can do, what neighborhood associations with private streets can do, and the difference between peddling, soliciting and canvassing.

Ms. Valenti recommends educating the public on solicitation in the township. It was suggested to put a FAQ section on the website and the app.

Board Comments:

Mr. Walker had a meeting with GoGov, the app company, and they will have updates in mid to late June, which will allow the township to set expirations on notifications, allow residents to select which sections they would like to receive notifications for without having to give personal information, except for an email.

Ms. Hovarter stated that Melonfest is going to sell gambling pull tabs. They are requesting volunteers for this and the upcoming Balloonfest.

Mr. Soucy stated the clerk's office hosted a group of 12 second grade students and their parents to learn about the voting process. There was a mock election.

Mr. Reiber asked if the township will be advising the public on the status of the Latson PUD. Supervisor Spicher stated the attorneys are not comfortable with a lot of public discussion on the topic except that a hearing is scheduled. The filings are public documents.

Adjournment

Moved by Walker, supported by Valenti, to adjourn the meeting at 8:23 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas
Recording Secretary

Genoa Charter Township Board Meeting
June 1, 2026
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Approved: Rick Soucy, Clerk
Genoa Charter Township

Kevin Spicher, Supervisor
Genoa Charter Township