

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
August 17, 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, Jodi Valenti, and Todd Walker.

Also present was Township Manager Kelly VanMarter, Township Attorneys Joe Seward and Kali Henderson, and six people in the audience.

Call to the Public

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

Mr. Rodney Conway of Prentice Estates Complex provided a report to the Township Manager. Tap In's is in violation of the township's noise ordinance. He recorded the sound from last Friday night. He asked the board to do something about this. It is a public health issue.

Ms. Deb Beattie of 3109 Pineview Trail questioned the removal of trees that were discussed for the MHOG project. It was stated they will keep "as many as they can". That needs to be more specific. She questioned if the new solicitor's ordinance "has teeth".

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

Approval of Consent Agenda:

Mr. Soucy **moved**, and Mr. Walker supported approving the Consent Agenda as presented. Mr. Reiber stated he has questions about the payment of bills and the minutes and requested they both be moved to the regular agenda. **The motion failed unanimously.**

Approval of Regular Agenda:

Moved by Hunt, supported by Valenti, to approve the Regular Agenda with Items #1 - #16. **The motion carried unanimously.**

1. Payment of Bills: August 17, 2026

Mr. Reiber questioned the mileage reimbursement for the clerk department employees. Mr. Soucy stated that the employee mileage is not just for election day. His mileage reimbursement was all for election day. Ms. VanMarter and the board reviewed and discussed the policy provisions for mileage reimbursement.

Moved by Hunt, supported by Walker, to approve the Payment of Bills dated August 17, 2026 as presented. **The motion carried, with Mr. Reiber voting “nay”.**

2. Request to approve the August 3, 2026 regular meeting minutes.

Mr. Reiber questioned the statement he made under “Board Comments”. The board discussed the item.

Moved by Hunt, supported by Valenti, to approve the August 3, 2026 regular meeting minutes as presented. **The motion carried unanimously.**

Supervisor Spicher advised that the board did not ignore Mr. Ford’s statement from the last meeting. They listened to his concerns; however, EGLE has strict requirements as to what can be done and what can’t.

3. Public Hearing on the proposed Grand Beach Lake Aquatic Weed Control Special Assessment Roll.

A. Call to the Property Owners

B. Call to the Public

The call to the property owners was opened at 6:52 pm with no response.

The call to the public was opened at 6:52 pm with no response.

Mr. Joseph Fader of 8612 Rink Drive expressed his pleasure with the township board. He loves the invocation at the beginning of the meeting. He thanked the board for allowing the SAD process as it has done so much for their lake.

The call to the public was closed at 6:56 pm.

4. Request for approval of Resolution #5 – Confirming the Special Assessment Roll for the Grand Beach Lake Aquatic Weed Control Special Assessment Project (winter tax 2026). (Roll Call)

Moved by Soucy, supported by Walker, to approve Resolution #5 – Confirming the Special Assessment Roll for the Grand Beach Lake Aquatic Weed Control Special Assessment Project (winter tax 2026). **The motion carried unanimously with a roll call vote (Reiber - yes; Hunt - yes; Valenti - yes; Walker - yes; Soucy - yes; Spicher - yes)**

5. Consideration of a recommendation for approval of an environmental impact assessment for a proposed 5,940 sq. ft. administrative office building for the MHOG Water Authority. The property is located at 900 Chilson Road, west side of Chilson Road, south of Grand River Avenue. The request is petitioned by MHOG.

Dr. Greg Tatara of MHOG and Mr. Jason Lipa of Schafer Construction were present. Mr. Lipa advised they received a unanimous recommendation from the Planning Commission. There is a 40 foot front yard setback and the majority of that vegetation will remain. They will need to remove some of the trees to allow for the driveway. They showed the site plan indicating where trees will be removed.

Mr. Reiber asked if a tree survey was done. Ms. VanMarter stated there are certain types of development that require a tree inventory. It was not required for this project.

Ms. Hunt stated the project is necessary and fits well into the neighborhood. Supervisor Spicher agreed.

Mr. Reiber asked if the applicant will be doing a tree inventory. Mr. Lipa stated they will not be doing one. There are no large trees that will be removed. It will be mostly brush.

Moved by Soucy, supported by Hunt, to approve the environmental impact assessment dated July 21, 2026 for a proposed 5,940 sq. ft. administrative office building for the MHOG Water Authority located at 900 Chilson Road. **The motion carried unanimously.**

6. Consideration of a recommendation for approval of an environmental impact assessment, PUD amendment and site plan for a proposed parking lot expansion for the existing Trinity Health Hospital. The property is located at 7575 Grand River Avenue, north side of Grand River Avenue, west of Hacker Road. The request is petitioned by Trinity Health.

A. Disposition of Environmental Impact Assessment

B. Disposition of Site Plan

C. Disposition of PUD Amendment

Mr. Reiber provided a review of the project, noting that the new parking spaces were part of banked parking when the hospital was first built, with an additional 40 spots.

Ms. Hovarter asked when the township will allow no more surface parking and they will have to go up. Ms. VanMarter stated there is an ordinance with regard to total impervious surface allowed and that would be reviewed at that time.

Moved by Hunt, supported by Soucy, to approve the amendment to the Trinity Health Planned Unit Development agreement with the following condition:

1. The petitioner will meet all requirements of township staff and the township attorney prior to issuance of a Land Use Permit.

The motion carried unanimously.

Moved by Soucy, supported by Reiber, to approve the Environmental Impact Assessment dated July 2, 2026 for a proposed parking lot expansion for Trinity Health located at 7575 Grand River Avenue. **The motion carried unanimously.**

Moved by Hunt, supported by Soucy, to approve the Site Plan dated July 14, 2026 for a proposed parking lot expansion for Trinity Health located at 7575 Grand River Avenue with the following conditions:

1. Any trees marked as transplanted need to survive their first year or be replanted with the same species of trees.
2. There is consistency in the site lighting throughout the entirety of the site.
3. Any areas on the plans identified as future development areas be removed so it clarifies the intent of this submittal prior to Land Use Permit issuance.
4. The petitioner will meet all requirements of the Fire Marshal's letter dated August 3, 2026 prior to issuance of a Land Use Permit issuance.
5. The petitioner will meet all requirements of the township engineer's letter from August 4, 2026 prior to issuance of a Land Use Permit issuance.
6. PUD agreement shall be executed prior to Land Use Permit issuance.

The motion carried unanimously.

7. **Consideration of a request to approve the Certificate of Recognition and Appreciation to be presented to Samuel C. Seizert in celebration of his 100th Birthday.**

Ms. VanMarter stated that less than ½ of 1% of WWII veterans are alive today. She showed photographs of Sam during his time in the service and a recent photo.

Moved by Soucy, supported by Hovarter, to approve the Certificate of Recognition and Appreciation to be presented to Samuel C. Seizert in celebration of his 100th Birthday. **The motion carried unanimously.**

8. **Request for approval of Resolution 260817A Declining Ownership and Operational Responsibility for the Community Water Supply System of Lake Chemung Outdoor Resort, Inc. (Roll Call)**

Ms. VanMarter provided a review of the reasons for this resolution. Supervisor Spicher stated that Dr. Tatara advised him there is no liability to the township to decline ownership of this system.

Moved by Soucy, supported by Valenti, to approve Resolution 260817A Declining Ownership and Operational Responsibility for the Community Water Supply System of Lake Chemung Outdoor Resort, Inc. **The motion carried unanimously with a roll call vote (Hunt - yes; Valenti - yes; Hovarter - yes; Walker - yes; Reiber - Soucy - yes; Spicher - yes).**

9. Request for the introduction of proposed Ordinance Number 260908 and to set the meeting date for considering the proposed ordinance for adoption before the Township Board on Tuesday, September 8, 2026 for the purpose of considering a Genoa Charter Township Peddlers and Solicitors Ordinance.

Ms. Hovarter is not in agreement with the time limit being 10 pm. Ms. Henderson stated this time is aligned with the township's noise ordinance.

Mr. Reiber had questions regarding the No Knock List. Is a minor is considered "a lawful occupant", how would the no knock registry affect rental properties, and will the resident who requests to be put on the list receive notification that their request was received? Ms. Henderson stated a minor would be a lawful occupant, she is unsure of how rental properties are affected and stated an email will be sent to the person who registers and they will also receive the window sticker.

Ms. Henderson addressed the request from the public comment regarding the ordinance not having "any teeth". Ms. Henderson stated that if the applicant is found to be misrepresenting themselves, then the permit will be revoked by a notice being sent to the applicant. Ms. Valenti asked what occurs when someone ignores their permit being revoked. Ms. Henderson stated that would be an enforcement issue. A notice could also be put on the website and on the MyGenoa app advising the public of companies whose permits have been revoked.

Mr. Reiber confirmed that the solicitor must obtain an updated No Knock list each day they are out. He suggested providing the ordinance, or information on where they can find it, to anyone who is applying for a solicitation permit.

Moved by Hunt, supported by Walker, to introduce proposed Ordinance Number 260908 and to set the meeting date for considering the proposed ordinance for adoption before the Township Board on Tuesday, September 8, 2026. **The motion carried unanimously.**

10. Consideration of a request for approval of additional services with Memtech Acoustics for ambient sound level data collection related to zoning and noise ordinance development at an additional cost not to exceed \$10,000 to be paid from Planning and Zoning Contractual Services budget line item 101-701-802-000.

Supervisor Spicher stated the township may be able to pass the cost of an ambient sound test onto an applicant; however, the township would need to determine a baseline. The data would be collected from one industrial site, one commercial site, and a residential site to determine a baseline. It is \$1,600 to add additional locations. Mr. Reiber stated this is a small sample of the township and he would like more locations to be statistically more accurate. Ms. VanMarter stated additional locations can be done if the board chooses to approve additional funds. Then staff and the contractor could determine other locations..

Ms. VanMarter stated developers would need to complete a noise study so the township having this baseline data would determine how their development would affect the surrounding area.

The board discussed the best way to determine what the baselines would be, how many locations should be used for the baseline, how it would be stated in the ordinance, and how it would be used when a developer performs a sound study for their particular project.

Moved by Soucy, supported by Reiber, to approve the additional services with Memtech Acoustics for ambient sound level data collection related to zoning and noise ordinance development at an additional cost not to exceed \$15,000 to be paid from Planning and Zoning Contractual Services budget line item 101-701-802-000 noting that the original proposal was \$10,000 and the additional \$5,000 to be paid out at staff's discretion for additional site needs. **The motion carried unanimously.**

11. Consideration of Resolution 260817B to extend the temporary Moratorium on the Acceptance and Approval of Applications for Data Centers and Cryptocurrency Mining Facilities within Genoa Charter Township for an additional six (6) months. (Roll Call)

Ms. VanMarter stated a draft ordinance has been prepared, but staff is asking for an additional six months to review a noise study, ensure ordinance enforceability, finalize drafts, and conduct public hearings.

Moved by Hunt, supported by Hovarter, to approve Resolution No. 260817-B to extend the temporary moratorium on the acceptance and approval of applications for data centers and cryptocurrency mining facilities. **The motion carried unanimously with a roll call vote (Valenti - yes; Hovarter - yes; Walker - yes; Reiber - yes; Hunt - yes; Soucy - yes; Spicher - yes)**

12. Consideration of a request for approval of budget amendments to the Special Assessment Districts Fund No. 202 for the 2026/2027 Fiscal Year.

Moved by Soucy, supported by Walker, to approve the budget amendments to Fund 202 – SAD Roads and Lakes as presented. **The motion carried unanimously.**

13. Consideration of a request to approve the renewal of the snow removal maintenance services contract with Cooper's Turf Management with the only change being a \$40 increase in salt cost per application for a term beginning November 1, 2026 through April 1, 2028.

Supervisor Spicher stated if the same amount of salt is used this year that was used last year, the increase would be \$2,440. Mr. Seward stated the hold harmless provision in the agreement should be removed before it is signed.

Moved by Soucy, supported by Walker, to approve the renewal of the snow removal and salt/ice melt services contract with Cooper's Turf Management for the 2026–2028 winter seasons, at the proposed contract rates, as recommended by the Administrative Committee, and authorize the Township Manager to execute the agreement on behalf of the Township with the removal of the liability clause from the contract. **The motion carried unanimously.**

14. Consideration of a request for the Township to ask the Livingston County Road Commission to perform a speed study on Bauer Road south of Brighton Road.

Moved by Valenti, supported by Hovarter, to ask the Livingston County Road Commission to perform a speed study on Bauer Road south of Brighton Road. **The motion carried unanimously.**

15. Request for approval of the closed session minutes from August 3, 2026.

- A. If necessary, consider 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. If necessary, consider motion to adjourn the closed session and reconvene in open session. (Roll Call)**

Each board member reviewed their copy of the minutes provided by Mr. Soucy.

Moved by Hunt, supported by Soucy, to approve the closed session minutes from August 3, 2026. **The motion carried unanimously.**

The call to the public was made at 8:22 pm.

Mr. Rodney Conway does not agree with the township wanting to do the sound study. There are a lot of diverse sounds in this community. He hopes to get resolution with the Tap In's issue. Nothing has been done since he first complained in September 2025.

Ms. Deb Beattie was surprised Tap In's received a permit for outdoor music. She agrees that the noise study is necessary for the data centers.

The call to the public was closed at 8:29 pm.

Items for Discussion:

16. Update on Transportation Town Hall presented by Township Supervisor.

Supervisor Spicher provided a review of what occurred at the town hall, noting that the Livingston County Road Commission has adopted a new policy starting in 2027. They will contribute 25 percent funding toward subdivision road improvement SAD costs if the roads are public.

There will be a housing town hall on Wednesday, August 26 at 6:30 pm at the township hall.

Board Comments

Mr. Soucy provided statistics on the November 4 election, including the number of employees and number of hours worked.

Ms. Hovarter provided a review of the Howell Melonfest.

Adjournment

Moved by Walker, supported by Valenti, to adjourn the meeting at 8:43 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved: Rick Soucy, Clerk
Genoa Charter Township

Kevin Spicher, Supervisor
Genoa Charter Township