

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
October 5, 2026
6:30 p.m.

AGENDA

Call to Order:

Invocation:

Pledge of Allegiance:

Roll Call:

Call to the Public (Public comment must be addressed to the Chairperson and will be limited to three minutes per person) *:

Approval of Consent Agenda:

- 1) Payment of Bills: October 5, 2026
- 2) Request to approve the September 21, 2026 meeting minutes

Approval of Regular Agenda:

- 3) Consideration of **Resolution 261005** for a six-month extension of the Temporary Moratorium on the review and approval of rezoning applications in order to allow for updates to the Master Plan and Future Land Use Map. (Roll Call)

Member Updates
Board Comments
Adjournment

*Citizen's Comments- In addition to providing the public with an opportunity to address the Township Board at the beginning of the meeting, an opportunity to comment on individual agenda items <i>may</i> be offered by the Chairman as they are presented.
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BOARD PACKET

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING
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MEETING DATE: October 5, 2026

All information below through September 30, 2026

September 25, 2026 Bi Weekly Payroll - GENOA TOWNSHIP ONLY	\$	54,099.28
OPERATING EXPENSES ROADS (261C2)	\$	2,411.14
OPERATING EXPENSES SAD (264CK)	\$	5,498.72
OPERATING EXPENSES PARKS AND REC (270CK)	\$	4,774.00
OPERATING EXPENSES OAK POINTE (592FN)	\$	72,047.26
OPERATING EXPENSES LAKE EDGEWOOD (593FN)	\$	59,542.98
TOWNSHIP GENERAL EXPENSES	\$	137,206.29
TOTAL	\$	335,579.67

CASH REQUIREMENTS**CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 09/25/26: \$54,099.28****TRANSACTION SUMMARY**

SUMMARY BY TRANSACTION TYPE -	TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	54,099.28
	CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	54,099.28
	TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	4,563.93
	CASH REQUIRED FOR CHECK DATE 09/25/26	58,663.21

TRANSACTION DETAIL**ELECTRONIC FUNDS TRANSFER** - Your financial institution will initiate transfer to Paychex at or after 12:01 A.M. on transaction date.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		BANK DRAFT AMOUNTS & OTHER TOTALS
09/24/26	BANK OF ANN ARBOR	xxxxxxxxxxxx130	Direct Deposit	Net Pay Allocations	38,290.61	38,290.61
09/24/26	BANK OF ANN ARBOR	xxxxxxxxxxxx130	Taxpay®	Employee Withholdings		
				Social Security	3,256.75	
				Medicare	761.68	
				Fed Income Tax	5,078.79	
				MI Income Tax	2,045.05	
				Total Withholdings	11,142.27	
				Employer Liabilities		
				Social Security	3,256.74	
				Medicare	761.66	
				Total Liabilities	4,018.40	15,160.67
09/24/26	BANK OF ANN ARBOR	xxxxxxxxxxxx130	Paychex Flex® Perks	Employee Deductions	648.00	648.00
					EFT FOR 09/24/26	54,099.28
					TOTAL EFT	54,099.28

REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES - Unless stated otherwise, Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<u>TOTAL</u>
09/25/26	Refer to your records for account information		Payroll	Employee Deductions		
				457 EE Pretax	1,511.00	
				457 EE Roth	170.00	
				EE Medical Contribut	1,500.00	
				FSA Medical Pretax	617.26	
				Prin Retire Loan 1	672.59	
				Vol Life Ch Post Tax	1.82	

CHECK REGISTER FOR GENOA TOWNSHIP

CHECK DATE 09/17/2026 - 09/30/2026

BANK CODE: FNBCK, 212CK, 264CK, 270CK, 592FN (5 more)

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank 261C2 ROAD IMPROVEMENT# 401					
09/30/2026	261C2	1096	CHLORIDE SOLUTIONS, LLC	DUST CONTROL 9/14/2026	2,411.14
261C2 TOTALS:					
Total of 1 Checks:					2,411.14
Less 0 Void Checks:					0.00
Total of 1 Disbursements:					2,411.14
Bank 264CK ROAD PROJECTS & LAKE MAN REIM FUND #202					
09/28/2026	264CK	4643	CLAM/PLM LAKES & LAND MGMT.	EAST CROOKED LAKE SURVEY & WATER QUALIT	808.00
				WEST CROOKED LAKE SURVEY & WATER QUALIT	808.00
					1,616.00
09/30/2026	264CK	4644	GENOA TWP GENERAL FUND	GRAND BEACH NO. 3 ADMIN FEE	2,620.22
09/30/2026	264CK	4645	PLM LAKES & LAND MGMT.CORP	AVAS SURVEY & WATER QUALITY PROGRAM	1,262.50
264CK TOTALS:					
Total of 3 Checks:					5,498.72
Less 0 Void Checks:					0.00
Total of 3 Disbursements:					5,498.72
Bank 270CK FUTURE DEVELOPMENT-PARKS&REC #208					
09/30/2026	270CK	5863	COOPER'S LANDSCAPE GROUP	LAWN RESTORATION ALONG UPPER PARKING LO	4,424.00
09/30/2026	270CK	5864	KNOCK'EM OUT PEST CONTROL	PEST CONTROL TREATMENT	350.00
270CK TOTALS:					
Total of 2 Checks:					4,774.00
Less 0 Void Checks:					0.00
Total of 2 Disbursements:					4,774.00
Bank 592FN OAK POINTE OPERATING FUND #592					
09/29/2026	592FN	6707	BRIGHTON ANALYTICAL LLC	DRINKING WATER CALCIUM BY EPA, WATER AN	155.00
09/29/2026	592FN	6708	COOPER'S LANDSCAPE GROUP	SOD RESTORATION AT 4988 STILLMEADOW-HYD	425.00
09/29/2026	592FN	6709	D'ANGELO BROTHERS INC.	NEW GRINDER CAN INSTALL - 3650 WOODRIDG	5,488.00
				4988 STILLMEADOW DR R&R HYDRANT	6,931.00
					12,419.00
09/29/2026	592FN	6710	GENOA OCEOLA SWR & WTR AUTHOR	STATION CLEANING DEBRIS-VACTOR SERVICES	205.17
09/29/2026	592FN	6711	GRAINGER	RADIAL BALL BEARINGS	758.09
09/29/2026	592FN	6712	LOREA TOPSOIL & AGGREGATE	CLASS II SAND FOR RESTORATION WORK AT 4	46.00
09/29/2026	592FN	6713	MHOG DPW FUND	OCTOBER 26 MAINTENANCE/BILLING FEES	32,143.00
				OCTOBER 26 MAINTENANCE/BILLING FEES	25,896.00
					58,039.00
592FN TOTALS:					
Total of 7 Checks:					72,047.26
Less 0 Void Checks:					0.00
Total of 7 Disbursements:					72,047.26

CHECK REGISTER FOR GENOA TOWNSHIP

CHECK DATE 09/17/2026 - 09/30/2026

BANK CODE: FNBCK, 212CK, 264CK, 270CK, 592FN (5 more)

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank 593FN LAKE EDGEWOOD OPERATING FUND #590					
09/30/2026	593FN	4788	CITY OF BRIGHTON	NORTHSTAR # 2	32,428.76
				NORTHSTAR #1	11,270.78
					43,699.54
09/30/2026	593FN	4789	GENOA OCEOLA SWR & WTR AUTHOR	STATION CLEANING DEBRIS-VACTOR SERVICES	117.24
09/30/2026	593FN	4790	HAVILAND PRODUCTS COMPANY	CALCIUM NITRATE	4,095.80
				DEPOSIT RETURN ON 2 CONTAINERS	(2,400.00)
					1,695.80
09/30/2026	593FN	4791	MHOG DPW FUND	OCTOBER 26 MAINTENANCE/BILLING FEES	11,264.00
09/30/2026	593FN	4792	NORTHWEST PIPE & SUPPLY CO.	PVC COUPLING FOR BORDINES	4.94
09/30/2026	593FN	4793	UIS SCADA	COMMS FAIL CPU CARD FAILED-SWAPPED OUT	2,761.46
593FN TOTALS:					
Total of 6 Checks:					59,542.98
Less 0 Void Checks:					0.00
Total of 6 Disbursements:					59,542.98
Bank FNBCK GENERAL FUND CHECKING ACCT FUND 101					
09/17/2026	FNBCK	40523	BLUE CROSS & BLUE SHIELD OF M	HEALTH INSURANCE	26,227.64
09/22/2026	FNBCK	221(E)	MERS-MICH. EMPLOYEES RETIRE	MERS CONTRIBUTION FOR THE MONTH OF SEPT	693.00
09/22/2026	FNBCK	222(E)	PRINCIPAL FINANCIAL RETIREMEN	QUARTERLY RETIREMENT CONTRIBUTIONS	91,783.84
09/23/2026	FNBCK	40524	DELTA DENTAL	OCTOBER DENTAL INSURANCE	1,539.88
09/23/2026	FNBCK	40525	MUTUAL OF OMAHA	OCTOBER LIFE INSURANCE	1,726.20
09/24/2026	FNBCK	40526	MHOG UTILITIES	MOVE UTILITY PAYMENT FROM GF TO UTILITI	350.00
09/30/2026	FNBCK	40527	AMERICAN AQUA	WATER DELIVERY	112.00
09/30/2026	FNBCK	40528	CHECKER'S CLEANING SUPPLY, LL	OFFICE SUPPLIES	319.11
09/30/2026	FNBCK	40529	COMCAST	2911 DORR ROAD ~ ACCT# 8529 10 229 0009	409.24
09/30/2026	FNBCK	40530	CONTINENTAL LINEN SERVICE	RUGS	172.95
09/30/2026	FNBCK	40531	COOPER'S LANDSCAPE GROUP	LAWN RESTORATION FROM WELL REPLACEMENT	1,750.00
09/30/2026	FNBCK	40532	DTE ENERGY	4740 BAUER RD ACCT# 9100 164 6399 4	38.64
09/30/2026	FNBCK	40533	ELECTION SOURCE	ELECTION SUPPLIES	913.59
09/30/2026	FNBCK	40534	ETNA SUPPLY COMPANY	1" IPERL METERS FOR STOCK	5,130.00
				2" OMNI T2 IRRG METER FOR S. LATSON CHI	1,375.00
				1 1/2" OMNI METER FOR METER REPLACEMENT	1,690.00
					8,195.00
09/30/2026	FNBCK	40535	FEDERAL EXPRESS CORP	EXPRESS MAIL	44.54
09/30/2026	FNBCK	40536	GORDON FOOD SERVICE	OFFICE SUPPLIES	257.42
09/30/2026	FNBCK	40537	LIVINGSTON COUNTY CLERK	NOTARY EXPENSE	10.00
09/30/2026	FNBCK	40538	MICHIGAN ASSESSOR'S ASSOC	8/28/26 - 9/28/26 EMPLOYMENT ADS	300.00
09/30/2026	FNBCK	40539	NETWORK SERVICES GROUP, L.L.C	WEB HOSTING RENEWAL	450.00
				SECURITY UPDATES	1,085.32
					1,535.32
09/30/2026	FNBCK	40540	PRECISION COMFORT HEATING AND WATER	AROUND FURNACE	159.00

CHECK REGISTER FOR GENOA TOWNSHIP

CHECK DATE 09/17/2026 - 09/30/2026

BANK CODE: FNBCK, 212CK, 264CK, 270CK, 592FN (5 more)

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank FNBCK GENERAL FUND CHECKING ACCT FUND 101					
09/30/2026	FNBCK	40541	STAPLES	ELECTION SUPPLIES	12.87
				OFFICE SUPPLIES	139.06
					151.93
09/30/2026	FNBCK	40542	SUSAN DOMEN	MILEAGE FOR ELECTION & CEMETERY	66.58
09/30/2026	FNBCK	40543	TODD WALKER	SEMCOG EXEC COMMITTEE	74.48
09/30/2026	FNBCK	40544	XEROX BUSINESS SOLUTIONS	KIP/KIP860	375.93
FNBCK TOTALS:					
Total of 24 Checks:					137,206.29
Less 0 Void Checks:					0.00
Total of 24 Disbursements:					137,206.29
REPORT TOTALS:					
Total of 43 Checks:					281,480.39
Less 0 Void Checks:					0.00
Total of 43 Disbursements:					281,480.39

**GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
September 21, 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 and four people in the audience.

Call to the Public

The call to the public was opened at 6:32 pm with no response.

Approval of Consent Agenda:

It was requested to move Agenda Items #1 and #2 to the regular agenda.

Moved by Reiber, supported by Hovarter, to approve the consent agenda as amended. **The motion carried unanimously.**

- 1. ~~Payment of Bills: September 21, 2026~~(moved to regular agenda)**
- 2. ~~Request to approve the September 8, 2026 regular meeting minutes.~~ (moved to regular agenda)**

Approval of Regular Agenda:

Moved by Reiber, supported by Walker, to approve the regular agenda as amended. **The motion carried unanimously.**

1. Payment of Bills: September 21, 2026 (moved from consent agenda)

Moved by Hunt, supported by Walker, to approve the Payment of Bills: September 21, 2026. **The motion carried unanimously.**

2. Request to approve the September 8, 2026 regular meeting minutes. (moved from consent agenda)

Mr. Reiber requested to have language added to the minutes.

Moved by Soucy, supported by Walker, to approve the September 8, 2026 regular meeting minutes as amended. **The motion carried unanimously.**

3. Presentation and request to receive and place on file the Fiscal Year April 1, 2025 – March 31, 2026 Township Audit as presented by Maner Costerisan.

Mr. Tyler Baker from Maner Costerisan provided a review of the 2025-2026 Fiscal Year Audit Report documents. He thanked Ms. VanMarter and Ms. Hunt for their assistance with the audit. It was a smooth process. His presentation included the Independent Auditors Report letter, Statement of Net Position, Defined Benefit Pension Plan, General Fund Budgetary Comparison Schedule, Governmental Funds Balance Sheet, and a graph showing General Fund Revenues, Expenditures, and Fund Balance for the general fund for the past five years.

Mr. Baker provided an explanation regarding the decrease in the Expenditures and Other Financial Uses from FY 2025 to FY 2026.

Mr. Reiber questioned what “rents” means in the “interest and rents” item on one of the statements. Ms. VanMarter stated that the township receives rent from MHOG for use of the barns across from the township hall.

Ms. Hunt thanked Tyler and his team for making the audit process easy. She also thanked Ken Palka for his assistance. He met with each member of the board during the audit.

Moved by Hunt, supported by Soucy, to receive and place on file the Fiscal Year April 1, 2025 – March 31, 2026 Township Audit. **The motion carried unanimously.**

Member Updates

Mr. Reiber provided a review of an item at last week’s Planning Commission meeting regarding a new multi-use building in the Meijer parking lot. Because the traffic study was done when the I-96 off ramp was closed and the cross access easement between Meijer and Hobby Lobby will be completed if this building is built, it was requested to have the traffic study done when the off ramp is open and considering the cross access easement being finished.

He also provided a review of the noise study presentation given at that meeting. He would like this presented to the board of trustees as well. Ms. VanMarter encouraged the members of the board to watch that Planning Commission meeting to see the presentation.

Supervisor Spicher stated the Brighton Area Fire Authority named Rick Boisvert as the new Fire Chief with the retirement of Michael O'Brian.

Adjournment

Moved by Hunt, supported by Reiber, to adjourn the meeting at 7:06 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved: Rick Soucy, Clerk
Genoa Charter Township

Kevin Spicher, Supervisor
Genoa Charter Township



2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Amy Ruthig, Planning Director
DATE: September 29, 2026
RE: Request for Six-Month Extension of Temporary Moratorium on Rezoning Applications

Staff respectfully requests that the Board of Trustees approve a one-time, six-month extension of the existing rezoning moratorium to allow sufficient time to complete additional public engagement, evaluate and clarify the results of the previous community survey, and complete the Master Plan and Future Land Use Map update.

The current moratorium was established to provide the Township sufficient time to complete the update of the Master Plan and Future Land Use Map and to ensure that future zoning decisions are consistent with the Township's long-term planning policies. The adopted resolution specifically provides that the Board may, by resolution, extend the moratorium one time for a period not to exceed six additional months when necessary to complete the Master Plan, including the Future Land Use Map.

As part of the ongoing Master Plan update, the Township had conducted a comprehensive community survey and town hall forums to gather public input regarding future land use, development, and community priorities. Following the presentation and discussion of the survey results, a few residents raised concerns regarding whether the intent of certain survey questions was clearly understood by those responding to the survey. Specifically, questions were raised as to whether some of the responses may have reflected differing interpretations of what particular questions were intended to ask. The Planning Commission believes additional public input would be beneficial to clarify a few of the responses received through the original survey.

The additional six months would allow the Township to conduct this follow-up public engagement, provide residents and property owners with an additional opportunity to clarify their preferences, evaluate the resulting information, and appropriately incorporate that input into the Master Plan and Future Land Use Map. This additional time will help ensure that the final documents reflect a thorough public engagement process and provide clear guidance for future land use and zoning decisions.

If you wish to move forward with the Resolution, I offer the following motion for your consideration:
(REQUIRES ROLL CALL)

Moved by _____, supported by _____, to approve a six-month extension of the moratorium on the acceptance, review, processing, and approval of rezoning applications, as authorized by Resolution 251006B, to provide additional time for public engagement and clarification of the previous community survey results and to complete the update of the Township Master Plan and Future Land Use Map.

Please contact me if you have any questions.

Best Regards,

Amy Ruthig
Planning Director

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

**Genoa Charter Township
Livingston County, Michigan**

RESOLUTION NO. 261005

**RESOLUTION TO EXTEND THE TEMPORARY MORATORIUM ON THE REVIEW AND
APPROVAL OF REZONING APPLICATIONS IN ORDER TO ALLOW FOR UPDATES TO THE
MASTER PLAN AND FUTURE LAND USE MAP**

At a regular meeting of the Township Board for the Charter Township of Genoa, Livingston County, Michigan, held on the 5th day of October, 2026, at 6:30 p.m.

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and seconded by _____ .

WHEREAS, on October 6, 2025, the Township Board adopted Resolution No. 251006B (the “Original Resolution”), establishing a temporary moratorium, pursuant to Section 21.06.03 of the Zoning Ordinance, on the review and approval of rezoning applications in order to allow for updates to the Master Plan and Future Land Use Map within Genoa Charter Township; and

WHEREAS, the Original Resolution provided that the moratorium would remain in effect for a period of twelve (12) months from its effective date, or until an updated Master Plan and Future Land Use Map becomes effective, whichever occurs first, and that the Township Board may, by resolution, extend the moratorium one time for a period not to exceed six (6) additional months, if necessary to complete the updated Master Plan and Future Land Use Map; and

WHEREAS, Section 21.06.03 of the Zoning Ordinance authorizes the Township Board to impose a temporary moratorium for a period of up to twelve (12) months, and further authorizes a one-time extension of up to six (6) additional months by resolution; and

WHEREAS, as part of the Master Plan update process, the Township conducted a community survey to gather public input regarding future land use, development, and community priorities; and

WHEREAS, following the presentation and discussion of the survey results, a few residents raised concerns regarding whether the intent of certain survey questions was clearly understood by those responding to the survey and whether certain responses may have reflected differing interpretations of the questions presented; and

WHEREAS, the Planning Commission has determined that additional public input would be beneficial to clarify certain responses received through the original community survey and to better understand the preferences and priorities of Township residents and property owners; and

WHEREAS, additional time is necessary to conduct this follow-up public engagement, provide residents and property owners with an additional opportunity to clarify their preferences, evaluate the resulting information, and appropriately incorporate that information into the Master Plan and Future Land Use Map; and

WHEREAS, the Township Board finds that completing this additional public engagement before finalizing the Master Plan and Future Land Use Map will help ensure that the final documents reflect a thorough planning process and provide clear guidance for future land use and zoning decisions; and

WHEREAS, the Township Board therefore finds that a one-time six (6) month extension of the existing moratorium is reasonable and necessary to allow the Township to complete the additional public engagement and Master Plan update process. This extension does not exceed the six (6) month maximum extension period authorized under Section 21.06.03 of the Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED THAT:

- 1) The temporary moratorium established by Resolution No. 251006B on the review and approval of rezoning applications in order to allow for updates to the Master Plan and Future Land Use Map within Genoa Charter Township; is hereby extended for an additional period of six (6) months, pursuant to Section 21.06.03 of the Zoning Ordinance.
- 2) This extension shall commence immediately upon the expiration of the initial twelve-month moratorium period and shall remain in effect for six (6) additional months thereafter, or until a Master Plan and Future Land Use map update is effective, whichever occurs first. This is the one-time extension authorized under Section 21.06.03 of the Zoning Ordinance, and the moratorium shall not be further extended beyond the period set forth herein.
- 3) All other terms, conditions, definitions, and exceptions set forth in Resolution No. 251006B, shall remain in full force and effect and are hereby ratified and incorporated by reference.
- 4) The provisions of this Resolution are severable. If any provision, clause, or part is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall not be affected and shall remain in full force and effect.
- 5) Notice of this Resolution shall be published within seven (7) days of its adoption. The notice must include a summary of the Resolution's effect, the length of the extension, and where the public may inspect the Resolution enacting the extension.
- 6) This Resolution shall become effective immediately following publication.

A roll call vote on the foregoing resolution was taken and was as follows:

AYES:

NAYS:

ABSENT:

The resolution was declared ADOPTED.

CERTIFICATION OF CLERK

The undersigned, being the duly elected Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records of my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Rick Soucy, Genoa Charter Township Clerk

Date

**GENOA CHARTER TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

RESOLUTION 251006B

At a regular meeting of the Board of Trustees of Genoa Charter Township, Livingston County, Michigan, (the "Township") held at 6:30pm at the Township Hall on Monday, October 6, 2025 there were:

PRESENT: Candie Hovarter, Rick Soucy, Janene Deaton, Kevin Spicher, Robin Hunt, Bill Reiber, Todd Walker

ABSENT: None

The following preamble and resolution were offered by Rick Soucy and seconded by Todd Walker.

**RESOLUTION TO ESTABLISH A TWELVE (12) MONTH MORATORIUM ON THE
REVIEW AND APPROVAL OF REZONING APPLICATIONS IN ORDER TO ALLOW
FOR UPDATES TO THE MASTER PLAN AND FUTURE LAND USE MAP**

WHEREAS, Genoa Charter Township recognizes the importance of orderly and well-planned growth and development that is consistent with the long-term goals and policies of the Township and the interests of its residents; and

WHEREAS, the Township is committed to encouraging appropriate development, but also acknowledges that rezoning decisions made without an updated Master Plan and Future Land Use Map could result in inconsistent, uncoordinated, or premature land use patterns; and

WHEREAS, the Township Board believes it is in the best interest of the Township to temporarily pause the review and approval of rezoning applications while planning policies are updated, in order to ensure that future zoning decisions are made in a fair, consistent, and comprehensive manner; and

WHEREAS, pursuant to the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended ("MZEA"), Genoa Charter Township ("Township") has the authority to regulate land use and zoning within its boundaries to promote the health, safety, and general welfare of the public; and

WHEREAS, the Township is currently undertaking a comprehensive review and update of its Master Plan and Future Land Use Map to ensure that land use policies reflect current community needs, infrastructure capacity, and long-term growth objectives; and

WHEREAS, consideration of rezoning requests during this period of review and update could undermine the Township's ability to comprehensively plan for orderly development and may

result in piecemeal zoning changes inconsistent with the goals of the forthcoming Master Plan;
and

WHEREAS, the Township Board finds that a temporary moratorium on the acceptance, review, and approval of rezoning applications is necessary to preserve the status quo and protect the public interest while the planning process is completed; and

WHEREAS, on October 6, 2025 Ordinance Number Z-25-06 was adopted by the Township Board which included amendments to Article 21 of the Zoning Ordinance and the addition of Section 21.06 which authorizes the Township to impose a temporary moratorium by Resolution in accordance with the standards therein; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF GENOA CHARTER TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AS FOLLOWS:

1. Moratorium Established.

A moratorium is hereby imposed on the acceptance, review, processing, or approval of any application for rezoning of property within Genoa Charter Township for a period of twelve (12) months from the effective date of this Resolution, subject to the provisions of Sections 4 through 7 below.

2. Purpose.

The purpose of this moratorium is to allow the Township sufficient time to complete updates to its Master Plan, including the Future Land Use Map, to ensure consistency between zoning decisions and the adopted long-term planning policies of the Township.

3. Applicability.

This moratorium shall apply to all rezoning applications submitted to the Township, regardless of zoning district or property location, and no such applications shall be accepted, processed, or approved during the moratorium period.

4. Duration.

This moratorium shall remain in effect for twelve (12) months from the effective date of this Resolution, or until the Township Board adopts the updated Master Plan, including the Future Land Use Map, whichever occurs first.

The Township Board may, by resolution, extend this moratorium one time for a period not to exceed six (6) additional months, if necessary to complete the Master Plan update, including the Future Land Use Map.

5. Severability.

The provisions of this Resolution are severable. If any provision, clause, or part is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall not be affected and shall remain in full force and effect.

6. Notice.

Notice of this Resolution shall be published within seven (7) days of its adoption. The notice must include a summary of the Resolution's effect, the length of the moratorium including the process to grant an extension; and where the public may inspect the Resolution enacting the moratorium.

7. Effective Date.

This Resolution and the moratorium shall be effective on October 17, 2025.

A roll call vote on the foregoing resolution was taken and was as follows:

AYES: Robin Hunt, Bill Reiber, Todd Walker, Candie Hovarter, Rick Soucy, Janene Deaton, Kevin Spicher

NAYS: None

ABSENT: None

The resolution was declared **ADOPTED**.

CERTIFICATION OF CLERK

The undersigned, being the duly elected Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records of my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.



Janene Deaton, Genoa Charter Township Clerk

10-10-2025
Date