

(corrected)
GENOA TOWNSHIP
Regular Meeting
March 7, 2005
6:30 p.m.

MINUTES

Supervisor McCririe called the regular meeting of the Genoa Township Board to Order at 6:30 p.m. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Jean Ledford, Jim Mortensen, Steve Wildman and Todd Smith. Also present were Township Manager Michael Archinal and approximately twenty persons in the audience.

A call to the public was made with the following response: Michael Doyle – The township needs traffic enforcement on some of our two lane roads that are dangerous. Please take the initiative to take care of our roads. McCririe – Yours is the only request that I have ever personally received for police enforcement. Some of our local subdivisions have contracted with the local sheriff's department asking for traffic control and that has worked.

Approval of Consent Agenda:

Moved by Smith, supported by Mortensen, to approve the consent agenda as presented. The motion carried unanimously.

1. Payment of Bills.

2. Approval of Minutes: Feb. 21, 2005

3. Request for approval to assist Recycle Livingston in its 2005 Electronics Recycling Day with a contribution relative to the number of component items disposed of by Genoa Township residents.

Approval of Regular Agenda:

Moved by Smith, supported by Hunt, to approve the regular agenda as presented. The motion carried unanimously.

4. Public Hearing on the Rolling Meadows Subdivision Road Improvement Project.

A call to property owners and the public was made with the following response: Larry Vanderroest – I do not believe that this whole project needs to be done. What about damage to lawns? McCririe – This request is accomplished under Act 188 by petition of your neighbors. Lawn sprinklers will need to be moved 10' out of the road right-of-way. Mike Doyle - Will engineered plans be available to us? McCririe - Any plans will be open to the public. We will ask that a copy be provided to the township for your review. Alan Stawick – I am opposed to this project. It is a drastic solution to what could be a spot repair. Is there any long-range plan for water and sewer? A letter of objection was provided to the clerk. McCririe – There are no plans to provide water and sewer in your area. However, should that be necessary, sewer would be installed outside of the roadbed. Letters of objection to the special assessment district were

received from Jane & Randy Evans and Gregory and Mary Ann Allen. The public hearing was adjourned at 6:40 p.m.

5. Review of rezoning application, environmental impact assessment, conceptual PUD plan and PUD agreement to rezone 1.74 acres located in Section 6 part of 11-06-101-013 from GCD (General Commercial District) to RDPUD (Redevelopment Planned Unit Development) to construct a 14,490 sq. ft. retail store located at 2321 E. Grand River, petitioned by Walgreens, as discussed by the Planning Commission 01/24/05.

A. Disposition of rezoning application.

Moved by Ledford, supported by Smith, to approve the rezoning of 1.7 acres

B. Disposition of PUD agreement.

Moved by Smith, supported by Wildman, to approve the PUD agreement contingent upon the following:

1. Review of the Agreement by the Township Attorney.
2. Two-drive thru windows will be limited to the receipt and dispensing of prescription pharmaceuticals only.
3. Paragraph 2.1 will be revised to indicate that this land use authorization applies only to a drug store and ancillary uses common to drug stores, such as CVS, Rite Aid, limited groceries, non-prescription drugs, etc.
4. Paragraph 2.7 shall be eliminated.
5. Cross access easements will be obtained and recorded with the property to the east prior to the granting of a land use permit.
6. The petitioner will resurface Maplecrest Drive west from the site entrance to Golf Club Road with approval from the private road owner(s).
7. An additional paragraph shall be added to read, "The two building signs will be permitted, one on Grand River and one on Golf Club side, each being 100 square feet".
8. No window signs are permitted.
9. A monument sign is permitted and must be consistent with the Township ordinance.
10. The petitioner will provide the Township with evidence that he has the right to access Maplecrest Drive and further agrees that Walgreens and its suppliers will not use Maplecrest for through traffic.
11. Page 3, Paragraph 2.5 shall be changed to "For purposes of setbacks, it is agreed that the property has three front yards. The setback from Grand River12 feet.....the setback from Maplecrest shall be a minimum of 52 feet. The parking lot setbackfrom Maplecrest shall be a minimum of 8 feet".

The motion carried unanimously.

C. Disposition of PUD Plan (03-02-05).

Moved by Ledford, supported by Skolarus, to approve the PUD plan contingent upon the following:

1. A Land Use Permit will not be issued until an executed Cross Easement Agreement is provided to the township.
2. Cross access easements will be obtained and recorded with the property to the east prior to the granting of a land use permit.
3. The petitioner will provide the Township with evidence that he has the right to access Maplecrest Drive and further agrees that Walgreens and its suppliers will not use Maplecrest for through traffic.

4. The petitioner will resurface Maplecrest Drive west from the site entrance to Golf Club Road with approval from the private road owner(s).
5. No window signs are permitted.
6. All greenbelts will be irrigated.
7. The materials and colored renderings presented this evening are acceptable and will become the property of the Township. Additional pilasters in accents will be added to the east and north elevations and will be reviewed at final site plan review.
8. The petitioner will arrange with the trash hauling company to pick up trash prior to the opening hours of the pharmacy.
9. Fire Marshall requirements will be complied with.
10. The drainage and grading and utilities requirements spelled out in the Township Engineer's letter of January 19, 2005 will be complied with.
11. The access from Grand River to the site will be modified to enlarge the turning radius for trucks entering the site.

12. The PUD shall provide no outdoor storage or display.
The motion carried unanimously.

D. Disposition of impact assessment (03-02-05).

Moved by Skolarus, supported by Wildman, to approve the impact assessment as submitted. The motion carried unanimously.

6. Request for approval of an extension of a Special use Permit for a proposed outdoor display area in front of existing Garden Center located at Lowe's, 100 S. Latson Rd., Section 5, petitioned by Lowe's Home Centers, Inc.

Moved by Smith, supported by Ledford, to approve the extension of the Special Use Permit for one year for temporary outdoor display. Further, allowing the display to be placed upon a meshed and steel rack for drainage of the plants. This permit will be in effect from 04/15/05 until 09/15/05. The motion carried unanimously.

7. Disposition of the request to execute a contract with Fishbeck, Thompson, Carr & Huber for construction of the ground storage tank and booster station.

Moved by Mortensen, supported by Skolarus, to allow the execution of a construction management agreement at a cost of \$1,150,591.56. The motion carried unanimously.

The regular meeting of the Genoa Township Board was adjourned at 7:35 p.m.



Paulette A. Skolarus
Genoa Township Clerk

(PA 03/16/05)