

**GENOA TOWNSHIP BOARD**  
**Regular Meeting**  
**November 5, 2001**

**MINUTES**

A regular meeting of the Genoa Township Board was called to order by Supervisor McCririe at 7:00 p.m. at the Genoa Township Hall. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for the transaction of business: McCririe, Hunt, Ledford, Smith, Combs and Mortensen. Also present were Township Manager Michael Archinal and six persons in the audience.

Moved by Mortensen, supported by Ledford, to approve the Agenda with one addition: A request to address a letter of resignation submitted by Township Assessor Thomas Florida. The amended agenda was voted and carried unanimously.

A Call to the Public was made with no response.

**1. Request to accept the letter of resignation as submitted by Township Assessor Thomas Florida.**

Moved by Mortensen, supported by Smith, to regretfully accept the letter of resignation as submitted. The motion carried unanimously.

**2. Request for the approval of the establishment of a drainage district for Chilson Hills Subdivision as requested by Artisan Building Company, Athena Bacalis.**

Moved by Ledford, supported by Mortensen, to approve the establishment of a drainage district for Chilson Hills Subdivision by Resolution, with the condition that such establishment will cost the Township less than \$1,000.00. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Mortensen, Combs and McCririe. Nay - None. Skolarus – Absent.

**3. Presentation by the Howell Parks and Recreation.**

There was no one present from the Howell Parks and Recreation when this petition was called.

**4. Request for approval of text amendments related to accessory drive-through service in conjunction with a pharmacy/drug store establishment permitted under Section 8.0204 and related to the NSD (Neighborhood Service District), as recommended for approval by County Planning and the Planning Commission 09-24-01.**

Moved by Ledford, supported by Combs, to accept the text amendments as presented, except for a typographical correction in Section 2, 12.2501, Line-e, to complete the word "the". The motion passed unanimously.

**5. Request for approval of a special land use permit related to the site plan, and environmental impact assessment for proposed 10,880 sq. ft. pharmacy and drive-through facility located in Section 6, at the northwest corner of Grand River Ave. and Golf Club Rd. consisting of 3.69 acres, petitioned by CVS/Pharmacy, as discussed by the Planning Commission 09-10-01.**

Board member Smith commented on the number of signs, and asked Jim Cisek, who was representing CVS Pharmacy for assurances that there would be no "pylon" signs on this site. Board member Mortensen asked that the Board hold to the Planning Commission's recommendations as stated in the minutes of the September 10, 2001 Planning Commission meeting. Treasurer Hunt was concerned about the left turns allowed onto Grand River in this very busy area.

**A. Disposition of special land use permit**

Moved by Ledford, supported by Mortensen, to approve the special land use permit with the condition that the drive-thru will be used only for prescription drug drop-off and pick-up. The motion carried. Ayes - McCririe, Ledford, Smith, Combs, and Mortensen. Nay - Hunt.

**B. Disposition of impact assessment.**

Moved by Mortensen, supported by Ledford, to approve the impact assessment as presented. The motion carried. Ayes - McCririe, Ledford, Smith, Combs, and Mortensen. Nay - Hunt.

**C. Disposition of site plan.**

Moved by Ledford, supported by Smith, to approve the site plan with the following conditions:

1. Building materials, as presented this evening, are acceptable.
2. Signage shown in the submitted CVS Pharmacy Brochure dated August 20, 2001 subject to the following:
  - a. Signs shown on page titled CVS Pharmacy Sign Placement will be revised to eliminate Sign B, replacing with Sign C
  - b. Sign C will be eliminated on Golf Club Road
  - c. Sign F on Golf Club will remain; however, all additional Sign F's will be eliminated.
  - d. Sign G will be eliminated
  - e. Sign I will be eliminated
  - f. Under the heading D, only the "Enter Drive Thru/Pharmacy" will be accepted
  - g. Two Sign A's are acceptable
  - h. Sign H is acceptable
  - i. Sign E is acceptable
  - j. Sign INF-4 is acceptable
  - k. No banner signs are permitted
  - l. No window signs are permitted
  - m. No "pylon" signs are permitted
3. There will be no outdoor displays or storage at this site.

The motion carried Ayes - McCririe, Ledford, Smith, Combs, and Mortensen. Nay - Hunt.

**6. Request for approval of an operation and maintenance agreement between Genoa Township and Tetra-Tech McNamee Porter & Seeley for the Oak Pointe sewer and water plants.**

Discussion revolved around the age of the sewer and water systems at Oak Pointe, and the increased State ground salt-water restrictions, which have required much greater outlays for operation, and maintenance at the plants.

Moved by Hunt, supported by Smith, to approve Amendment #1 of an operation and maintenance agreement between Genoa Township and Tetra-Tech McNamee Porter & Seeley for the Oak Pointe sewer and water plants. The motion carried unanimously.

**7. Request for approval of an operation and maintenance agreement between Genoa Township and Tetra-Tech McNamee Porter & Seeley for the lake Edgewood sewer facility.**

Moved by Ledford, supported by Hunt to approve the agreement. The motion carried unanimously.

**8. Request for approval of Resolution No. 2 for the Pardee Lake Weed Control Project**

**A. Approving the project details and directing preparation of the special assessment roll.**

Moved by Mortensen, supported by Ledford, to approve and direct preparation of the special assessment roll. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Mortensen, Combs and McCririe. Nay - None. Skolarus – absent.

**B. Scheduling the hearing on the assessment roll.**

Moved by Ledford, supported by Hunt, to schedule a hearing on the special assessment roll. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Mortensen, Combs and McCririe. Nay - None. Skolarus – Absent.

**9. Request for approval of a correction to the Dorr Road Special Assessment Roll for parcel 11-10-400-021.**

Manager Archinal submitted that there were actually 2 parcels involved, owned by the same party which were removed – additional parcel should be #11-15-200-012 at \$65,000 along with parcel #11-10-400-021 at \$33,000, making a total of \$98,000 drop from the Special Assessment Roll. Treasurer Hunt assured the Board the Special Assessment Roll/Project would not suffer because of these corrections.

Moved by Ledford, supported by Smith, to remove from the Special Assessment Roll and the tax bill, the special assessments (as listed on the 9-17-01 Preliminary Roll) which may be attached to parcel #11-10-400-021 and parcel #11-15-200-012 regarding the Dorr Road Project. The motion carried unanimously.

**Administrative Business:**

Moved by Mortensen, supported by Smith, to approve for payment vouchers totaling \$204,351.32 as submitted. The motion carried unanimously.

Moved by Hunt, supported by Ledford, to approve the Minutes of the October 15, 2001 regular meeting of the board as submitted. The motion carried unanimously.

The regular meeting of the Genoa Township Board was adjourned at 7:45 p.m.

Lillian Tubbs, Secretary

