



Genoa Township News

July 2003

IN THIS ISSUE

Learn While You Work
We are a Zoned Community
Mosquitos and Encephalitis
Polly's Practical Points
Genoa Township Maps
Assessing Online
Special Pickup - Recycling
Polling Place Change

NOTICE: Genoa Township Voters in Precinct 2

Your polling place has changed from Cleary University to Three Fires Middle School. This change is effective immediately and is necessary because of the rapid growth in our community. Today we have nearly 5,000 registered voters using Cleary University. 2004 is a presidential election year and the voter turnout is expected to be close to 70%. It will be nearly impossible to accommodate everyone at Cleary. We apologize for any inconvenience but know that you will be thrilled to use the new Three Fires Middle School. New voter identification cards will be mailed to all residents affected by the change. On behalf of Genoa Township, a sincere "thank you" to Howell Public Schools for allowing us to use their beautiful facility.

Learn While You Work

Master Gardeners, Scouts and service groups, we need your help. The Genoa Township Memorial Garden is a great place to meet new friends and learn from the experts.

- **Wednesday, August 6th**

Local award-winning photographer Kari Shafer will make a photographic record of the flora and fauna and give tips on the use of Macro lens. Bring your camera for a photographic adventure and discussion and help with various maintenance tasks in the garden from 5:50 until 7:30pm.

- **Wednesday, July 2nd, August 6th, August 20th, September 3rd, and September 17th are all maintenance days.**

Join native garden coordinators Irene Cahill and Karleen Shafer in various maintenance tasks from 5:30 until 7:30pm at the Genoa Township Hall.

- **Saturday, September 13th is Pizza day.**

Join Irene and Karleen from 9:30am until 12:30pm with the planting of trees and transplanting of wildflowers.



2911 Dorr Road
Brighton, MI 48116
Phone: 810.227.5225
Fax: 810.227.3420

Visit us online:
www.genoa.org

Polly's always-practical points



- Maps of Genoa Township and Southeast Livingston County are now available at the Genoa Township Hall. These maps are free to township residents. Please stop by and pick up your copy.
- Recycle your old glasses. We have a drop box just inside the front door of the township hall. Your gift of sight will cost you nothing.
- We recycle household batteries - Size D and smaller. Please don't send them to the landfill.
- If you haven't as yet visited the Genoa Township web site you may want to do so. As of April, our assessing records are on line for you to peruse. First enter www.genoa.org then hit assessing on the left side of your screen. This will bring you to an access screen. Enter your name or address and your computation will come up. Enjoy!!!

What's New in Our Community:

- A 48-unit apartment complex will be built on the north side of Bendix Road and Grand River. The project will be known as Waters Edge and will contain 1 and 2 bedroom units.
- Del Sher Road will be improved following a petition submitted to the township board by residents. The cost of the project is estimated at \$54,000.00 with the township paying 25% toward construction.
- A 57-unit residential attached condominium development will be built on the northwest corner of Kellogg Road and Grand River. The Cortland Condominiums will include 13 buildings.
- Five office buildings totaling 22,824 sq. ft. will be built on the north side of Grand River between Kellogg and Euler Roads.
- Mountain View Subdivision roads will see a face lift following a petition by residents for reconstruction of Grand Circle and Catalpa. The cost of \$85,000.00 will be shared between the residents and the township with Genoa supporting the project with 25% out of the General Fund.
- Lake Chemung has begun a weed control project after submitting petitions to the Township for a five-year project with an annual estimated cost of \$45,000.00 to be divided equally between the nearly 500 property owners.
- A 5,600 sq. ft. addition was approved for the Wal-Mart Stores in February.
- The 3,000 sq. ft. Grand Euler Complex was approved for development on the northwest corner of Grand River and Euler Road
- An 89,000 square foot Kohl's Department Store is currently under construction at Grand River and Lawson Roads. A grand opening is scheduled for October.

2003 Summer Property Taxes

The 2003 Summer Taxes were mailed out to all Township property owners on July 1, 2003. If you did not receive your tax bill, please call the Township Treasurer's Office at 810-227-5225 and a copy of your bill will be mailed to you.

Taxes are due and payable July 1st - Sept 15th .

To avoid late penalties, please allow sufficient time for mailing, as postmarks are not accepted.

Payments can be made in person or by mail to the Township Treasurer's Office either by check, cash or money order. For your convenience there is a drop box located near the front entrance for after hour payments.

We are a zoned community

By Paulette A. Skolarus

What that means is that even though you own the land, you cannot put just anything you want on the property you own. Every piece of land within the township has a specific zoning. It can be residential, industrial, commercial or neighborhood service district. Under residential zoning there is agricultural (10 acres), country estate (5 acres), rural residential (2 acres), low-density residential (1 acre), suburban residential 21,780 sq. ft., etc. Each one of these zonings has separate dimensional standards including size of homes, setbacks and heights of buildings. Being a zoned community helps to maintain a certain standard for our community and allows for orderly development and assures compatibility of size, style and structure of buildings. They could build their home on the lot line instead of 50' from the street; they could park their boat or trailer in the front yard.

Our ordinance is in place to protect you and your property values.

The same types of standards are established for commercial, industrial and neighborhood service properties. Any person or property owner along Grand River must conform to the standards of the Township Zoning Ordinance. The township may not deny a person or property owner from developing their land but they can deny them if they do not

meet the standards of the ordinance. In the case of commercial development, the township requires a certain amount of landscaping, colors of the building to be compatible with neighboring properties, setback standards, height of the building, etc.

On occasion, property owners cannot meet the minimum requirements for development of their property. The Zoning Board of Appeals will then hear their petition for a variance at a public hearing. Neighboring properties within 300 feet of the development are notified in writing by the township of the request for a variance. Then a public hearing is scheduled to hear the request of the business or homeowner. Any variance that is approved must carry with it a practical difficulty related to the land. The land or parcel is too small to accommodate the minimum square footage or the terrain will only provide one housing site location on the parcel. Each petition is handled on a separate request and the Zoning Board of Appeals does not set precedent when it comes to granting variances.

The Genoa Township Zoning Board of Appeals is made up of five members of the community. Our board hosts Chairman Rick Staley, Vice-Chairman Barbara Figurski, Chris Hensick, Jean Ledford and Dean Tengel. These members make tough decisions and have a difficult job in denying or approving variances for our residents.

NOTICE: refuse, recycling, etc. Special Pickup

Genoa Township provides a special pickup for homeowners within the township for disposal of large household items. The contract with Waste Management allows for a 50 - 50 sharing in the cost for curbside pickup and disposal of household appliances such as water heaters, stoves, washers, dryers, refrigerators, freezers and air conditioners. The cost to you is just \$6.00 with the township also paying \$6.00. Additional stickers are \$12.00 each.

Stickers may be purchased at the township hall during normal business hours (9:00 a.m. until 5:00 p.m., Monday thru Friday). Appliances containing Freon must have the Freon removed by a certified technician prior to disposal.



Recycling Available

Metals are the most commonly recycled commodities in the world; Genoa Township has two businesses that receive scrap metal. Advance Metal Alloys, located at 3080 Toddiem (517) 546-3825 and Regal Recycling, located at 645 Lucy Road (517) 546-3829 in Genoa Township, recycle metal both ferrous and non-ferrous. In addition the following items may be recycled at the Lucy Road facility: all ferrous and non-ferrous metals, scrap automobiles,

appliances (no FREON please), automobile batteries, auto parts and beams.

Please call (517) 546-3829 for their hours of operation.

PR-SRT
U.S. POSTAGE PAID
PERMIT No. 298
BRIGHTON, MI 48116
ECRWSS

Mosquitoes and Encephalitis

When mosquitoes bite us it is not only painful and causes itching and infected sores from scratching, but we may also be infected with a serious and sometimes fatal disease. Encephalitis is one disease that can be transmitted by the mosquito. It is commonly known as the sleeping sickness and is an inflammation of the brain.



The symptoms of encephalitis include headaches, high fever and mental disturbances (confusion, irritability, tremors, stupor or even coma).

West Nile Virus is also spread to humans by the bite of an infected mosquito. The mosquito first bites a bird that carries the virus. Then the mosquito bites the human and infects him/her. The risk of getting bit by a mosquito with WNV is highest from July through September. Mild symptoms of WNV include fever, headache, body aches, and sometimes a skin rash and swollen lymph glands. Serious symptoms include headache, high fever, stiff neck, disorientation, coma, tremors and paralysis.

There is no specific treatment for WNV but there is a way to protect yourself and your family.

- Avoid shaded areas where mosquitoes may be resting.
- Limit outdoor activity when mosquitoes are most active.
- Wear protective clothing such as long sleeved shirts and pants.
- Use insect repellents with DEET. Follow the manufacturer's directions. (Do not use repellents on children younger than two years of age.)
- Maintain window and door screening to keep mosquitoes out of your home.
- Most important: Mosquito populations can be reduced on your property by eliminating standing water that collects in birdbaths, boats, buckets, tires, unused pools, roof gutters and other containers.
- Keep your grass cut short and shrubbery trimmed around your house.

If we all work together, we can make a difference.



photo by Victoria Moilanen

Genoa Township

2911 Dorr Road, Brighton, MI 48116



Genoa Township Board Members

Supervisor

Gary McCrie

Clerk

Paulette Skolarus

Treasurer

Robin Hunt

Trustees

Todd Smith

Jim Mortensen

Anthony Combs

Jean Ledford

POSTAL PATRON