

# **GENOA CHARTER TOWNSHIP**

**Regular Meeting**

**December 18, 2006**

**6:30 p.m.**

## **AGENDA**

**Call to Order**

**Pledge of Allegiance**

**Call to the Public**

### **Approval of Consent Agenda:**

1. Payment of Bills
2. Approval of Minutes: December 4, 2006
3. Set hearing date for request of approval of rezoning application and impact assessment to rezone 60.16 acres located north of Crooked Lake Road between Springhill Drive and Fishbeck Road. The rezoning consists of the following 20 parcels: 11-16-400-006, 008, 010, 014, 015, 018, 019, 020, 022, 023, 024, 025, 026, 030, 031, 032, 033, 034, 038 and 039. The request is to rezone from Country Estates (CE) to Rural Residential (RR) and is petitioned by David and Elizabeth Bonten, Cheryl Reed and Genoa Charter Township. (06-22) as discussed by the Planning Commission on 11-14-06
4. Set hearing date for request of approval of rezoning application and impact assessment to rezone 126.92 acres centered on Westgate Drive, south of Beck Road and extending west along Chilson Road. The rezoning consists of the following 29 parcels: 11-07-400-001, 002, 003, 004, 005, 010, 011, 024, 025, 026; 11-08-300-001, 006, 009, 023, 025, 026, 027, 028, 029, 030, 031, 032, 033, 037, 038, 039, 040, 041 and 042. The request is to rezone from Country Estates (CE) to Rural Residential (RR) and is petitioned by Leonard Wilks and Genoa Charter Township. (06-23) as discussed by the Planning Commission on 11-14-06.
5. Request approval to remove the refuse charge of \$90.00 and admin. fee of .90 from the 2006 Winter Tax Bill, Parcel ID #4711-21-401-017, vacant property as submitted by Treasurer Hunt
6. Request for approval of Poverty Guidelines for the 2007 Board of Review as submitted by Township Assessor Debra Rojewski.
7. Request for approval of a Pilot Ordinance for the property located at 23/25 Maplecrest as submitted by Supervisor McCririe and Township Attorney.

**Approval of Regular Agenda:**

8. Request for approval of amendments to the Zoning Ordinance Text affecting the entire Township of Genoa for December 18, 2006 as discussed by the Planning Commission 10-30-06.

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Correspondence

Member Discussion

Adjournment

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

DATE: DECEMBER 18, 2006

TOWNSHIP GENERAL EXPENSES: Thru December 18, 2006	\$130,490.01
December 15, 2006, Bi-Weekly Payroll	\$31,082.35
OPERATING EXPENSES: Thru December 18, 2006	<u>\$100,342.50</u>
TOTAL	\$261,914.86

<u>Check Number</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Void Amount</u>	<u>Check Amount</u>
22437	SALINE	Natalie & Craig Saline	12/05/2006	0.00	90.00
22438	Reliable	Reliable Record Examination	12/08/2006	0.00	300.00
22439	Administ	Total Administrative Services	12/15/2006	0.00	307.69
22440	Equitabl	Equivest Unit Annuity Lock Box	12/15/2006	0.00	661.00
22441	WAL MART	Wal Mart Stores	12/12/2006	0.00	48.86
22442	BELLE	Belle Tire	12/12/2006	0.00	241.40
22443	D & G Eq	D & G Equipment, Inc.	12/13/2006	0.00	16.95
22444	DTE ENER	DTE Energy	12/13/2006	0.00	782.63
22445	LOWES	Lowe's	12/13/2006	0.00	1,271.94
22446	Panera B	Panera Bread	12/13/2006	0.00	282.95
22447	PETTYCAS	Petty Cash	12/13/2006	0.00	147.94
22448	USPS	United States Postal Service	12/13/2006	0.00	161.90
22450	ACE HARD	Ace Hardware	12/18/2006	0.00	240.28
22451	B S & A	B S & A Software, Inc.	12/18/2006	0.00	3,000.00
22452	BLUE CRO	Blue Cross & Blue Shield Of Mi	12/18/2006	0.00	12,393.46
22453	BRI CHAM	Brighton Area Chamber Of Comm	12/18/2006	0.00	160.00
22454	BRIGCOMM	Brighton Community Education	12/18/2006	0.00	29.64
22455	CONSUMER	Consumers Energy	12/18/2006	0.00	516.88
22456	CONTINEN	Continental Linen Service	12/18/2006	0.00	84.48
22457	DUBOIS	Dubois-Cooper Associates, Inc.	12/18/2006	0.00	9,069.00
22458	GANNETT	Gannett Michigan Newspapers	12/18/2006	0.00	1,303.39
22459	GenCurre	Genoa Twp Current Tax Fund	12/18/2006	0.00	82.46
22460	Hanus	Carol Hanus	12/18/2006	0.00	149.97
22461	HEIKKINE	Heikkinen Law Firm	12/18/2006	0.00	2,000.00
22462	LAKESIDE	Lakeside Service Company, Inc.	12/18/2006	0.00	1,692.00
22463	LANGWORT	Langworthy Strader Leblanc	12/18/2006	0.00	2,678.00
22464	LCCA	Livingston County Clerk	12/18/2006	0.00	4,088.99
22465	LDMI	LDMI Telecommunications	12/18/2006	0.00	20.04
22466	LIVGIS	Livingston County GIS Mgt Dept	12/18/2006	0.00	500.00
22467	MAGUIRE	Maguire Mailing Systems	12/18/2006	0.00	250.00
22468	MASTER M	Master Media Supply	12/18/2006	0.00	728.20
22469	MichMuni	Michigan Municipal Risk Mngmt	12/18/2006	0.00	17,399.00
22470	Miller C	Miller,Canf,Paddock,&Stone,PLC	12/18/2006	0.00	824.93
22471	Net serv	Network Services Group, L.L.C.	12/18/2006	0.00	202.50
22472	Perfect	Perfect Maintenance Cleaning	12/18/2006	0.00	738.00
22473	PITNEYBO	Pitney Bowes	12/18/2006	0.00	88.48
22474	POMPONIO	Pomponio Construction Inc	12/18/2006	0.00	953.85
22475	STAUDER	Stauder, Barch & Assoc, Inc.	12/18/2006	0.00	400.00
22476	SWANNS	Swann's Clothing Store	12/18/2006	0.00	36.40
22477	TRI COUN	Tri County Cleaning Supply Inc	12/18/2006	0.00	58.74
22478	WASTE MA	Waste Management	12/18/2006	0.00	66,488.06
<b>Report Total:</b>				<b>0.00</b>	<b>130,490.01</b>

**First National  
Direct Deposit  
December 15, 2006  
Bi-Weekly Payroll**

<u>Employee Name</u>	<u>Debit Amount</u>	<u>Credit Amount</u>
Adam Van Tassell		\$1,044.68
Amy Ruthig		\$927.26
Angela Williams		\$371.64
Barb Kries		\$926.17
Beverly Wilson		\$1,078.37
Carol Hanus		\$1,091.80
Dave Estrada		\$1,590.29
Deborah Rojewski		\$2,069.17
Donald Poduda		\$73.88
<b>Genoa Township</b>	<b>\$21,336.86</b>	
Greg Tatara		\$2,051.25
H.J. Mortensen		\$0.00
Judith Smith		\$1,007.45
Karen J. Saari		\$829.80
Kelly VanMarter		\$1,490.43
Laura Mroczka		\$1,176.03
Mary Krencicki		\$701.42
Michael Archinal		\$2,165.62
Renee Gray		\$852.86
Robin Hunt		\$1,187.59
Tammy Lindberg		\$701.15
<b>Total Deposit</b>		<b>\$21,336.86</b>

EFT #: \_\_\_\_\_  
INTERNET: \_\_\_\_\_  
CHECK BOOK: \_\_\_\_\_

Accounts Payable  
Computer Check Register



User: Angie  
Printed: 12/11/2006 - 10:23  
Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
22439	Administ	Total Administrative Services	12/15/2006		307.69
Check 22439 Total:					307.69
9233	AETNA LI	Aetna Life Insurance & Annuity	12/15/2006		125.00
Check 9233 Total:					125.00
9234	EFT-FED	EFT- Federal Payroll Tax	12/15/2006		3,754.94 1,834.39 1,834.39 429.01 429.01
Check 9234 Total:					8,281.74
9235	EFT-PENS	EFT- Payroll Pens Ln Pyts	12/15/2006		370.06
Check 9235 Total:					370.06
22440	Equitabl	Equivest Unit Annuity Lock Box	12/15/2006		661.00
Check 22440 Total:					661.00
9236	FIRST NA	First National Bank	12/15/2006		2,025.43 19,311.43

Check 9236 Total:

21,336.86

Report Total:

31,082.35

<u>Check Number</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Void Amount</u>	<u>Check Amount</u>
6199	ATT& IL	AT&T	12/05/2006	0.00	126.57
6200	ARNOLD	Michael & Dana Arnold	12/07/2006	0.00	44,000.00
6201	ATT& IL	AT&T	12/13/2006	0.00	25.51
6202	CONSUMER	Consumers Energy	12/13/2006	0.00	231.27
6203	DTE ENER	DTE Energy	12/13/2006	0.00	9,638.32
6204	ADVANCED	Advanced Underground Inspection, LLC	12/18/2006	0.00	1,365.75
6205	Brighton	Brighton Analytical , L.L.C.	12/18/2006	0.00	1,372.00
6206	CHEMCO	Chemco Products Inc	12/18/2006	0.00	652.80
6207	CLEARWA	Clearwater Systems	12/18/2006	0.00	2,198.00
6208	Clearwat	Clearwater Systems	12/18/2006	0.00	621.54
6209	CONSUMER	Consumers Energy	12/18/2006	0.00	258.89
6210	FASTENAL	Fastenal	12/18/2006	0.00	27.13
6211	FIRST IM	First Impression Print & Marketing	12/18/2006	0.00	360.66
6212	GENOA TW	Genoa Township	12/18/2006	0.00	30.05
6213	GRAIN	Grainger	12/18/2006	0.00	327.38
6214	PUGH	Sharon Pugh	12/18/2006	0.00	1,099.00
6215	PVS Nolw	PVS Nolwood Chemicals, Inc.	12/18/2006	0.00	710.20
6216	SevernT	Severn Trent Environmental Services, IN	12/18/2006	0.00	35,906.00
6217	Stand El	Standard Electric Company	12/18/2006	0.00	119.60
6218	StatMi	State of Michigan	12/18/2006	0.00	300.00
6219	USA BLUE	USA Bluebook	12/18/2006	0.00	19.36
6220	VELOCITY	Christopher R. Leland	12/18/2006	0.00	868.75
6221	Waste M	Waste Management of Michigan	12/18/2006	0.00	83.72
<b>Report Total:</b>				<b>0.00</b>	<b>100,342.50</b>



Genoa Charter Township Board  
Regular Meeting  
December 4, 2006  
6:30 p.m.

**MINUTES**

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

A Call to the Public was made with no response.

**Approval of Consent Agenda:**

Moved by Ledford, supported by Mortensen, to approve all items listed under the consent agenda with the exception of the Payment of Bills which will be considered under the regular agenda. The motion carried unanimously.

**1. Approval of Minutes: November 6, 2006**

**2. Request for approval of the purchase of 1 new replacement computer workstation at the cost of \$1,268.00.**

**3. Request to add \$90.90 to the following 2006 Winter Tax Bills and approval to increase the Refuse Special Assessment Roll (X0012) by \$360.00, revising the 2006 levy for Refuse to \$617,317.50.**

**4. Request for approval of agreement for the collection of the 2007 summer school property taxes with Howell Public Schools.**

**5. Set Public Hearing date for approval of amendments to the Zoning Ordinance Text affecting the entire Township of Genoa, as discussed by the Planning Commission 10-30-06.**

**Approval of Regular Agenda:**

Moved by Mortensen, supported by Smith, to approve for action all items listed under the Regular Agenda with the addition of the Payment of Bills. The motion carried unanimously.

**6. Payment of Bills**

Moved by Smith, supported by Ledford, to approve the payment of bills as submitted with Archinal providing additional information concerning the Lowe's billing. The motion carried unanimously

7. Request for approval of a special use application, site plan and impact assessment for an expansion of a special use to install an additional drive-thru lane located at 2235 E. Grand River, Sec. 6, petitioned by CVS Realty Corp., as discussed by the **Planning Commission 10-10-06.**

**A. Disposition of special use permit**

Moved by Hunt, supported by Ledford, to approve the special use permit for an extra drive-thru lane at C.V.S. Pharmacy for the purpose of dropping off prescriptions, conditioned upon Irrigation being provided to the landscaping. The motion carried unanimously.

**B. Disposition of impact assessment**

Moved by Ledford supported by Wildman, to approve the impact assessment, subject to the petitioner adding dust control measures. The motion carried unanimously.

**C. Disposition of site plan**

Moved by Hunt, supported by Ledford, to approve the site plan with the following conditions: 1. the site plan will be modified to show irrigation to the landscaping, as well as an additional twenty shrubs; and 2. the petitioner's adherence to requirements two and five of the Township Engineer's letter of October 4, 2006. The motion carried unanimously.

**8. Resolution for approval for a Class C Licensed business to be located at the Shops of Westbury in Genoa Township for an Asian Fusion Style restaurant petitioned by Hong Hao and Pamela Meng.**

Moved by Skolarus, supported by Smith, to table the request for up to sixty days to allow the petitioner to obtain a letter of credit from a financing agent, a signed lease agreement and an update of the sewer and water fees related to this development. (*Note: The Township will not consider any other applications for a liquor license within the 60-day time-frame.*) The motion carried unanimously.

A letter was received from Janet Thurston asking a commitment to preserving land in its natural state in an effort to maintain the rural nature of Genoa Township.

The first meeting in January will be held on Thursday, Jan. 4, 2007 at 6:30. The second meeting in January is scheduled for Tuesday, Jan. 16, 2007.

Skolarus asked that something be done with the access drive from Wal Marts – Archinal will resolve.

The regular meeting of the Genoa Charter Township Board was adjourned at 7:10 p.m.



Paulette A. Skolarus  
Genoa Township Clerk

(press/argus 12/13/06)

**MEMORANDUM**

TO: Township Board  
FROM: Michael Archinal; Manager  
DATE: 12/18/06  
RE: Board Meeting Item 3

As a Charter Township the Board is required to formally schedule a public hearing for all rezonings. Please consider the following action:

**Moved by \_\_\_\_\_, supported by \_\_\_\_\_, to set a hearing date to consider an application and impact assessment to rezone 60.16 acres located north of Crooked Lake Road between Springhill Drive and Fishbeck Road from Country Estates to Rural Residential.**

**MEMORANDUM**

TO: Township Board  
FROM: Michael Archinal; Manager  
DATE: 12/18/06  
RE: Board Meeting Item 4

As a Charter Township the Board is required to formally schedule a public hearing for all rezonings. Please consider the following action:

**Moved by \_\_\_\_\_, supported by \_\_\_\_\_, to set a hearing date to consider an application and impact assessment to rezone 126.92 acres centered on Westgate Drive, south of Beck Road and extending west along Chilson Road from Country Estates to Rural Residential.**

**MEMORANDUM**

TO: Township Board  
FROM: Michael Archinal; Manager *Ma*  
DATE: 12/18/06  
RE: Board Meeting Item 5

A vacant piece of property was inadvertently been charged for refuse collection. The following action is appropriate:

**Moved by \_\_\_\_\_, supported by \_\_\_\_\_, to  
remove the refuse charge of \$90.00 and administrative fee of .90 from the  
2006 Winter Tax Bill for Parcel ID #4711-21-401-017**

**MEMORANDUM**

TO: Township Board  
FROM: Michael Archinal; Manager  
DATE: 12/18/06  
RE: Board Meeting Item 6

The Township Board annually adopts guidelines for use by the Board of Review in granting poverty exemptions. Please consider the following action:

**Moved by \_\_\_\_\_, supported by \_\_\_\_\_, to  
establish 2007 Board of Review Poverty Guidelines as submitted by Assessor  
Rojewski.**

# Memo

**To:** Genoa Township Board

**From:** Debra L. Rojewski *DLR*

**Date:** 11/30/2006

**Re:** Poverty Guidelines

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I would like the Genoa Township Board to adopt these guidelines for the 2007 Board of Review. If you have any further questions please feel free to contact me.

**2007  
POVERTY GUIDELINES**

	2007 FEDERAL	1.2000 MULTIPLIER	GENOA TOWNSHIP
1 PERSON	9,800	1.20	11,760
2 PERSONS	13,200	1.20	15,840
3 PERSONS	16,600	1.20	19,920
4 PERSONS	20,000	1.20	24,000
5 PERSONS	23,400	1.20	28,080
6 PERSONS	26,800	1.20	32,160
7 PERSONS	30,200	1.20	36,240
8 PERSONS	33,600	1.20	40,320
9 PERSONS	37,000	1.20	44,400



# Memo

**To:** Genoa Township Board  
**From:** Gary McCririe, Supervisor  
**CC:** Mike Archinal, Manager  
**Date:** 12/14/2006  
**Re:** Pilot Ordinance

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In regard to the Pilot Ordinance, I would like to suggest the following motion:

Moved by \_\_\_\_\_, supported by \_\_\_\_\_, to approve the Pilot Ordinance for the property located at 23/25 Maplecrest as submitted.

1. (Any other changes discussed this evening)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THE HEIKKINEN LAW FIRM, P.C.  
110 NORTH MICHIGAN AVENUE  
HOWELL, MICHIGAN 48843

ARTHUR HEIKKINEN  
RICHARD A. HEIKKINEN

(517) 546-1434  
FAX (517) 546-6775

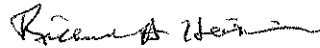
MEMORANDUM

December 14, 2006

Genoa Township Board

The proposed Pilot Ordinance allows the owner of real estate to avoid paying real estate taxes. However the owner will be contractually obligated to pay Genoa 6% of the difference between the rents actually collected and the utility expenses expended for the project.

The proposed ordinance is a clone of the ordinances to be, or that have been, adopted by the City of Howell and the City of Brighton. The form and content are okay from a legal standpoint.



Richard A. Heikkinen

**CHARTER TOWNSHIP OF GENOA**  
**ORDINANCE NUMBER \_\_\_\_\_**

An Ordinance to provide for a service charge in lieu of taxes for a multiple family dwelling - project for persons of low income to be financed or assisted pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended.

**THE CHARTER TOWNSHIP OF GENOA ORDAINS:**

**Section 1.** This ordinance shall be known as the "the Charter Township of Genoa Tax Exemption Ordinance No. \_\_\_\_".

**Section 2.** Preamble.

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its citizens of low income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966 (1966 P A 346, as amended; MCLA Section 125.1401 et seq; MSA Section 116.114(1) et seq). The Charter Township of Genoa (hereinafter referred to as the "Township") is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for persons of low income is a public necessity, and as the Township will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemptions for such housing is a valid public purpose; further that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of taxes during the period contemplated in this Ordinance are essential to the determination of economic feasibility of housing developments which are constructed and financed in reliance on such tax exemption.

The Township acknowledges that Venture Grand River LDHA, LP (hereinafter referred to as "Sponsor") has offered, subject to the receipt of a mortgage loan from the Michigan State Housing Development Authority, to rehabilitate, own and operate a housing development identified as "Grand River Shores" on certain property located in Township to serve persons who are of low income, and that the Sponsor has offered to pay the Township on account of this housing development an annual service charge for public services in lieu of all taxes. The properties affected by this Ordinance are located in the Charter Township of Genoa, County of Livingston, Michigan, and are described under property address and parcel number.

23/25 Maple Crest 11-06-101-028

**Section 3.** Definitions

- A. "Authority" means the Michigan State Housing Development Authority.
- B. "Act" means the State Housing Development Authority Act, being Public Act 346 of 1966 of the State of Michigan, as amended.
- C. "Annual Shelter Rent" means the total collections during an agreed annual period from all occupants of a housing development representing rent or occupancy charges, exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.
- D. "Contract Rents" are as defined by the u.S. Department of Housing and Urban Development in regulations promulgated pursuant to the U.S. Housing Act of 1937, as amended.

E. "Housing Development" means a housing development which contains a significant element of housing for persons of low income and such elements of other housing, commercial, recreational, industrial, communal and educational facilities as the Authority determines improve the quality of the development as it relates to housing for persons of low income.

F. "Low Income Persons or Families" is as defined by Section 15(a)(7) of the Act.

G. "Mortgage Loan" means a loan to be made by the Authority to the Sponsor for the rehabilitation and/or permanent financing of the Housing Development.

H. "Utilities" mean fuel, water, sanitary sewer service and/or electrical service which are paid by the Housing Development.

I. "Sponsor" means person(s) or entities which have applied to the Authority for a Mortgage Loan to finance a Housing Development, Le., Venture Grand River LDHA, LP.

#### **Section 4. Class of Housing Developments.**

It is determined that the class of Housing Developments to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be low income persons or families which are financed or assisted pursuant to the Act. It is further determined that "Grand River Shores" is of this class.

#### **Section 5. Establishment of Annual Service Charge.**

The Housing Development identified as "Grand River Shores" and each property set forth in Section 2, above, shall be exempt from all property taxes from and after the receipt of the Mortgage Loan by the Sponsor from the Authority. The Township, acknowledging that the Sponsor and the Authority have established the economic feasibility of the Housing Development in reliance upon the enactment and continuing effect of this Ordinance and the qualification of the Housing Development for exemption from all property taxes and a payment in lieu of taxes as established in this Ordinance, and in consideration of the Sponsor's offer, subject to receipt of a Mortgage Loan from the Authority, to rehabilitate, own and operate the Housing Development, agrees to accept payment of an annual service charge for public services in lieu of all property taxes. The annual service charge shall be equal to six percent (6%) of the difference between the Annual Shelter Rent actually collected and Utility expenses for each parcel of property enumerated in Section 2, above. It is the intent of this Ordinance that the annual service charge shall be based upon individual properties and not all properties as a whole.

#### **Section 6. Limitation on the Payment of Annual Service Charge.**

Notwithstanding Section 5, the service charge to be paid each year in lieu of taxes for the part of the Housing Development which is tax exempt and which is occupied by other than low income persons or families shall be equal to the full amount of the taxes which would be paid on that portion of the Housing Development if the Housing Development were not tax exempt.

**Section 7.** Contractual Effect of Ordinance.

Notwithstanding the provisions of Section 15(a)(5) of the Act to the contrary, a contract between the Township and the Sponsor with the Authority as a third party beneficiary under the contract, to provide tax exemption and accept payment in lieu of taxes, as previously described, is effectuated by enactment of this Ordinance.

**Section 8.** Payment of Service Charge.

The annual service charge in lieu of taxes as determined under the Ordinance shall be payable in the same manner as general property taxes are payable to the Township except that the annual payment shall be paid on or before May 1 of each year.

**Section 9.** Duration.

This Ordinance shall remain in effect and shall not terminate so long as the Mortgage Loan remains outstanding and unpaid or the Authority has any interest in the property.

**Section 10.** Severability

Any and all sections, terms, provisions, or clauses of this Ordinance shall be deemed independent and severable. If any court of competent jurisdiction holds any section, term, provision or clause unconstitutional, void or invalid, all remaining sections, terms, provisions, or clauses not held unconstitutional, void or invalid shall continue in full force and effect.

**Section 11.** All Ordinances inconsistent herewith are hereby repealed.

**Section 12.** This Ordinance shall take effect upon publication.

# Memo

**To:** Genoa Township Board  
**From:** Kelly VanMarter, Planning Director  
**CC:** Michael Archinal, Manager  
**Date:** 12/14/2006  
**Re:** Zoning Ordinance Amendments

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In regard to the Zoning Ordinance amendments I would like to suggest the following motion:

Moved by \_\_\_\_\_, supported by \_\_\_\_\_, to approve the Zoning Ordinance text amendments as presented subject to the following:

1. Adding the changes suggested by Township Staff regarding Real Estate Signs in Section 16.03.15; and
2. (Any other changes discussed this evening)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**In regards to Item #8  
(Zoning Ordinance  
Amendments)**

**Please view the separate  
item on the intranet right  
below this link.**