

GENOA CHARTER TOWNSHIP

Application for Re-Zoning

PARCEL #(s): 11-05-200-002

APPLICANT NAME: Bible Baptist Church
Tim Christoson Pastor

ADDRESS: 2258 E. Highland Road,
Howell, Michigan 48843

PRIMARY PHONE: (517)715-9233

EMAIL: Tim.Christoson@HowellChurch.org

OWNER NAME: Gary R. Boss Trust

ADDRESS: 3850 Golf Club Road, Howell,
Michigan 48843

PRIMARY PHONE: (810)599-3952 Gary

EMAIL: gboss60@yahoo

We, the undersigned, do hereby respectfully make application to and petition the Township Board to amend the Township Zoning Ordinance and change the zoning map of the township of Genoa as hereinafter requested, and in support of this application, the following facts are shown:

A. REQUIRED SUBMITTAL INFORMATION

1. A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties;
2. The name, signature and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, and proof of consent from the property owner;
3. It is desired and requested that the foregoing property be rezoned from: RR to LDR
4. A site plan illustrating existing conditions on the site and adjacent properties; such as woodlands, wetlands, soil conditions, steep slope, drainage patterns, views, existing buildings, sight distance limitations, relationship to other developed sites. and access points in the vicinity;
5. A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers access spacing, any requested service drives and other site design factors;
6. A written environmental impact assessment, a map of existing site features as described in Article 18 describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district;
7. A written description of how the requested rezoning meets Sec. 22.04 "Criteria

for Amendment of the Official Zoning Map.”

8. The property in question shall be staked prior to the Planning Commission Public Hearing.

B.DESCRIBE HOW YOUR REQUESTED RE-ZONING MEETS THE ZONING ORDINANCE CRITERIA FOR AMENDING THE OFFICIAL ZONING MAP:

1. How is the rezoning consistent with the goals, policies and future land use map of the Genoa Township Master Plan, including any subareas or corridor studies. If not consistent, describe how conditions have changed since the Master Plan was adopted?

The subject property zoning is RR (1 Unit for every 2 Acres),(2008, Zoning Map)
The Future Land Use Map (2015) indicates Low Density Residential (1 Unit per 1 Acre)

The subject property is requesting LDR zoning (1 Unit per acre) which conforms to the least dense of the Future Master Plan of “Low Density Residential”.

2. Are the site’s physical, geological, hydrological and other environmental features suitable for the host of uses permitted in the proposed zoning district?

A Conceptual Plan for the proposed LDR Zoning will yield approximately 25+ Units. This Zoning does not require Public Water and Public Sewer. The site also has sufficient areas for Storm Water detention. No environmental features of this site will be unduly impacted by a proposed residential development.

3. Do you have any evidence that a reasonable return on investment cannot be received by developing the property with one (1) of the uses permitted under the current zoning?

The only Livingston County Road Commission, Approved Entrance Location, for this Development requires a long Private Road. To offset the cost of this Private Road, approximately 10 – 1 Acre Parcels will be sold. This road will also serve as the future Main Access for the Proposed Church. This Development Plan will make the long term Development financially feasible.

4. How would all the potential uses allowed in the proposed zoning district be compatible with surrounding uses and zoning in terms of views, noise, air quality, the environment, density, traffic impacts, drainage and potential influence on property values?

The majority of the property is forested. Surrounding property views will have minimal view changes after development. A future development will be a low density development per the proposed change to the future Land Use Plan.

This low density, residential development will have minimal impact on noise, air quality or the environment.

Any future development will require a collector Road from Golf Club Road on the north. The traffic generated by a development will proceed northerly to Golf Club Road. Based on current traffic patterns, along with the existing traffic light at Latson Road, the Development will have minimal additional impact on the Public Roads.

5. Are infrastructure capacity (streets, sanitary sewer, water, and drainage) and services (police and fire protection, etc.) sufficient to accommodate the uses permitted in the requested district?

Infrastructure capacity Streets (see #4 above)

Infrastructure capacity Sanitary Sewer and Water-- Per MHOG and Genoa Township Engineer, the Pipe Size capacities are sufficient for the future development of this site. Sanitary Sewer connection is not proposed, at this time, however it is anticipated that the Sewer may be used for the future long term development of a Church along Latson Road. The Public Water Main along Latson Road will supply the Residential Home Sites and any longer term future development.

Infrastructure drainage-- The site has sufficient areas to create storm drainage detention on the site. The Detention Basins will be designed per the Livingston County Drain Comm. Requirements and approved by the Drain Comm.

Services-- The Public Water is sized sufficiently to provide Fire Protection for the site, it is anticipated that all residential homes will have individual sprinkler systems along with required fire hydrants throughout. The residential development of this site will have minimal impact on Fire and Police Services.

6. Is there a demonstrated demand in Genoa Township or the surrounding area for the types of uses permitted in the requested zoning district? If yes, explain how this site is better suited for the zoning than others which may be planned or zoned to accommodate the demand.

Yes. This site is uniquely located for a single family residential development on a main north-south road from M-59 to I-96, on Latson Road with direct access to the Latson Road Interchange at I-96.

The site has Public Sewer and Public Water on site.

This site transitions from M-59, Commercial Area, thru high density residential (apartments), thru Single family residential , thru high density residential (apartments) to the Commercial Area at Grand River Ave.

The Gary Boss property is in the Single family residential portion of this transition.

7. If you have a particular use in mind, is another zoning district more appropriate? Why should the Township re-zone the land rather than amend the list of uses allowed in another zoning district to accommodate your intended use?

No, This property is appropriate for Single Family Residential, in a Single Family Residential Area. The rezoning requested is Residential to Residential. No amending of another zoning Use would seem necessary.

8. Describe any deed restrictions which could potentially affect the use of the property.

There are no deed restrictions that encumber this property.

C. AFFIDAVIT

The undersigned says that they are the **OWNER** (owner, lessee, or other specified interest) involved in this petition and that the foregoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her knowledge and belief.

BY: GARY R. BOSS
3850 Golf Club Road
Howell, MI, 48843



SIGNATURE

The following contact should also receive review letters and correspondence:

(See attached letter of Authorization for Owner's Representative)

OWNER'S REPRESENTATIVE: Steve Morgan
4432 Glen Eagles Ct.,
Brighton, Michigan 48116
EMAIL: smorgan4432@gmail.com
PRIMARY PHONE: (586) 942-9751

(See Attached AFFIDAVIT for Purchaser)

8. Describe any deed restrictions which could potentially affect the use of the property.

~~_____

_____~~

C. AFFIDAVIT

The undersigned says that they are the PURCHASER W/ SIGNED AGREEMENT (owner, lessee, or other specified interest) involved in this petition and that the foregoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her knowledge and belief.

BY: BIBLE BAPTIST CHURCH; POC: TIM CHRISTOSON

ADDRESS: 2258 E. HIGHLAND RD. HOWELL MI 48843

SIGNATURE TIM CHRISTOSON

The following contact should also receive review letters and correspondence:

Name: TIM CHRISTOSON Email: PASTOR@HOWELLCHURCH.ORG

Business Affiliation: BIBLE BAPTIST CHURCH

FEE EXCEEDANCE AGREEMENT

As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.

PROJECT NAME: _____

PROJECT LOCATON & DESCRIPTION: _____

SIGNATURE: TIM CHRISTOSON DATE: 1/15/2020

PRINT NAME: _____ PHONE: 517-715-9233

COMPANY NAME & ADDRESS: BIBLE BAPTIST CHURCH 2258 E. HIGHLAND RD. HOWELL 48843

November 21, 2018

**Gary R. Boss
3850 Golf Club Road
Howell, Michigan 48843**

Genoa Township
2911 Dorr Road
Brighton, MI 48116

Steven R. Morgan is hereby authorized to act on behalf of Gary R. Boss with the Township of Genoa, to obtain Rezoning for the 46.5 Acre Property at 3850 Golf Club Road, Howell, Michigan.

Please feel free to call with any questions or comments.

Respectfully,



Gary R. Boss
3850 Golf Club Road
Howell, Michigan 48843
810- 599- 3952



March 17, 2020

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Proposed rezoning from RR to LDR (Review #2)
Location:	3850 Golf Club Road – southwest corner of the Golf Club and Latson Road intersection
Zoning:	RR Rural Residential District

Dear Commissioners:

At the Township’s request, we have reviewed the application and revised submittal materials proposing rezoning of a 46.5-acre site from RR Rural Residential to LDR Low Density Residential. The stated intent of the proposed rezoning is for development of a church campus and single-family residences on lots of at least 1-acre in area.

This proposal has been reviewed in accordance with the applicable provisions of the Genoa Township Zoning Ordinance.

A. SUMMARY

1. LDR zoning is generally consistent with the rezoning criteria of Section 22.04.
2. The request is consistent with the Township Master Plan.
3. The request is anticipated to be compatible with the surrounding area.
4. The host of uses permitted in LDR are compatible with existing and planned uses in the surrounding area.
5. Consideration must be given to any technical comments provided by the Township Engineer, Utilities Director and/or Fire Authority with respect to infrastructure compatibility or capacity, and environmental impacts.

B. PROCESS

As outlined in Article 22 of the Township Zoning Ordinance, the process to amend the Official Township Zoning Map is as follows:

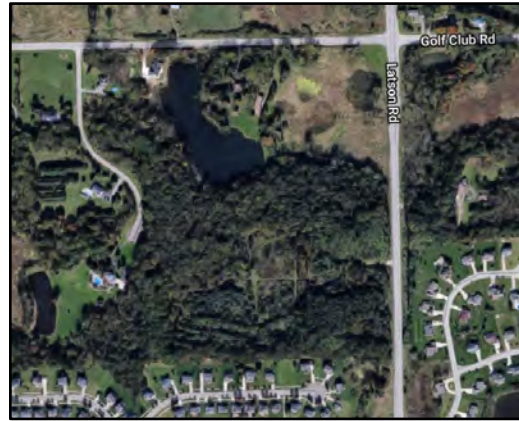
1. The Township Planning Commission holds a public hearing on the rezoning and makes its recommendation to the Township Board;
2. The Livingston County Planning Commission reviews the request and makes its recommendation to the Township Board; and
3. The Township Board considers these recommendations and takes action to grant or reject the rezoning request.

As a reminder for the Township’s consideration, requests for conventional rezoning cannot include conditions.

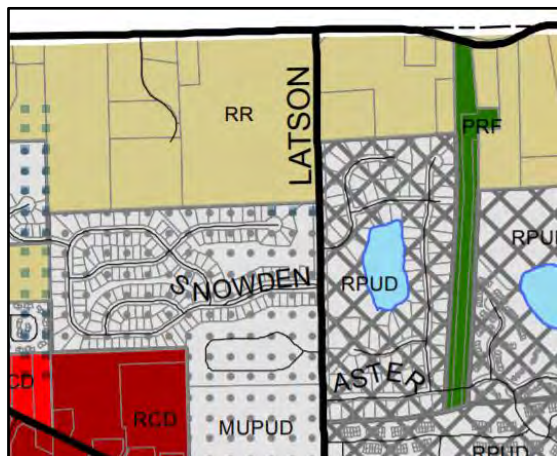
C. AREA OVERVIEW

The site is located at the southwest corner of Golf Club and Latson Roads. Current zoning, as well as existing and planned land uses in the area are as follows:

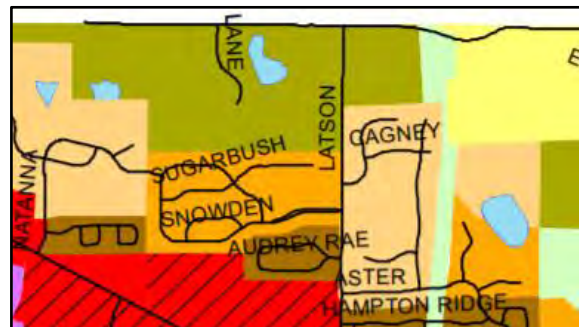
Existing Land Use	
Site	Existing residence
North	Single family residential
East	Single family residential
South	Single family residential
West	Single family residential



Zoning	
Site	RR
North	AR Agricultural Residential (Oceola Township)
East	RR and RPUD
South	MUPUD
West	RR



Master Plan	
Site	LDR
North	Low Density Residential B (Oceola Township)
East	LDR and Small Lot Single Family
South	MDR
West	LDR



D. REZONING REVIEW

- 1. Consistency with the goals, policies and future land use map of the Genoa Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.***

The Township Master Plan and Future Land Use Map identify the site and much of the surrounding area as Low Density Residential. This classification is intended for residential development on lots with a minimum area of 1-acre, and is compatible with the LDR zoning designation.

As such, the proposal for LDR zoning is consistent with the Township Master Plan.

- 2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.***

The site contains wetlands and a pond. Any future development activity will require compliance with the Environmental Protection Regulations of the Township Zoning Ordinance (Article 13).

While these environmental features will limit future development in terms of buildable area, sufficient upland areas remain to accommodate some amount of development under LDR zoning.

The host of uses permitted under current RR zoning and proposed LDR zoning are identical, save for the accessory keeping of livestock, which is not be allowed in LDR.

The Commission should consider any technical comments provided by the Township Engineer under this criterion.

- 3. The ability of the site to be reasonably developed with one (1) of the uses permitted under the current zoning.***

As noted above, the RR and LDR districts allow a nearly identical host of uses. The primary difference between the two districts is the minimum lot area required for residential development – 2 acres per unit in RR and 1-acre per unit in LDR.

The applicant notes the need for additional residences to offset the costs of construction for a private road as the main reason for the rezoning request.

- 4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.***

Similar to previous comments, the uses allowed in RR and LDR are nearly identical. Based on existing and planned conditions in the subject area, potential use/development under LDR zoning is anticipated to be compatible with surrounding uses.

- 5. The capacity of Township infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.***

We defer to the Township Engineer, Utilities Director, and/or Brighton Area Fire Authority for any technical comments under this criterion.

6. *The apparent demand for the types of uses permitted in the requested zoning district in the Township in relation to the amount of land in the Township currently zoned to accommodate the demand.*

This area of the Township contains a limited amount of land zoned LDR, though the site and adjacent properties are planned for that size/type of development.

Though not required for residences on at least 1-acre of land, the site does have access to public utilities, which could be utilized for future development. This aspect (access to public utilities) is relatively uncommon in areas zoned RR.

7. *Where a rezoning is reasonable given the above criteria, a determination the requested zoning district is more appropriate than another district or amending the list of permitted or Special Land Uses within a district.*

Given consistency with the Master Plan, we believe the case can be made that LDR rezoning is reasonable, and that amending the list of permitted uses to allow greater density in RR would not appropriate.

8. *The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.*

A rezoning request for this property to UR Urban Residential was recently withdrawn by the property owner prior to action by the Township Board.

The current request for LDR zoning has not previously been submitted.

Should you have any questions concerning this matter, please do not hesitate to contact our office.

Respectfully,

SAFEBUILT STUDIO



Brian V. Borden, AICP
Planning Manager



March 3, 2020

Ms. Kelly Van Marter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

**Re: Bible Baptist Church Rezoning (Boss Property)
Rezoning Review No. 2**

Dear Ms. Van Marter:

Tetra Tech conducted a second rezoning plan review of the Bible Baptist Church Rezoning application. The plans, last dated January 29, 2020, were prepared by Boss Engineering on behalf of Bible Baptist Church. The development is located on 46.5 acres in the southwest quadrant of the Golf Club Road and Latson Road intersection. The petitioner is proposing to rezone the property from rural residential (RR) to low density residential (LDR). We offer the following comments:

GENERAL NOTES

1. The lot sizes shown on the LDR rezoning plan are all over 1 acre, which matches the LDR zoning requirement of 1 unit per acre. The general layout presented on the rezoning plan is acceptable.
2. Eventually the Bible Baptist Church will require its own site plan for review and site plan approval.

TRAFFIC/ROADWAYS

1. The preliminary development plan proposes a private drive with a dead-end that is approximately 1,300 feet long. This is longer than the maximum private road length of 1,000 feet as required in the Genoa Township Engineering Standards. Given the natural features of the site and the limited access points to adjacent Latson Road we would support a variance for the private road length.
2. The petitioner has provided a sketch plan indicating a church use on a substantial portion of the parcel. It is recommended that a traffic study be performed and accompany the site plan submittal for this proposed use.

UTILITIES

1. The LDR zoning does not require public water and sewer utilities, but Marion, Howell, Oceola, and Howell Sewer and Water Authority (MHOG) water is available on the west side of Latson Road and sewer in the Rolling Ridge Condominiums to the south of the subject site. The impact assessment states that the petitioner anticipates connecting to water for the proposed residential homes but does not plan on a sanitary sewer connection at this time. If this is the proposal for sanitary sewage disposal then perk tests should be

Tetra Tech

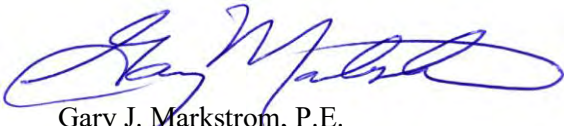
401 South Washington Square, Suite 100, Lansing, MI 48933
Tel 517.316.3930 Fax 517.484.8140 www.tetrattech.com

presented showing that the soils are suitable for septic fields as part of the site condominium plan submittal. After site plan approval, construction plans will need to be submitted for approval of any water or sanitary sewer improvements.

The petitioner has presented a plan indicating how the proposed zoning would be interpreted on the parcel. From an engineering viewpoint we have no objections to rezoning the parcel to LDR. Once more detailed site plans are submitted, we may have additional comments regarding the lot layout, road, drainage and utility plans.

Please call or email if you have any questions.

Sincerely,



Gary J. Markstrom, P.E.
Vice President



Shelby Scherdt
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

615 W. Grand River Ave.
Brighton, MI 48116
o: 810-229-6640 f: 810-229-1619

March 18, 2020

Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Bible Baptist Church / Pine Summit
3850 Golf Club Road
Howell, MI 48843

Dear Amy:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The original rezoning plans were received for review on September 10, 2019, and the drawings were dated August 26, 2019, with a review conducted on September 16, 2019. The new submittal was received on March 9, 2020, and is dated March 4, 2020. The project is based on an existing 46.88-acre parcel that is requesting rezoning of the property from an RR to an LDR which will modify the density to 10 1+ acre parcels and future church development. The intention of the is to develop 10 of the parcels and utilize the remaining site area for the development of a multi-use church and associated parking and facilities. A full site plan evaluation with more specific comments will be conducted when a complete set is produced for review.

The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

Rezoning Review-

General Comments:

1. The nearest existing and new water main locations shall be shown for the project. Provide the location of the proposed water mains, valves, and fire hydrants. Once proposed the actual locations may be revised by the fire authority for spacing and operational necessity. A minimum of three hydrants is required under an agreement with the fire authority and township. The hydrants shall be located: 1) at the southern tip of the Park parcel at the shared drive entrance, 2) at the entrance to the southern shared drive at the north end of Parcel 10, 3) 350' west of the Latson Rd. easement in the area of future church development. The water main will be tapped approximately 450-feet north of the southeast corner of the project boundary. **(Fire hydrants are located as agreed on)**
2. There is an understanding that when the improvement of Latson Rd. occurs, the one-way entrance from southbound Latson Rd. will be redeveloped into a full ingress/egress access. This access will be required to conform to BAFA's access standards and is a requirement for the church construction to occur. **(This understanding should be documented through this process for future reference)**
3. The residential units are proposed to be fire sprinklered in the impact assessment. The fire authority fully supports this as a means of fire protection. **(This note appears to be removed, clarify if is no longer the intent to fire suppress the residents)**



March 18, 2020

Page 2

Bible Baptist Church/Pine Summit

3850 Golf Club Rd.

Site Plan Review

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department. If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

A handwritten signature in black ink, appearing to read "R. Boisvert".

Rick Boisvert, CFPS
Fire Marshal

**IMPACT ASSESSMENT
For
“Residential Re-Zoning ”
of
“Gary R Boss Trust”
GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

Prepared for:

**Applicant
Bible Baptist Church
2258 E. Highland Rd.
Howell, Michigan 48843**

**Owner:
Gary R. Boss
3850 Golf Club Road
Howell, Mi, 48843**

Prepared by:

**Steve Morgan
4432 Glen Eagles Ct.
Brighton, Mi. 48116
586-942-9751
and
Brent LaVanway
Boss Engineering
3121 E Grand River
Howell, Michigan 48843**

**January 27, 2020
Revised February 24, 2020**

INTRODUCTION

The purpose of this Impact Assessment (IA) Report is to show the effect that this proposed Re-Zoning has on various factors in the general vicinity of the use. The format used for presentation of this report conforms to the Submittal Requirements For Impact Assessment/Impact Statement Guidelines in accordance with Section 13.05 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan.

DISCUSSION ITEMS

- A. Name(s) and address(es) of person(s) responsible for preparation of the Impact Assessment and a brief statement of their qualifications.

Prepared by:

Steven R. Morgan PLS
4432 Glen Eagles Ct.
Brighton, Michigan 48116
And

Brent LaVanway PE
Boss Engineering
3121 E Grand River
Howell, Michigan 48843

Prepared for:

Applicant:
Bible Baptist Church
2258 E. Highland Rd.
Howell, Mi 48843

Owner:
Gary R. Boss
3850 Golf Club Road
Howell, Mi 48843

- B. Description of the site, including existing structures, man made facilities, and natural features, all-inclusive to within 10' of the property boundary.***

The subject property is located in the NE ¼ of Section 5, Genoa Township, Livingston County, MI.

Tax ID 11 05 200 002

The subject site is located on the southwest corner of Golf Club Road and Latson Road.

The subject site is bordered:

- North by Oceola Township, Master Plan Low Density Residential (2-3 units/Acre),
- East by two properties (zoned CE, and MPUD),
- South by an existing Subdivision, Sugar Bush Drive, (zoned RPUD, 10 units per acre)
- West by large parcels, (zoned RR).

Current Zoning of the subject site is Rural Residential (RR). Sewer and Water is along entire Easterly line of the current property and accessible at the Southerly Property line at Sugarbush Drive.

The proposed zoning is LDR (1 units/Acre) see Concept Plan #1-- Preliminary proposed, and Concept Plan #2—required Township Plan, (both attached)

The acreage of the total subject site is 46.5 Acres, and contains an existing two-story home (circa 1928), with 2 unattached garages and a one-story accessory storage building (circa 1978).

The house is the current residence of the Owner and there are 3 additional out-buildings near the house.

C. *Impact on natural features: A written description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.*

GENERAL OVERVIEW

AREA 1

The Northwesterly 10 Acres of the site is the location of the existing residence. This Area consists of two parts: The House, located on the top of a gently rolling hill, and the Pond adjacent to the House along the southerly and westerly portions.

AREA 2

The Northeasterly 10 Acres of the site is relatively flat of which aprox. 5 acres is a wetland. There are 2 man-made ditches within this wetland that flow northerly under Golf Club Road into a small wetland in Oceola Township.

AREA 3

The Southerly 26+ Acres is gently sloped to moderately steep slopes. The entire area is heavily wooded with a mixture of evergreens and hardwoods. The northerly portion of Area 3 flows naturally north to the existing lake and or the existing wetland. The southerly portion of Area 3 flows generally southeast into an existing drainage area along Latson Road.

SPECIFIC OVERVIEW

The soils and natural features throughout the site are specified on the Natural Features map (attached).

D. *Impact on storm water management: description of soil erosion control measures during construction.*

No construction is planned for this site during this property rezoning.

The proposed rezoning to LDR will allow a higher density and future development to this density is anticipated. The Future Development of this site will require a complete design and approval of a Soil Erosion Plan including a Storm Water Management Plan by the Livingston County Drain Commissioner.

E. *Impact on surrounding land use: Description of proposed usage and other man-made facilities; how it conforms to existing and potential development patterns. Effects of added lighting, noise or air pollution which could negatively impact adjacent properties.*

The Development of this site will require a Private Collector Road from Golf Club Road, proceeding southerly to a Cul-de-Sac. A possible future “emergency only” connection to Sugarbush Drive at the southerly property line, (for health, safety, and welfare purposes), may be considered, if allowed. The normal traffic pattern will be along the Collector Road, to the North, exiting unto Golf Club Road.

Future development will have little, if any, impact on the northerly 15 acres of the site. A Site Condominium Development is anticipated in the southwestern portion of the development. The Development will require maintaining a significant portion of the existing forested property along the westerly, easterly and southerly property lines. These natural buffers will minimize lighting and noise to existing developed, adjacent properties. The future Low density residential development will have minimal air pollution impact.

F. Impact on public facilities and services: Description of number of residents, employees, patrons, and impact on general services, i.e., schools, police, fire.

Concept Plan #1 (Labelled Preliminary Development Plan)

HOUSING COMPONENT

The Preliminary Plan for this Development is for approx. 10 Unit Development in the Southwesterly Portion of the Property with approximately 35 residents. There may be the potential of 10-15 students added to the Howell School District. This Development will use “onsite” sewer and individual wells on each unit. (MHOG water may be substituted for the individual wells).

CHURCH CAMPUS

The easterly portion of the Development is planned for a “future” Church Campus. This Church is using the Private Road to Golf Club Road as the primary access. MHOG Water and Sewer will be used to supply this Church Campus. This “future” Campus has the existing MHOG Sanitary Sewer on and along the entire Easterly line of this property. The MHOG Water also is on and along this easterly line. There are 4 existing fire hydrants along the Latson Road portion of this future Campus. The future size, parking, alternative access will be addressed, as required, in the Site Plan at that time.

Concept Plan #2 (Labelled LDR Rezoning Plan)

The maximum development density will be 22-25 residential units approximately, with approximately 75 residents. There may be the potential of 20-40 students added to the Howell School District. The development, if constructed, “may” be serviced by MHOG Water and Sewer, which will then include all required fire hydrants.

Normal police and fire protection services should remain unchanged.

G. Impact on public utilities: description of public utilities serving the project, i.e., water, sanitary sewer, and storm drainage system. Expected flows projected in residential units.

The subject property is serviced by the existing MHOG water and sewer along Latson Road on the east side and Sugarbush Drive along the south side.

Sewer flows are projected at approx.. 10,000 g.p.d. at complete build-out.

The Storm Water Management Plan will outlet into the existing wetlands at the northeasterly portion of the property and to the existing detention area at the southeasterly corner of the property.

H. Storage or handling of any hazardous materials: Description of any hazardous materials used, stored, or disposed of on-site.

No storing or handling of any hazardous materials on this residential property.

I. Impact on traffic and pedestrians: Description of traffic volumes to be generated and their effect on the area.

According to the Southeast Michigan Council of Governments (SEMCOG) website the two way traffic on Golf Club Road (2018 count) between Eager and Latson Roads is 7140 trips per day. Using 3% per year increase the current two way traffic count is 7354 trips. The two way traffic on Latson Road (2012 count) between Aster Drive and Golf Club Road is 17,650 trips per day. Also using a 3% annual increase the adjusted 2019 count is 21,707 trips per day. Based on the ratio of traffic on Latson Road and Golf Club Road it is anticipated that any development will result in approximately 75% of the traffic utilizing Latson Road and 25% utilizing Golf Club Road.

Under the current Rural Residential Zoning it is anticipated that approximately 20 residential sites, using a combination of land divisions along both Golf Club and Latson Roads and a site condominium with private road, could be developed on the property. The Concept Plan for the proposed LDR zoning has 23 home sites based on a site condominium development and the existing residence.

According to the Institute of Transportation Engineers 10th Edition there can be anticipated 9.44 trips per day for a single family detached residence. One trip is defined as a one way traffic movement. Thus the current Rural Residential zoning will result in 189 trips per a 24 hour period. The proposed Low Density Residential zoning will result in 217 trips per 24 hour period. The difference of 28 trips will be distributed to Golf Club Road (25%) and Latson Road (75%) resulting in 7 additional trips on Golf Club Road per day and 21 additional trips on Latson Road. The resultant increases in traffic from a comparison of the Rural Residential Zoning and the Low Density Residential Zoning are less than 1% for Golf Club Road and Latson Roads. The difference in traffic generated from a development under the current zoning versus the proposed zoning will have a negligible impact on the existing roadway network and will keep the levels of service the same for both Golf Club and Latson Roads.

J. Special provisions: Deed restrictions, protective covenants, etc.

There are no special provisions for this development.

K. Description of all sources:

- Genoa Township Zoning Ordinance
- "Soil Survey of Livingston County Michigan" Soil Conservation Services, USDA
- Livingston County Road Commission/SEMCOG Traffic counts

NATURAL FEATURES PLAN

NATURAL FEATURES NARRATIVE:

SEVERAL NATURAL FEATURES WERE IDENTIFIED DURING AN ON-SITE VISIT TO THE PROPERTY ON AUGUST 23, 2019 THAT INCLUDE WETLANDS AND A VARIETY OF WOODLAND STANDS. BELOW IS A BRIEF DESCRIPTION OF EACH NATURAL FEATURE, LABELED AS ZONES "A-V". ALTHOUGH THE TOTAL SITE IS MEASURED AT 46.88 ACRES, THE ZONES DESCRIBED BELOW ARE APPROXIMATELY 41.11 ACRES WHEN ADDED TOGETHER. NOTE THAT EACH ZONE IS MEASURED TO AN APPROXIMATE SIZE AND THAT ZONES ARE SEPARATED BY A PATH THAT IS ROUGHLY 12' WIDE AND IS NOT ACCOUNTED FOR IN THE CALCULATIONS.

ZONE "A"
AN ESTIMATED 4.62 ACRE "FRESHWATER POND", AS DESCRIBED BY THE NATIONAL WETLANDS INVENTORY, IS POSITIONED ON SITE AND CONTINUES ON TO THE NEIGHBORING LOT TO THE WEST. THE ON-SITE ACREAGE IS ESTIMATED TO BE 3.88 ACRES. THE POND EDGE IS MOWN LAWN AND HAS A SOUTHERN BORDER OF NORWAY MAPLE TREES, AND A WESTERN BORDER OF BLACK CHERRY, AMERICAN ELM, VARIOUS OAKS AND SPRUCE TREES. SIZES RANGING FROM 4-18" AT DBH WITH TREES BEING SPACED AN AVERAGE OF 12' APART. THE POND COLLECTS STORMWATER FROM ROUGHLY 9 ACRES OF LAND FROM THE WEST AND SOUTH, WITH SLOPES RANGING FROM 10-20%.

ZONE "B"
AT APPROXIMATELY 0.9 ACRES IN SIZE, THIS ZONE IS COMPOSED OF WAWASEE LOAM SOILS WITH SLOPES BETWEEN 6-12%. TREE SPECIES INCLUDE AN EQUAL MIX OF BLACK WALNUT, BLACK CHERRY, AMERICAN ELM, COTTONWOOD, AND BITTERNUT HICKORY SIZES RANGING FROM 6-30" AND AVERAGING ABOUT 10" DBH. THE UNDERSTORY IS MOSTLY NON-EXISTENT BUT CONTAINS A SCATTERING OF HONEYSUCKLE AND VARIOUS PATCHES OF HERBACEOUS MATERIAL. AN ADDITIONAL AND APPROXIMATE 2.17 ACRES OF MANAGED PRIVATE PROPERTY IS FOUND TO THE WEST AND SOUTH OF THIS ZONE AND CONTAINS WAWASEE LOAM SOIL THAT SLOPES AT 6-12% TOWARDS THE POND IN ZONE "A".

ZONE "C"
ZONE "C" IS A SMALL WOODLAND POCKET APPROXIMATELY 0.17 ACRES IN SIZE IS COMPOSED OF BLACK LOCUST, VARIOUS LARGE WILLOWS, AND BOXELDERS. TREES RANGE FROM 4-22" AT DBH. THIS POCKET IS IN A FLAT AREA THAT BORDERS FRESHWATER EMERGENT WETLANDS TO THE EAST, AND CONTAINS CARLISLE MUCK SOILS, WHICH ARE HYDRIC IN NATURE.

ZONE "D"
ZONE "D" IS SET WITHIN A MANAGED SPACE NEXT TO AN OUTBUILDING, IS APPROXIMATELY 0.13 ACRES IN SIZE, AND HAS MOWN LAWN AS AN UNDERSTORY. SOILS ARE COMPOSED OF WAWASEE LOAMS AND THERE IS A STAND OF MATURE NORWAY SPRUCE TREES THAT ARE ROUGHLY 12" AT DBH AND SPACED OUT ABOUT 10-15' APART.

ZONE "E"
A FRESHWATER EMERGENT WETLAND THAT IS APPROXIMATELY 5.45 ACRES IN SIZE WAS IDENTIFIED IN ZONE "E". THE AREA IS COMPOSED OF CARLISLE MUCK SOILS AND IS DOMINATED BY REED CANARY GRASS, PHRAGMITES, BROADLEAF CATTAIL, AND A VARIETY OF FORBES AND RUSHES. THIS WETLAND COLLECTS A LARGE AMOUNT OF STORMWATER RUNOFF FROM THE CONIFER STAND TO THE SOUTH, AND FROM THE ADJACENT ROAD SYSTEMS. MANICURED LAWN BORDERS THE NORTHERN AND EASTERN EDGES OF THIS ZONE AND MAKE UP APPROXIMATELY 1.22 ACRES.

ZONE "F"
ZONE "F" IS ANOTHER MANAGED AREA WITH MANICURED LAWN THAT IS APPROXIMATELY 0.43 ACRES IN SIZE AND HAS A SERIES OF NORWAY SPRUCE TREES PLANTED IN A DOUBLE ROW. THE TREES ARE ROUGHLY 12" AT DBH AND SPACED ROUGHLY 15' APART. SOILS ARE WAWASEE LOAMS AND SLOPING EAST TOWARDS THE WETLAND IN ZONE "E". AT THE EASTERN EDGE OF THIS ZONE, THERE ARE SEVERAL LARGE WILLOW TREES AND BLACK WALNUTS, SOME OF WHICH MAY QUALIFY AS LANDMARK TREES.

ZONE "G"
ZONE "G" IS A FILL AREA OF APPROXIMATELY 1.16 ACRES THAT WAS FORMERLY USED AS A SPORTS FIELD. IT HAS SINCE BECOME OVERGROWN WITH A VARIETY OF MEADOW FORBES AND GRASSES.

ZONE "H"
ZONE "H" IS AN APPROXIMATELY 0.07 ACRE FRESHWATER EMERGENT/FORESTED WETLAND. THERE ARE POCKETS OF LARGE COTTONWOOD TREES AND WILLOWS WITH SOME SEDGES AND WETLAND FORBES WITHIN THE DELINEATED AREA. THIS ZONE COLLECTS STORMWATER RUNOFF FROM THE SOUTHERN HILLSIDE OF THE PROPERTY AND SLOWLY DRAINS WATER TO THE WEST INTO THE LARGER WETLAND IN ZONE "E".

ZONE "I"
ZONE "I" IS A LARGE AREA, APPROXIMATELY 7.63 ACRES IN SIZE, AND COMPOSED ALMOST ENTIRELY OF NORWAY SPRUCE TREES RANGING FROM 5-18" AT DBH, SPACED 10-15' APART, AND MAKE UP ROUGHLY 90% OF THE TREE POPULATION. THE REMAINING 10% OF TREE COVER IS COMPOSED OF BLACK CHERRY, BLACK LOCUST, RED OAK, AND AMERICAN ELM, ALL OF WHICH ARE BETWEEN 6-18" AT DBH. THE UNDERSTORY IS ALMOST NON-EXISTENT. THE EASTERN 75% OF THIS ZONE IS COMPOSED OF MIAMI LOAM SOILS WITH SLOPES RANGING FROM 25-35%, AND THE WESTERN 25% IS A FOX-BOYER COMPLEX WITH SLOPES RANGING FROM 12-18%.

ZONE "J"
ZONE "J" IS APPROXIMATELY 2.38 ACRES IN SIZE AND IS A SLIGHT TRANSITION FROM THE ZONE "I" CONIFEROUS COMMUNITY TO A MORE DECIDUOUS FOREST STAND. THE DOMINANT SPECIES HERE ARE RED AND WHITE OAK, SHAGBARK AND BITTERNUT HICKORY, BLACK CHERRY, AND AMERICAN ELM. THERE ARE SEVERAL LARGE NORWAY SPRUCE TREES, BUT THEY ARE NO LONGER THE DOMINANT SPECIES. ALL OF THESE TREES ARE MATURE AND ARE 6-18" AT DBH AND SPACED ROUGHLY 10' APART. AN UNDERSTORY OF GREEN ASH, HICKORY, AND HONEYSUCKLE IS PRESENT, THOUGH NOT OVERBEARING. SOILS ARE A FOX-BOYER COMPLEX WITH 16-25% SLOPES THAT DRAIN TO THE LARGE POND IN ZONE "A".

ZONE "K"
ZONE "K" IS APPROXIMATELY 2.85 ACRES IN SIZE AND BORDERS MUCH OF THE SOUTHERN AND WESTERN BOUNDARIES OF THE SITE. THIS FOREST STAND IS ALMOST ENTIRELY DECIDUOUS AND CONTAINS MATURE RED OAKS, BLACK CHERRY, AMERICAN ELM, HICKORY, AND VARIOUS MAPLE TREES RANGING FROM 5-18" AT DBH, THOUGH THERE ARE SEVERAL LANDMARK TREES IN THIS ZONE THAT MUST BE NOTED. THE TREES ARE SPACED ROUGHLY 15' APART. THE SOILS ARE MIAMI LOAMS WITH 18-25% SLOPES THAT SHED WATER TOWARDS THE SOUTHERN BOUNDARIES OF THE SITE.

ZONES "L", "M", "N"
THESE THREE ZONES MAKE UP A LARGER OPEN SPACE, APPROXIMATELY 1.68 ACRES IN SIZE AND IS ALMOST ENTIRELY FREE OF TREE SPECIES. INSTEAD, THE AREA IS POPULATED WITH A DOMINANCE OF GREY DOGWOOD SHRUBS, VARIOUS MEADOW FORBES, GRASSES, AND VINES. THERE ARE A FEW LARGE BUT DEAD ELM TREES AT THE EASTERN EDGE OF ZONE "N", AND SEVERAL NORWAY MAPLE TREES AT THE NORTHERN PORTION OF ZONE "N". THE LAND IS MUCH FLATTER IN THIS AREA WHERE SOILS ARE A FOX-BOYER COMPLEX WITH SLOPES AT 2-6% THAT GENTLY DRAIN TO THE WEST.

ZONES "O" AND "P"
THESE ZONES MAKE UP APPROXIMATELY 1.31 ACRES OF THE SITE AND ARE LARGE STANDS OF DECIDUOUS TREES THAT INCLUDE SHAGBARK AND BITTERNUT HICKORY, AMERICAN ELM, BLACK CHERRY, AND BLACK LOCUST. THE TREES ARE SPACED ROUGHLY 15' APART AND RANGE FROM 4-12" AT DBH, THOUGH THERE ARE SEVERAL LANDMARK TREES IN THIS AREA THAT MUST BE NOTED. THESE ZONES ARE AT ONE OF THE HIGHEST POINTS OF THE SITE WITH WAWASEE LOAMS SLOPING 2-6% TO THE WEST.

ZONE "Q"
THIS ZONE IS APPROXIMATELY 1.57 ACRES IN SIZE AND HAS A DOMINANCE OF BLACK LOCUST TREES THAT MAKE UP 70% OF THE FOREST STAND. THE REMAINING TREE SPECIES ARE AMERICAN ELM, BLACK CHERRY, AND HICKORY. ALL TREES ARE MATURE RANGING FROM 5-18" AT DBH AND SPACED 15' APART ON AVERAGE. THE EASTERN EDGE OF THIS ZONE IS SLOPING STEEPLY AT 25-35% TO THE EAST TOWARDS LATSON ROAD AND TO THE NORTH TOWARDS ZONE "H". THE WESTERN AND SOUTHERN PORTIONS OF ZONE "Q" ARE RELATIVELY FLAT. THE SOILS ARE A MIX OF WAWASEE LOAMS AND MIAMI LOAMS.

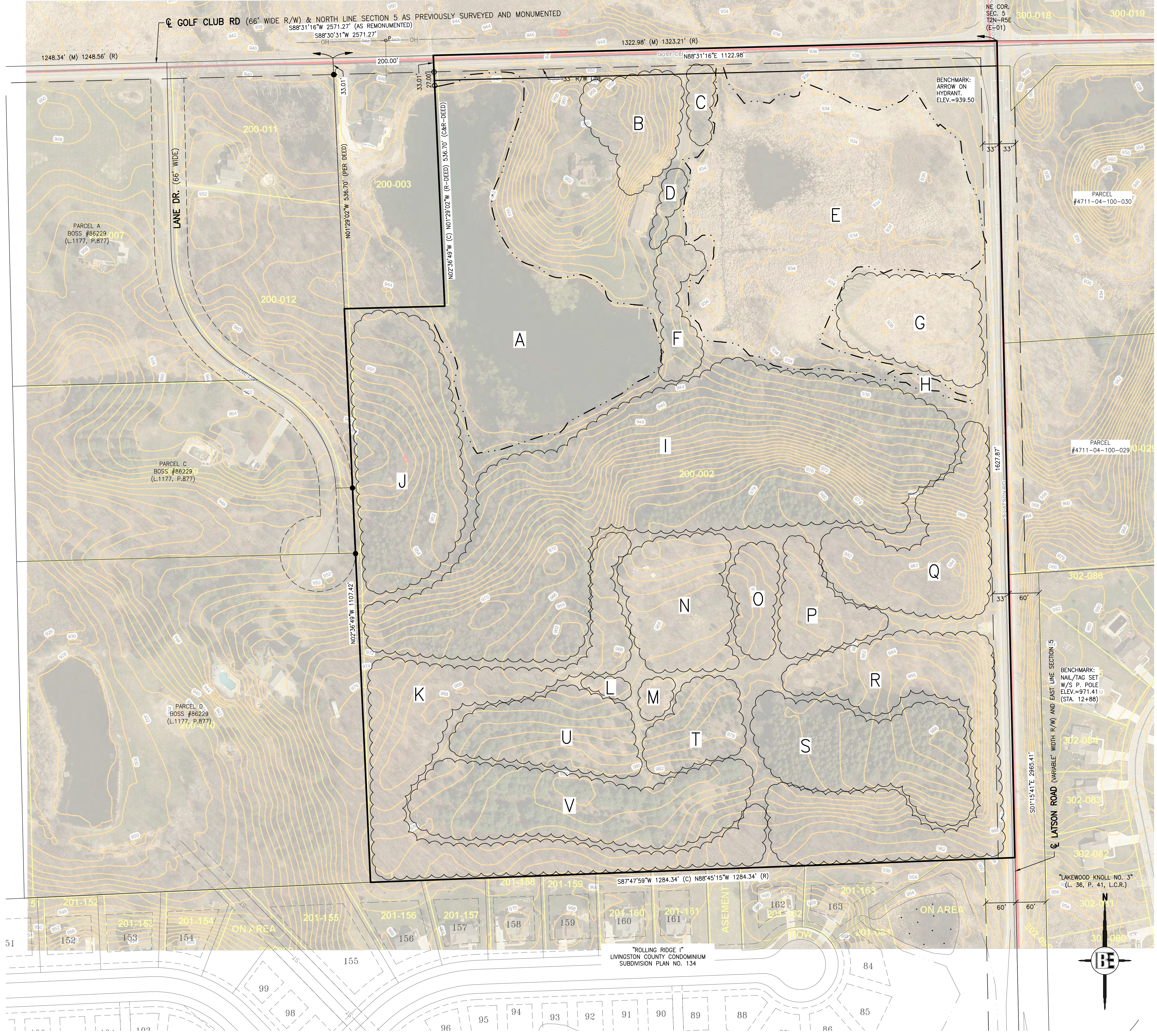
ZONE "R"
SIMILAR TO ZONE "Q", ZONE "R", WHICH IS APPROXIMATELY 2.60 ACRES IN SIZE, IS DOMINATED BY BLACK LOCUST TREES WHICH MAKE UP 70% OF THE FOREST STAND, WHILE THE REMAINING 30% COVER IS COMPOSED OF AMERICAN ELM, BLACK LOCUST, AND BLACK CHERRY TREES. ALL TREES RANGE FROM 4-18" AT DBH AND AVERAGE ABOUT 10" AT DBH SPACED ROUGHLY 15' APART. THE UNDERSTORY IS MADE UP OF SEVERAL DECIDUOUS SAPPLINGS AND SOME HONEYSUCKLE, BUT OTHERWISE OPEN. STEEP SLOPES OF 25-35% RUN EAST TOWARDS LATSON ROAD, WHILE THE SOUTHERN EDGE OF THIS ZONE SLOPES MORE GENTLY TO THE SOUTH AT ROUGHLY 10%. THE SOILS ARE A MIX OF MIAMI LOAM AND WAWASEE LOAM.

ZONE "S"
SIZED AT APPROXIMATELY 1.73 ACRES, ZONE "S" IS A LARGE CONIFER STAND COMPOSED MOSTLY OF NORWAY SPRUCE TREES. THE SOUTHERN PORTION OF THIS ZONE IS PLANTED WITH ROWS OF WHITE FIR TREES. ALL TREES IN THIS AREA ARE BETWEEN 4-18" AT DBH AND PLANTED BETWEEN 6-12' APART ON AVERAGE. THE LANDSCAPE SLOPES GENTLY TO THE WEST AT ROUGHLY 2-6%. THE SOILS ARE MOSTLY WAWASEE LOAMS, THOUGH THE SOUTHERN PORTION IS A FOX-BOYER COMPLEX SOIL.

ZONE "T"
ZONE "T" IS A SMALLER AND MORE OPEN AREA THAT IS APPROXIMATELY 0.64 ACRES IN SIZE. IT IS POPULATED WITH YOUNGER FRASIER FIR AND SCOTCH PINE TREES THAT ARE NOT MUCH LARGER THAN 8" AT DBH. GRASSES AND FORBES OCCUPY THE SPACES IN BETWEEN. THIS ZONE HAS A MIX OF FOX-BOYER COMPLEX SOILS, AND WAWASEE LOAMS THAT SLOPE TO THE NORTHEAST AT ROUGHLY 2-6%.

ZONE "U"
ZONE "U" IS APPROXIMATELY 1.10 ACRES IN SIZE AND POPULATED WITH SCOTCH PINE TREES AND SEVERAL NORWAY SPRUCE TREES THAT RANGE BETWEEN 6-12" AT DBH AND ARE SPACED ABOUT 15' APART. SOILS ARE MIAMI LOAMS AND FOX-BOYER COMPLEX SOILS THAT SLOPE TO THE NORTH AT ABOUT 12%. THE UNDERSTORY IS MINIMAL, THOUGH SOME SMALLER DECIDUOUS SPECIES ARE SPROUTING.

ZONE "V"
ZONE "V" IS APPROXIMATELY 2.04 ACRES IN SIZE AND POPULATED WITH WHITE PINE TREES THAT ARE PLANTED IN ROWS ON THE SOUTHERN EDGE, WITH A MIX OF SCOTCH PINE AND WHITE PINE ON THE NORTHERN PORTION. THESE TREES ARE BETWEEN 6-18" AT DBH AND SPACED 15' APART WITH NO UNDERSTORY OBSERVED. THE TREES ARE PLANTED ON A RIDGE WITH MIAMI LOAM SOILS TO THE SOUTH, AND FOX-BOYER COMPLEX SOILS TO THE NORTH WITH SLOPES RANGING FROM 2-6%.



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BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517-546-4836 FAX 517-548-1670

PROJECT:	3850 GOLF CLUB ROAD
PREPARED FOR:	BIBLE BAPTIST CHURCH
DATE:	1-29-2020
TITLE:	NATURAL FEATURES PLAN
DESIGNED BY:	JH
DRAWN BY:	JH
CHECKED BY:	BL
SCALE:	1" = 100'
JOB NO.:	19-353-1
SHEET NO.:	A1



1248.34' (M) 1248.56' (R)

GOLF CLUB ROAD

EXISTING RESIDENCE

EXISTING BUILDING

PARK / NATURE PRESERVE
5.35 ACRES
(233,147 SF)

LAKE
4.63 ACRES
(201,821 SF)

PARK
1.10 ACRES
(47,909 SF)

PARCEL B
BOSS #86229
(L1177, P.877)

PARCEL A
BOSS #86229 (107)
(L1177, P.877)

PARCEL C
BOSS #86229
(L1177, P.877)

PARCEL D
BOSS #86229
(L1177, P.877)

PARCEL #4711-05-200-003
2.46 ACRES
3780 GOLF CLUB RD.
HOWELL, MI 48843

PARCEL #4711-04-100-030

PARCEL #4711-04-100-029

"ROLLING RIDGE I"
LIVINGSTON COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 134

SCALE: 1" = 100 FEET

THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THESE DRAWINGS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE FOUND. THE USER SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES FROM THE PLANS.

BEBOSS
Engineering
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3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
517.546.4836 FAX 517.548.1670

PROJECT:	3850 GOLF CLUB ROAD
PREPARED FOR:	BIBLE BAPTIST CHURCH 2258 EAST HIGHLAND ROAD HOWELL, MI 48843
TITLE:	LDR REZONING PLAN
DESIGNED BY:	
DRAWN BY:	JH
CHECKED BY:	
SCALE:	1" = 100'
JOB NO.:	19-353-1
DATE:	1-29-2020
SHEET NO.:	A2
NO. BY:	
REVISION PER:	
DATE:	

