



GENOA CHARTER TOWNSHIP
Application for Re-Zoning

APPLICANT NAME: Todd Wyett ADDRESS: 326 E 4th St, Royal Oak 48067
OWNER NAME: Todd Wyett ADDRESS: _____
11-08-400-004; 006, 012-015, 020
PARCEL #(s): 11-09-300-001; -031 11-17-200-008 PRIMARY PHONE: (248) 770-8484
EMAIL 1: todd@versacos.com EMAIL 2: elord@atwell-group.com

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:

CE to CAPUD and ICPUD

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 majority of the property within the PUD lies west of Latson Rd and consists of a large portion of the property designated as CAPUD in the Zoning Ordinance and Master Plan. The remaining area within the PUD is located east of Latson Rd and is generally planned for ICPUD, all of which is consistent with the vision of the Master Plan.

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

Yes. The area will be served by public utilities and comply with County requirements for stormwater management.

Topography is not severe, so reasonable development conditions are expected.

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?

Given the construction of the Latson Road interchange, it is not reasonable to assume the area would be developed in its current designation of CE (Country Estate).

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 intensity of the uses will reduce as development progresses south from the interchange. The proposed design guidelines of the PUD places certain restrictions on lighting and buffers between adjacent uses.

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?

Upgrades to water and sewer infrastructure including extension to the area is needed and design/construction is underway in anticipation of development of the area.

Traffic conditions are being analyzed and anticipate some intersection improvements.

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.

There is demand for the types of uses proposed at this site. The fact that such a large land area under single ownership at a newly constructed interchange to I-96 presents a unique opportunity than elsewhere in the community.

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?

The Township has a vision in mind for development of this area, as described in the Master Plan which anticipates a mixture of uses. The proposed rezoning and PUD will allow a high quality development in accordance with that vision.

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

None.

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: Todd Wyett

ADDRESS: 326 E 4th Street, Royal Oak MI 48067

SIGNATURE

The following contact should also receive review letters and correspondence:

Name: Eric Lord Email: elord@atwell-group.com

Business Affiliation: Engineer

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: Latson Road south of I-96

SIGNATURE: _____ DATE: 7/31/19

PRINT NAME: Todd Wyett PHONE: (248) 770-8484

COMPANY NAME & ADDRESS: Versa Real Estate



GENOA CHARTER TOWNSHIP APPLICATION Planned Unit Development (PUD)

APPLICANT NAME: Todd Wyett

APPLICANT EMAIL: todd@versacos.com

APPLICANT ADDRESS & PHONE: 326 E. 4th St., Royal Oak 4806 , (248) 770-8484

OWNER'S NAME: Todd Wyett

OWNER ADDRESS & PHONE: 326 E. 4th St., Royal Oak 48067 , (248) 770-8484

TAX CODE(S): _____

QUALIFYING CONDITIONS (To be filled out by applicant)

1. A PUD zoning classification may be initiated only by a petition.
2. It is desired and requested that the foregoing property be rezoned to the following type of PUD designation:

- Residential Planned Unit Development (RPUD)
- Planned Industrial District (PID)
- Mixed Use Planned Unit Development (MUPUD)
- Redevelopment Planned Unit Development (RDPUD)
- Non-residential Planned Unit Development (NRPUD)
- Interchange Commercial Planned Unit Development (ICPUD)
- Interchange Campus Planned Unit Development (CAPUD)

3. The planned unit development site shall be under the control of one owner or group of owners and shall be capable of being planned and developed as one integral unit.

EXPLAIN The property is currently under single ownership via three separate entities:
Latson Partners LLC, Latson Farms LLC, and Covenant Faith LLC who's address is
326 E. 4th Street, Royal Oak MI 48067

4. The site shall have a minimum area of twenty (20) acres of contiguous land, provided such minimum may be reduced by the Township Board as follows:
 - A. The minimum area requirement may be reduced to five (5) acres for sites served by both public water and public sewer.
 - B. The minimum lot area may be waived for sites zoned for commercial use (NSD, GCD or RCD) where the site is occupied by a nonconforming commercial, office or industrial building, all buildings on such site are proposed to be removed or rehabilitated and a use permitted within the underlying zoning district is to be established. The Township Board shall only permit the PUD on the smaller site where it finds that the flexibility in dimensional standards is necessary to allow for innovative design

in redeveloping the site and an existing blighted situation will be eliminated. A parallel plan shall be provided showing how the site could be redeveloped without the use of the PUD to allow the Planning Commission to evaluate whether the modifications to dimensional standards are the minimum necessary to allow redevelopment of the site, while still meeting the spirit and intent of the ordinance.

C. Interchange Commercial and Campus PUDs: the Township Board may waive the minimum lot area where the design elements of a proposed development are integrated into and consistent with the broader Master Plan Latson Road Subarea Plans with compatible land uses

5. The PUD site plan shall provide one or more of the following benefits not possible under the standards of another zoning district, as determined by the Planning Commission:

- preservation of significant natural or historic features
- a complementary mixture of uses or a variety of housing types
- common open space for passive or active recreational use
- mitigation to offset impacts
- redevelopment of a nonconforming site where creative design can address unique site constraints.

6. The site shall be served by public sewer and water. The Township may approve a residential PUD that is not served by public sewer or water, provided all lots shall be at least one (1) acre in area and the requirements of the County Health Department shall be met.

Size of property is +/- 193 _____ acres.

DESCRIBE BELOW HOW THE REQUESTED PUD DESIGNATION COMPLIES WITH AFOREMENTIONED MINIMUM LOT SIZE REQUIREMENTS.

The total project area of just under 200 acres exceeds the minimum 20 acre requirement.

STANDARDS FOR REZONING TO PLANNED UNIT DEVELOPMENT (RESPOND HERE OR WITHIN THE IMPACT STATEMENT)

1. How would the PUD be consistent 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 majority of the property within the PUD lies west of Latson Rd and consists of a large portion of the property designated as CAPUD in the Zoning Ordinance and Master Plan.

The remaining area within the PUD is located east of Latson Rd and is generally planned for ICPUD, all of which is consistent with the vision of the Master Plan.

2. The compatibility of all the potential uses in the PUD 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;

The Latson Rd interchange was built in 2013, which provided an opportunity to create a well planned mixed use area in accordance with the vision of the Master plan. The proposed PUD carries out that vision, as described in further detail in the proposed PUD design guidelines and impact assessment.

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

The development team has worked closely with the Township, MHOG and County to fund the design and construction of water and sewer utility extensions to serve the area. The capacity of the public utility system to serve development in this area has been studied and planned for.

Recent improvements to the waste water treatment facility have also been performed to accomodate development of the area.

4. The apparent demand for the types of uses permitted in the PUD;
Given the newly constructed interchange on I-96, which is a highly traveled express way transportation corridor, and proximity to Ann Arbor, Lansing and metro Detroit market, there is significant demand for the uses proposed.

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: _____

ADDRESS: 326 E. 4th St., Royal Oak 48067

Contact Information - Review Letters and Correspondence shall be forwarded to the following:
Todd Wyett of Versa Real Estate at todd@versacos.com
Name Business Affiliation E-mail

ERIC LOLO *HOWELL* *ELORD@ATWELL-GROUP.COM*
BRAD STRADER *MKS* *BSTRADER@MKSSTUDIOS.COM*

FEE EXCEEDANCE AGREEMENT

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PROJECT NAME: _____

PROJECT LOCATON & DESCRIPTION: Latson Road south of I-96

SIGNATURE: _____ DATE: 7/31/19

PRINT NAME: Todd Wyett PHONE: (248) 770-8484

COMPANY NAME & ADDRESS: Versa Real Estate, 326 E 4th Street, Royal Oak 48067



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Todd Wyett, 326 E 4th Street, Royal Oak 48067
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: SEE APPLICANT

SITE ADDRESS: _____ PARCEL #(s): 11-08-400-004; 006, 012-015, 020
11-09-300-001; -031 11-17-200-008

APPLICANT PHONE: (248) 770-8484 OWNER PHONE: (248) 770-8484

OWNER EMAIL: todd@versacos.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Developer is the owner of approximately
200 acres of land located on the west side and east side of Latson Road, south of the I-96
expressway. The property is primarily vacant farm land.

BRIEF STATEMENT OF PROPOSED USE: The area west of Latson Road
is intended for high tech/light industrial use. The area east of
Latson Road is intended for supportive commercial use.

THE FOLLOWING BUILDINGS ARE PROPOSED: To be determined.

**I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE
PART OF THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY
KNOWLEDGE AND BELIEF.**

BY: Todd Wyett

ADDRESS: 326 E. 4th Street, Royal Oak MI 48067

Contact Information - Review Letters and Correspondence shall be forwarded to the following:

1.) Eric Lord of Atwell, LLC at elord@atwell-group.com
Name Business Affiliation E-mail Address
BRAO STRADER MKS bstrader@MKSSTUDIOS.COM

FEE EXCEEDANCE AGREEMENT

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SIGNATURE: _____ DATE: _____
PRINT NAME: Todd Wyett PHONE: (248) 770-8484
ADDRESS: 326 E. 4th Street, Royal Oak MI 48067

PLANNED UNIT DEVELOPMENT AGREEMENT

(LATSON ROAD)

This **Planned Unit Development Agreement** (the “Agreement”) is made as of _____, 2020 (the “Effective Date”), by and between Latson Partners, LLC, Latson Farms, LLC and Covenant of Faith, LLC (collectively, the “Developer”), whose address is 326 E. Fourth Street, Suite 200, Royal Oak, Michigan 48067, on the one hand, and the Charter Township of Genoa (the “Township”), whose address is 2911 Dorr Road, Brighton, Michigan 48116, on the other hand.

RECITATIONS

A. Developer is the owner of approximately 200 acres of land located on the west and east sides of Latson Road, south of the I-96 expressway, as depicted on the Project Area Plan and Survey attached hereto as **Exhibit 1** (the “Property” or “Project Area”). The Property is more particularly described as follows: (1) tax identification nos. 4711-08-400-004, 4711-08-400-006, 4711-08-400-012 through -014, 4711-08-400-020 and 4711-08-400-031, owned by Latson Properties; (2) tax identification no. 4711-09-300-001 owned by Covenant of Faith; and (3) tax identification no, 4711-17-200-008 owned by Latson Farms.

B. The Latson Road/I-96 interchange was completed in approximately 2013. This new interchange provided the Township with the opportunity to create a new development

district for coordinated, well-planned, large-scale mixed-use business, light industrial, high tech, office, commercial uses and related development, as described in, among other things, the Township's 2013 Master Plan Update. While all of the Property is currently zoned CE (or Country Estate) under the Township's Zoning Ordinance, the Ordinance designates most of the Property for development as a new Campus Planned Unit Development (or "CAPUD") and the remainder of the Property (defined below as the North Area) for development as an Interchange Commercial Planned Unit Development (or "ICPUD"). Zoning Ordinance, Section 10.03.06. The intent of both the CAPUD and ICPUD districts is to promote comprehensive and long-term planning of appropriate land uses, innovative architectural design, high quality building materials and updated access management strategies with a walkable environment for pedestrians.

C. The Property consists of approximately one-half of the land designated as CAPUD in Article 10 of the Zoning Ordinance. Having one Developer in control of such a large portion of the CAPUD project area, provides the community with a unique opportunity to plan and coordinate the long-term development, uses and interrelationship of the uses for the benefit of the Township and its residents.

D. In order to carry out a proposed long-term development plan of research, office, light industrial, high tech, commercial and other business development, with consistent high-quality design standards, natural resource preservation, public amenities and improvements and inter-connectivity of land uses, Developer submitted a request to rezone the land located in the West Area and East Area defined below to CAPUD and the land in the North Area defined below to ICPUD (the "Project," also known as "Innovation Park"), in accordance with Article 10

of the Zoning Ordinance, the Michigan Zoning Enabling Act, MCL 125.3101 et. seq., and subject to the terms and conditions of this Agreement.

E. The Township Planning Commission reviewed the rezoning request, the Conceptual PUD Site Plan and Impact Statement and conducted a public hearing as required under the Zoning Ordinance and, at its meeting held on _____, 2020, recommended approval of the Project to the Township Board and Livingston County Planning Commission as satisfying the requirements of the review standards set forth in the Zoning Ordinance.

F. At its meeting held on _____, 2020, the Livingston County Planning Commission considered the Project and recommended approval of same to the Township Board.

G. At its regular meeting held on _____, 2020, the Township Board conducted another public hearing on the Project and after finding that the rezoning and Conceptual PUD Site Plan satisfies the standards and objectives of the Zoning Ordinance and Master Plan, approved the PUD rezoning, the Conceptual PUD Site Plan and execution of this PUD Agreement, as reflected in the minutes of said meeting attached hereto as **Exhibit 2**, subject to the conditions of this Agreement and other conditions reflected in the meeting minutes, including, among other things, the public road and landscaping improvements, preservation of natural resources, installation of public amenities, inclusion of pathways and landscaped gathering areas, public utility improvements and dedication of land for future expansion of Latson Road.

NOW, THEREFORE, in consideration of the foregoing premises, which the Township and Developer represent to be true and accurate, and which shall be incorporated into the parties'

obligations set forth herein, the parties intending to be legally bound by this Agreement, agree as follows:

1. **Designation of Development Areas.** The Project shall be divided into three development areas as follow—(a) the approximate 177 acres located on the west side of Latson Road as depicted on the Project Area Plan shall be designated as the “West Area” or “High Tech/Light Industrial Area” and is now zoned CAPUD; (b) the approximate 10 acres located on the east side of Latson Road as depicted on the Project Area Plan shall be designated as the “East Area” or the “Accessory Commercial Area” and is now zoned CAPUD; and (c) the approximate 6 acres located on the east side of Latson Road and north of the railroad tracks as depicted on the Area Plan shall be designated the “North Area” and is now zoned ICPUD.

2. **Conceptual PUD Plan.** The Plan attached hereto as **Exhibit 3** is hereby approved by the Township as the PUD plan for the Project (the “PUD Plan”). The PUD Plan is conceptual and illustrative in nature and depicts the general nature and interrelationship of uses in the development areas. The specific size and nature of any particular building or use and the relationship of such uses and buildings to each other within the development areas will be subject to revisions based on the specific uses and businesses that may be attracted to the development areas over time.

3. **Permitted Uses.** Notwithstanding anything contained in the Zoning Ordinance to the contrary, but subject to all of the terms and conditions of this Agreement and Exhibits hereto:

(a) The High-Tech/Light Industrial Area or West Area may be developed for any of the uses or combination of uses set forth in **Exhibit 4** hereto, including for high tech

research and development, light industrial, office, hotel and any combination of such uses and accessory uses;

(b) The Accessory Commercial Area or East Area, which consists of approximately 5% of the total Project area, may be developed for any of the uses or combination of uses set forth in **Exhibit 5** hereto, including for a hotel, restaurant, retail uses and a gas station with accessory retail and food services, with the proviso that no more than one gas station, which shall not be a truck stop, shall be developed on the entirety of the Project Area. This Accessory Commercial Area is intended to provide, among other things, commercial services to the much larger High-Tech, Light Industrial Area located on the west side of Latson Road, as well as existing and planned residential areas south of I-96; and

(c) The portion of the North Area situated north of Beck Road may be used for the erection of a stand-alone project sign as discussed in paragraph 7 below for the entire development of sufficient height to be visible from I-96, which shall include a reference to Genoa Charter Township and its official logo. The remainder of the North Area may also be developed, either separately or in combination with adjacent properties that may be acquired by Developer at a later date, for uses authorized in the ICPUD provisions of the Zoning Ordinance. Any future use and development of the North Area south of Beck Road, including if combined with other adjacent property, shall be accomplished, at the discretion of the Developer, either as an amendment to this Agreement or through a separate PUD agreement subject to Township approval.

(d) Through its review of the PUD application materials and the public hearings and meetings held in connection therewith, the Township Board has determined

that any of the uses designated as “P” (or Permitted) contained in **Exhibits 4** and **5** are specifically approved herein as Permitted uses. It is further agreed that any use permitted as of right for the High-Tech/Light Industrial Area as set forth in **Exhibit 4** includes a building up to 200,000 square feet on the first floor of the building as a Permitted use without the requirement of obtaining a special land use approval

4. **Hotel in East and/or West Area.** A hotel in the East and/or West Area is a permitted use but is limited in height to 4 stories. If a hotel is located more than 500 feet from a residential structure, the hotel may be a maximum of 5 stories as a special land use.

5. **Special Land Uses.** Any of the uses designated as “SLU” (or Special Land Use) contained in **Exhibits 4** and **5**, or any uses similar to or compatible with other special uses not specifically listed in the CAPUD and/or ICPUD districts, as applicable to the Property, such uses may be permitted upon determination of the Township Board following a recommendation by the Planning Commission as required by Township ordinance 10.03.06 (c) in effect as of August 2018, and shall be subject to all of the terms and conditions of this Agreement. A building in excess of 200,000 square feet on the first floor shall be treated as a special land use and shall require special land use approval from the Township under the provisions of the Zoning Ordinance. The parties recognize that all potential future uses may not be listed in the Township Zoning Ordinance or on **Exhibits 4** and **5** as permitted or special uses, and therefore a non-listed use is subject to consideration pursuant to and in compliance with § 10.03.06 (c) (2) (c) of the Zoning Ordinance in effect at the time of executing this Agreement. (Excerpts from the Zoning Ordinance are attached hereto as **Exhibit 12**.)

6. **Prohibited Uses.** The land uses identified in **Exhibit 6** hereto are prohibited from being located within the Project Area.

7. **Project Gateway and Area Entry Signage.** A concept plan for a Project gateway sign to be located north of Beck Road in the North Area is attached as **Exhibit 7** hereto. The final Project gateway sign shall be subject to Planning Commission review and shall be approved if it contains the same quality and nature of materials and contains the Genoa Township gateway messaging in the same general character and design shown in **Exhibit 7**, and is otherwise in compliance with all applicable Federal, State and County laws. In addition, Developer shall be permitted to install a Project sign at each entrance to any part of the Project Area. A detailed signage plan for each Area of the Project shall be submitted with the first application for site plan approval for each such Development Area.

8. **Development Standards.** The Project is intended to be a focal point of interchange oriented high-tech, office, light industrial, commercial and other business activity in the community and to attract various high tech, office, light industrial and commercial businesses that would take advantage of synergy of location and the expressway access and desire to be a part of a high quality, integrated business development plan. Individual buildings and site amenities and landscaping are intended to be of high quality and design and include diverse building materials. All development within the Project Area shall adhere to the PUD Design Guidelines set forth in the **Exhibit 8** hereto. No single building may be in excess of 200,000 square feet on the first floor except that the Township Board may grant special land use approval for a larger building as previously provided.

9. **Latson Road Frontage and Highway Visibility Zone.** The facades of the sides of all buildings fronting along Latson Road on both the East and West Areas shall incorporate materials of enhanced durability, including combinations of brick, stone, glass, pre-cast concrete, metal panels, brick and flush metal panels and other equally durable and attractive materials as

illustrated by the example facades in the PUD Design Guidelines. Additional screening and landscaping requirements and upgraded building materials as described on page 8 of the PUD Design Guidelines shall apply to each portion of a building that is both within the Highway Visibility Zone depicted on the PUD Plan and visible from I-96.

10. **Future Road Improvements.** In addition to comprehensive traffic studies undertaken in connection with the development of the Latson Road/I-96 interchange, the Developer prepared an additional traffic impact study in connection with the Project, which has been accepted by the Township and the Livingston County Road Commission (“Road Commission”). The Developer will undertake certain road improvements to Latson Road at the intersections to the Project Area as described in the traffic impact study prepared by Fleis & Vanderbrink dated September 13, 2019, as supplemented by a memo dated November 17, 2019, which may include the installation of a traffic signal at the north access point to the Project Areas. The timing of installation of road improvements shall be determined and assessed by the Road Commission in connection with updated traffic impact assessments submitted in connection with future final site plans for building construction in the Project Areas. While the PUD Plan calls for the construction of a southern access to the West Area to be offset from Sweet Road, the Developer agrees to modify the PUD Plan to install an access aligned with Sweet Road if approved by the Road Commission provided that the Road Commission or the Township obtains all rights-of-way and/or easements necessary for achieving such road alignment. Any future road development will provide for internal interconnectivity for each phase of the Project.

11. **Latson Road Greenbelt.** As part of the development of any initial building phase in the West Area, Developer shall install the Latson Road Streetscape Improvements as

depicted on the PUD Plan and in the PUD Design Guidelines along the Developer's entire property frontage on the west side of Latson. As part of the development of any initial phase in the East Area, Developer shall install the Latson Road Streetscape Improvements as depicted on the PUD Plan and in the PUD Design Guidelines along the Developer's entire property frontage on the east side of Latson.

12. **Dedication of Land for Road Right of Way and Future Expansion of Latson**

Road. The Developer's land currently extends to the center line of Latson Road. In connection with the submission of an application for site plan approval for the first phase of any development within the Project Area, Developer shall dedicate to Livingston County a strip of land sixty (60') feet in width from the center line of Latson Road along the frontage of all of the Developer's Property on Latson Road (or approximately 3.8 acres of land), without compensation from the Township or the County. This dedication could accommodate the future widening of Latson Road to 5 lanes along with a small median. The dedication shall be subject to Developer's right to include Project signage and landscaping within the dedicated right-of-way until such time as it is used for any widening of Latson Road, at which time such signage will be relocated at Developer's expense and must comply with State, County and local law. In the event that the Road Commission should ever determine to (a) improve Latson Road adjacent to the Property, such as by widening the road with or without a median, installation of street lighting and/or (b) install a traffic signal at or near the intersection of Latson and Sweet Road (collectively "Future Road Improvements"), Developer agrees to participate in a special assessment district, or other mechanism mutually agreed upon by the parties, to pay its pro rata share of the costs of the Future Road Improvements along the frontage of Developer's Property on Latson Road and for the ongoing maintenance of the landscaping, traffic signal, lighting and

other improvements (i.e. walkways) in the right-of-way or within the medians, if constructed. This Agreement constitutes the Developer's approval of including its Property within a special assessment district and approval of the purpose of the assessments, but Developer retains the right to object to or challenge the pro rata allocation of costs among benefitted properties to pay for the Future Road Improvements and ongoing maintenance of the Improvements as permitted and in compliance with State law. The Developer's obligations hereunder shall be reflected in any condominium or other association agreement and shall run with the land.

13. **Project Amenities.** The Developer agrees to preserve natural features on the Property and install various Project amenities as conceptually described in the Open Space and Amenity Plan attached as **Exhibit 10**. The Project amenities shall include:

a. Preservation of approximately 27 acres of wooded/wetlands, with approximately up to 1000 feet of frontage along Latson Road, in the West Area of the Project.

b. Detention Ponds with open space amenities on approximately 6 acres of uplands and wooded/wetlands in the southwest corner of the West Area and incorporation of same into the stormwater management plan.

c. Walking and biking pathways will be installed throughout the Project Area and will provide interconnectivity to the various buildings within the development and access to the preserved natural features and the Latson Road pathway system.

d. A pathway within the Latson Road right-of-way (to be dedicated to the County as described above) shall be installed in all Project Area locations abutting Latson Road.

e. Buffers from natural features and adjacent residential areas or structures shall be installed as conceptually depicted on the Open Space and Amenity Plan.

f. Landscaped rest or gathering areas (or pocket parks) with benches, bike racks, bike air and repair stations will be installed in appropriate locations as conceptually depicted in the Open Space and Amenity Plan.

g. Attractive and landscaped site entrance features at the intersection of Latson Road and the interior access roads to the Project Areas. Decorative light fixtures at the Project entrances off of Latson Road shall be included as part of the site entrance features.

h. A marked pedestrian connection across Latson Road at the north entrance roads tying the West and East Areas together shall include an attractive pedestrian crossing, with materials such as stamped concrete used to designate the pedestrian crossing and pedestrian actuated crossing signals.

i. Dedication of approximately 3.8 acres of land as right-of-way for Latson Road.

j. The Pump Station anticipated to serve the Project shall be screened by landscaping, to be installed at the Developer's expense, which is compatible and consistent with the landscaping plans for non-road frontage development within the Project. Developer shall also preserve surrounding trees and natural area to the extent it can reasonably do so in order to further screen the Pump Station. Any building or structure installed to house equipment shall be compatible with the industrial character of the Project and may consist of block, metal siding or other materials used on the nearby research and industrial structures. All building and landscaping plans for the Pump Station shall be submitted in advance to the Township for administrative review and approval, which review and approval shall not be unreasonably withheld or delayed.

The Open Space and Amenity Plan is conceptual as to the precise nature and location of amenities, which will be later finalized and approved as part of the final site plan approval for the phases of the Development. But it is understood and agreed by the parties that amenities of the nature and scope of what is conceptually shown in the Open Space and Amenity Plan are integral to the approval of the PUD and are required for final site plan approval. The specific amenities may be installed over time in phases to correspond to the phases of development proposed for site plan approval by the Developer.

14. **Off-Site Public Utilities.** The Project will be served by public sewer and water. The Township, through its consulting engineers, TetraTech, has developed a South Latson Road Water and Sanitary Sewer Improvement Plan (the “Utility Plan”) in order to extend public sewer and water to serve the new Interchange Planned Unit Development districts described in the Zoning Ordinance, and which districts include the Property. Developer is working with the Township on the planning, engineering and construction of sewer and water service extensions from north of I-96 from Grand Oaks Drive and Kohl’s to points south of the railroad tracks abutting the Property as depicted on **Exhibit 11** (the “Utility Project”). The Developer will pay the cost of such off-site Utility improvements in an amount not to exceed \$1,280,000, plus up to an additional \$10,000 for easement acquisition (the “Payment”). Upon the Township entering into a contract to construct the Utility Project, the Developer will provide the Township with an irrevocable letter of credit in the amount of the Payment. The form of the letter of credit shall be provided to the City for review prior to issuance and shall be in the form consistent with standard commercial practices of the issuing institution. The letter of credit shall provide that it may be drawn upon by the Township without notice or demand if Developer improperly fails or refuses

to make the payments called for in this Agreement. The amount of the letter of credit shall be periodically reduced to reflect the progress payments made by Developer in accordance with the payment provisions set forth below. The Payment shall be paid or released to the Township in progress payments at intervals of no less than thirty (30) days as follows: (a) the Township shall forward the contractors' pay applications, with accompanying supporting documents, sworn statements and lien waivers, along with the Township's determination that the payment is proper and due the contractor; (b) within thirty (30) days of receipt, Developer will deliver a check to the Township in the amount determined is due by the Township, less a retainage of five percent (5%) of the amount due; and (c) the retainage shall be paid to the Township within fourteen (14) days after the Utility Project has been substantially completed and available for use.

15. **Time to Complete Off-Site Utilities; Tap Fees.** The parties agree that the expansion of the Utilities as described above shall be completed on or before TBD. The time period may be extended by the Township in the case of unforeseen circumstances. The Utility Plan provides for 647 residential equivalent units (REU) to serve the Project. The Township agrees to reserve such capacity for the Project so long as this Agreement remains in effect. If requested by Developer, REUs reserved for one part of the Property may be used for development of another part. If Developer acquires any expansion area as described further below, Developer shall be entitled to any REUs allocated to such expansion area. In consideration of, among other things, the Payment, for a period of ten (10) years following the Township's grant of final site plan and final engineering plan approval for the first phase of any development in the Project, Developer shall be entitled to a sewer and tap fee in the amount of \$4,947 per REU for sewer taps and \$4,770 per REU for water taps. Thereafter, the cost of sewer

and water taps shall be the ordinary fee in effect at the time such additional water and sewer taps are requested.

16. **Perimeter and Internal Building Setbacks; Height Limitations.** All setback and height standards are set forth in the PUD Design Guidelines and, regardless of any deviation of the PUD Design Guidelines from any existing or future Zoning Ordinance standard or requirement, the PUD Design Guidelines shall govern and apply to the development of the Project. Variances from such PUD Design Guidelines in connection with the final site planning and engineering for any building or group of buildings may be requested by the Developer and may be granted in the exercise of reasonable discretion by the Township Board upon recommendation of the Planning Commission and upon a showing that such variances will result in a development consistent with the terms of this Agreement, the Exhibits hereto and the CAPUD Zoning District and, to the extent applicable, the ICPUD Zoning District.

17. **Final Site Plan/Project Phasing.** The Project, including without limitation, Project roadways, amenities and on-site utilities associated with each phase, may proceed in multiple phases, with any phase being a single building or multiple buildings (a “Phase”), and multiple phases may proceed at the same time (for example, separate building projects may occur in the High Tech/Light Industrial Area while a building is being constructed in the Accessory Commercial Area). However, no building shall commence construction in the Accessory Commercial Area until at least one building is under construction and proceeded substantially towards completion in the High/Tech Light Industrial Area. It is the intent that the Project will be established as one or more business/commercial condominiums. Condominium units or sites may be leased by Developer or sold to other parties, including end-user businesses. Any site or unit leased, sold or developed shall be subject to the terms and conditions of this

Agreement, which shall run with the land as described below, and will be subject to condominium documents and/or an agreement regarding covenants, easements and restrictions, in forms approved by the Township for consistency with this Agreement and applicable Township ordinances. The Township shall review such condominium or covenant agreements, and shall approve them to the extent they are consistent with the terms and conditions of this Agreement and other applicable Township ordinances. Any final site plan for a building or phase within the Development shall contain the information required in Article 10.08.02 of the Zoning Ordinance (included in **Exhibit 12**), and such final site plan shall be approved if it is consistent with the terms of this Agreement and satisfies other ordinance requirements. In the event of any conflict between the terms of this Agreement and Exhibits hereto and any current or future ordinance provision of the Township, this Agreement and Exhibits hereto shall control.

18. **Maintenance Obligations.** The internal roads, signage, pedestrian amenities, lighting, entry features, storm drainage, sidewalks, landscaping and other common elements installed within the interior of development areas shall be initially maintained by the Developer until a condominium or other property owners' association is created and until such condominium or association takes over such maintenance responsibilities in accordance with the condominium or association agreements. Upon assumption of the association's responsibility of such maintenance, the Developer shall have no further obligation hereunder with respect to maintenance of the common improvements. Separate associations may be established with respect to the maintenance and repair of the common elements for each Project Area.

19. **Timing of Development.** Because of the size, scope and diversity of the proposed Project, the parties understand that this will be a long-term development and that the PUD Plan shall operate in effect as a master future land use plan for the Project and agree that

the following time periods shall apply to the Development: (a) **Initial Site Plan Submission.** If no final site plan for a first Phase of the Development is submitted within seven (7) years of the Effective Date, this Agreement shall expire and automatically terminate, unless extended by mutual agreement of the parties. (b) **Commencement of Construction for Each Phase.** Final site plan approval for a Phase shall expire if construction of the Phase is not commenced within three (3) years after the approval date of final site plan approval. (c) **Approvals of Subsequent Phases.** After approval of the final site plan for the initial Phase or Phases, further submittals for final site plan reviews and approvals for subsequent Phases shall be accepted for review and approval in accordance with this Agreement and other applicable ordinances provided that “substantial progress in development of previously approved phases has been made, or upon a showing of good cause for not having made such progress.” (Zoning Ordinance, Sec. 10.09.02, included in **Exhibit 12** hereto.) For purposes of this Agreement, a lack of substantial progress means that actual physical construction of a substantial nature of the Phase Improvements, as defined below, included in the approved final site plan has not commenced and proceeded meaningfully toward completion within the past twenty-four (24) months. The Phased Improvements referred to above include the roads, utilities, landscaping, pathways, stormwater and other amenities associated with the Phase, but do not include any building or other structure on units or sites included in the Phase, and upon substantial construction of the Phase Improvements, the Developer shall have vested rights with respect to the future use and development of each building site within such Phase. For purposes of this Agreement, a showing of good cause for an extension of time includes a showing of lack of market demand due to economic recession or other conditions, despite good faith and reasonable efforts by the

Developer to market such units or sites within the Project areas. For clarification, there is no deadline for completion of the Development.

20. **Termination or Expiration of PUD Plan.** In the event this Agreement expires or terminates for any reason, the rezoning classification identified in paragraphs E, F and G of the Recitations shall remain, and any change in the zoning must be by application to the Township and fully compliant with the laws of the State of Michigan. The expiration or termination of this Agreement for any reason does not result in the zoning reverting to its previous classification of Country Estates. In the event the PUD Plan has expired for lack of progress as described above, the expiration shall only apply to the undeveloped areas of the Project. Developer may at any time after expiration of the PUD Plan submit and pursue a new PUD Plan for the remaining undeveloped areas of the Project in accordance with the procedural requirements of the Zoning Ordinance in effect at the time of submission.

21. **Addition of Other Property.** The Master Plan and Zoning Ordinance contemplate the future expansion of the Latson Road/I-96 planned area to land located south of the Property for transitional land uses. If Developer acquires or enters into agreements to acquire any such lands to the south of its Property and submits a concept plan and request to amend this Agreement to extend the Project to include such expansion lands, the parties agree to work together to amend this Agreement in the exercise of reasonable discretion and enter into an amendment of this Agreement to reflect any mutual agreement on the nature and scope of such development, which may include an expansion of the permitted CAPUD uses or other transitional land uses approved by the Township. In addition, the North Area may be expanded to include adjacent properties located east of Latson and north of the railroad tracks which are acquired by or under control of Developer. Such expansion may, at Developer's discretion, be

reflected in a revised North Area concept plan which will be adopted as an amendment to this Agreement or may be pursued as a separate PUD provided that the Developer shall comply with the terms of this Agreement and Township Ordinance that are in effect to the extent such Ordinances are not inconsistent with this Agreement.

22. **Agreement Consistent With Police Powers.** The action of the Township in entering into this Agreement is based upon the understanding that many of the land use, design and environmental objectives of the Township are reflected in the design of the development as proposed and the Township is thus achieving its police power objectives and has not, by this Agreement, bargained away or otherwise compromised any of its police power objectives.

23. **Entire Agreement.** This Agreement, the exhibits attached hereto, if any, and the instruments which are to be executed in accordance with the requirements hereof set forth all the covenants, agreements, stipulations, promises, conditions, and understandings between the Township and the Developer concerning the Project as of the date hereof, and there are no covenants, agreements, stipulations, promises, conditions or understandings, either oral or written, between them other than as set forth herein.

24. **Relationship Of The Parties.** The relationship of the Township and the Developer shall be defined solely by the expressed terms of this Agreement, including the implementing documents described or contemplated herein, and neither the cooperation of the parties hereunder nor anything expressly or implicitly contained herein shall be deemed or construed to create a partnership, limited or general, or joint venture between the Township and the Developer, nor shall any party or their agent be deemed to be the agent or employee of any other party to this Agreement.

25. **Modification.** Except as provided below, this Agreement can be modified or amended only by a written instrument expressly referring hereto and executed by the Township and the Developer, its successors and assigns. The PUD Design Guidelines are in effect a living document and may be updated or revised as follows to reflect specific site conditions, special projects or users, changes in market conditions and future trends and best practices in planning and design: minor changes as determined by the Township's professional staff in the exercise of reasonable discretion may be approved administratively; and major changes as determined by the Township's professional staff in the exercise of reasonable discretion shall be submitted to the Township Board for consideration and decision following a recommendation by the Planning Commission. Any change requires the mutual consent of the Township and Developer. To the extent the Property is subdivided in the future either through a site condominium or land division, modifications with respect to any individual parcel or site within the condominium may be made by the owner of the parcel or site and the Township, provided that any such modification does not adversely impact any other property within the Project area.

26. **Michigan Law To Control.** This Agreement and the rights and obligations of the parties hereunder shall be construed in accordance with Michigan law.

27. **Due Authorization.** The Township and the Developer each warrant and represent to the other that this Agreement and the terms and conditions thereof have been duly authorized and approved by, in the case of the Township, its Board of Trustees, and as to the Developer, by the appropriate officers or members of the companies constituting the Developer, and that the persons who have executed this Agreement below have been duly authorized to do so.

28. **Agreement To Run With The Land; Recording.** This Agreement shall be binding upon and inure to the benefit of the parties to this Agreement and their respective heirs, successors, assigns and transferees, and shall run with the Property. This Agreement shall be recorded by Developer at its expense with the office of the Livingston County Register of Deeds and a copy provided to the Township.

29. **Counterparts.** It is understood and agreed that this Agreement may be executed in several counterparts, each of which, for all purposes, shall be deemed to constitute an original and all of which counterparts, when taken together, shall be deemed to constitute one and the same agreement, even though all of the parties hereto may not have executed the same counterpart. Delivery via facsimile or PDF transmission of a counterpart of this Agreement as executed by the parties making such delivery shall constitute good and valid execution and delivery of this Agreement for all purposes.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first set forth above.

[Signatures on following pages]

The parties hereto have executed this Agreement as of the year and date set forth above.

“DEVELOPER”

Latson Partners, LLC
a Michigan limited liability company

By: _____

Its: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____ of Latson Partners, LLC, a Michigan limited liability company, on behalf of the company.

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires: _____

“DEVELOPER”

Latson Farms, LLC
a Michigan limited liability company

By: _____

Its: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____ of Latson Farms, LLC, a Michigan limited liability company, on behalf of the company.

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires: _____

“DEVELOPER”

Covenant of Faith, LLC
a Michigan limited liability company

By: _____

Its: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____ of Covenant of Faith, LLC, a Michigan limited liability company, on behalf of the company.

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires: _____

“TOWNSHIP”

GENOA TOWNSHIP,
a Michigan municipal corporation

By: _____

Its: Supervisor

STATE OF MICHIGAN)
) ss.
COUNTY OF LIVINGSTON)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, Supervisor of Genoa Township, a Michigan municipal corporation, on behalf of the corporation.

Notary Public
Livingston County, Michigan
Acting in Livingston County, Michigan
My Commission Expires: _____

and

By: _____

Its: Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF LIVINGSTON)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, Clerk of Genoa Township, a Michigan municipal corporation, on behalf of the corporation.

Notary Public
Livingston County, Michigan
Acting in Livingston County, Michigan
My Commission Expires: _____

Drafted by and when recorded return to:

Alan M. Greene, Esq.
Dykema Gossett PLLC
39577 Woodward Avenue, Suite 300
Bloomfield Hills, MI 48304

EXHIBIT 1

(Survey of Project Area)

EXHIBIT 2

(Minutes of Township Board Meeting dated _____, 2020)

EXHIBIT 3

(PUD Plan)

EXHIBIT 4

(Permitted Uses for High-Tech, Light Industrial Area)

VERSA PUD: Permitted Land Uses in 177 acres of Innovation Business Park (see map)

P= Permitted; SLU= Special Land Use

Types of Uses (see also regulation by size as noted at the bottom of the table)	Versa PUD: Innovation Park
OFFICE, RESEARCH & DEVELOPMENT, LIGHT INDUSTRIAL	
Offices, including: executive, medical, administrative, and professional, including architecture, planning, and engineering	P
Conference Centers	P
Multimedia production facilities	P
Corporate and technical education and training facilities	P
Data processing and computer centers, including computer programming and software development, training, and service of electronic data processing equipment	P
Research and Development, Pilot or Experimental Product Development	P
Distribution facilities, air freight forwarders, expediting and delivery services, and warehousing establishments, including wholesale trade (includes whole sale and industrial distributors, warehousing, freight forwarders, wholesale assemblers) if located at least 500 feet from Latson Road	P
Distribution and other facilities listed above when within 500 feet of Latson Road	SLU
Light industrial as defined in the Genoa Township Zoning Ordinance	P
MEDICAL	
Hospitals, medical urgent care facilities/centers/clinics, medical research facilities, diagnostic, optical, and pharmaceutical and other laboratories	P
USES PERMITTED ONLY WHEN ACCESSORY TO A MEDICAL USE	
Educational facilities for training of interns, nurses, and allied health care personnel	P
Multiple family housing for use by physicians, interns, nurses, allied health personnel and their families	P
Ambulance service and maintenance facilities	P
Helipads, heliports, and helistops	SLU
Accessory mobile medical technology unit	P
OTHER	
Hotels	P
Day care centers	P
Pet Day Care and overnight boarding	P
Indoor recreation facilities, health clubs, and studios	P
OTHER USES, ACCESSORY USES	
Public facilities and uses to serve the district including police, fire, EMS, public utilities, and communications	P
Accessory Outdoor storage of materials used in the operation of the Principal Use screened from view along public roads or the expressway	SLU
Accessory parking of vehicles, trucks, trailers and equipment. Any parking of semi-trailers or trucks of more than 24 hours is prohibited in the front yard. Area of parking must be shown on the site plan and specify screening from view.	P
Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted; however, accessory uses shall not exceed 50% of the gross building area (e.g., general office, child care, food service, health/workout rooms intended for use by employees, not the general public).	P
SIZE RESTRICTIONS	
Any permitted use over 200,000 square feet	SLU
Uses similar to, and compatible with, other permitted uses and not listed as Prohibited, as determined by the Planning Commission	P

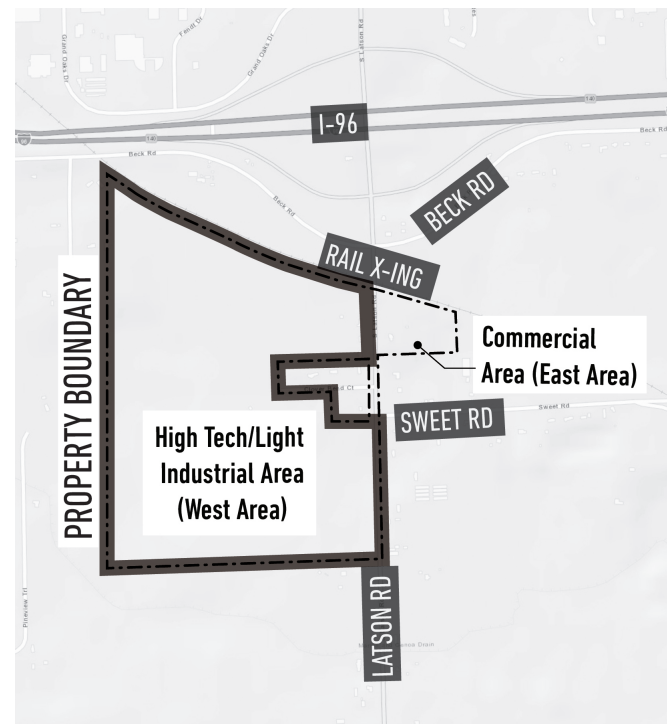


EXHIBIT 5

(Permitted Uses for Accessory Commercial Area)

VERSA PUD: Commercial Use Table

VERSA PUD: Permitted Land Uses in East Area (see map)

Types of Uses	Versa PUD: Commercial
MIXED USE	
Mixed use (including horizontal or vertical mix of residential with commercial)	P
COMMERCIAL AND SERVICE	
Limit of one Auto/gasoline service stations of any type, principal or accessory and accessory retail and food services	P
Offices, including: executive, medical, administrative, and professional, including architecture, planning, and engineering	P
Conference Centers	P
Entertainment (movie theaters, indoor commercial recreation, etc.)	P
Financial Institutions	P
Groceries including specialty foods or beverage that may include seating or take out service	P
Hotels	P
Indoor commercial recreation or fitness centers (excluding dome structures)	P
Microbrewer or small distiller, pubs and growler stores	P
Pet supplies or grooming, pet day care	P
Personal Service establishments such as dry cleaners, cellular phone, nail or beauty salons, consulting services	P
Pharmacies which may include drive through service	P
Restaurants and coffee shops including take out, fast casual and sit down with or without drive-through service	P
Retail/Service (General, not listed above)	P
Offices, including: executive, medical, administrative, and professional, including architecture, planning, and engineering	P
Urgent Care Centers	P
ACCESSORY USES	
Accessory uses, buildings, and structures customarily incidental to any of the above. Examples include security work, administration offices, and storage and distribution incidental to the primary use of the site	P

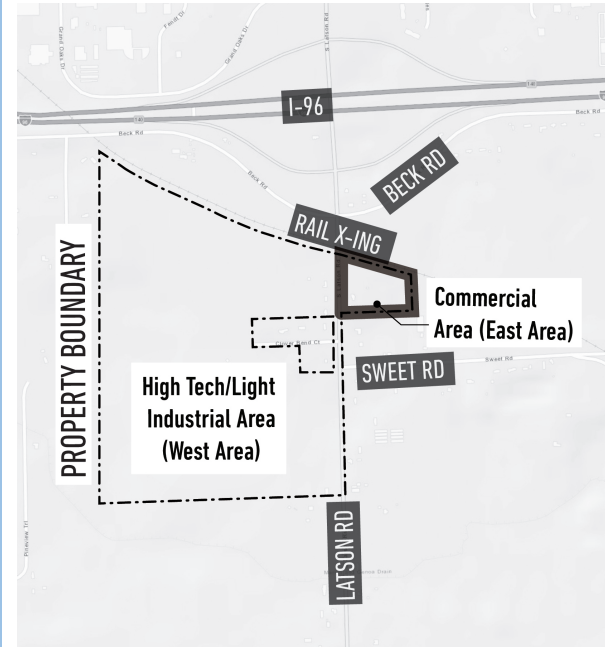


EXHIBIT 6

(Prohibited Uses)

VERSA PUD: Prohibited Uses (applies throughout the project)

Types of Uses	Prohibited
Manufacture of automobiles and bodies, trucks, engines, batteries, etc.	X
Blast furnace, steel furnace, blooming or rolling mill; smelting of copper, iron, or zinc ore	X
Painting, sheet metal and welding shops, metal and plastic molding and extrusion shops	X
Production, refining, storage of petroleum and other flammable or combustible materials	X
Deep well injection of hazardous waste or non-hazardous waste	X
Incineration of garbage or refuse	X
Junk yards and salvage yards	X
Hazardous waste recycling, incineration, treatment, transfer, storage or disposal	X
Non-hazardous waste transfer stations, treatment, storage or disposal facilities	X
Sludge composting	X
Truck Terminals	X
Truck driving schools	X
Lumber and planing mills	X
Metal plating, buffing, and polishing	X
Sheet metal stamping operations	X
Self-storage facilities	X
Automobile repair	X
Commercial kennels	X
Storage facilities for building materials, sand, gravel, stone, lumber, open storage for construction contractor's equipment and supplies	X
Truck Stops	X
Laundry, dry-cleaning establishments or pick-up stations	X
ACCESSORY USES	
Accessory outdoor storage of raw materials, supplies, equipment, and products - occupying an area exceeding 25% of the floor area of the principal building	X

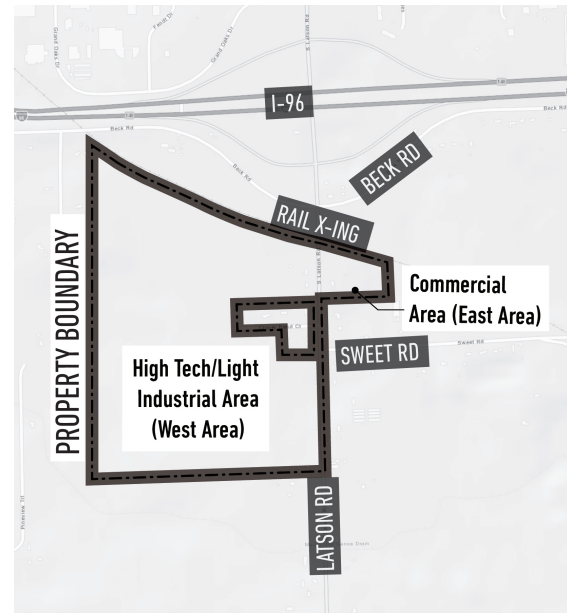


EXHIBIT 7

(Highway Sign)

EXHIBIT 8

(PUD Design Guidelines)

INNOVATION INTERCHANGE

PUD DESIGN GUIDELINES

UPDATED MAY 20, 2020

OVERVIEW

Generally, the design of the innovation Interchange Planned Unit Development will follow the standards described in the Genoa Township Zoning Ordinance and the applicable specifications of other agencies involved in the approval process. These guidelines are considered as a supplement to those standards. Generally, the more restrictive standard between the Zoning Ordinance and these guidelines will apply. These guidelines may be modified as the specific types of uses and site plans are developed for each development or PUD phase.

Some of the standards herein are more restrictive, such as certain landscape and lighting specifications. In other cases, the dimensional standards in the guidelines are more generous than the ordinance would otherwise allow, as permitted by the "Flexibility in Design" provisions in Section 10.01.03 of the Genoa Township's PUD Article, in the Zoning Ordinance.

A general comparison of existing zoning ordinance standards to the PUD is shown on the table on the next page. In addition, the architectural standards herein vary somewhat from the Township's standards, specifically to allow other durable materials besides brick. Standards for external building materials are based on high quality designs similar to those illustrated in these guidelines.



GENOA TOWNSHIP, MI

**DESIGN GUIDELINES
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PROJECT TEAM:



INTENT

These guidelines are intended to illustrate the design quality anticipated with the commercial and light industrial portions of the PUD. The "Owner" of the PUD or subsequent purchaser of land will be responsible for providing these guidelines to design professionals who will be involved in the preparation of site plans. Specific compliance will be described in more detail with a site plan that will be submitted to the Township for approval.

In general these guidelines include the following components:

1. A description of architecture supplemented with photographs from similar developments to illustrate the general outcomes expected consistent with the standards to support a deviation from the Township's standards that would otherwise apply.
2. Specific parking requirements associated with the intended uses along with a provision to permit a reduction for shared parking when uses have different peak parking occupancy hours.
3. Efforts to share access to reduce the number of driveways and provide good traffic operations along Latson Road.
4. Provision of additional height for modern-style light industrial and R+D buildings, and a hotel, up to 4 stories or 5 stories as a Special Land Use (in conjunction with setbacks from existing single family homes as illustrated on an exhibit).
5. Some flexibility in the building setbacks.
6. An overall open space concept plan with representative amenities.
7. A greenbelt along Latson Road that exceeds Genoa Township requirements and plant sizes that are larger than required at installation.
8. A reduction in street trees along the internal industrial streets, but provisions for a variety of street tree species.
9. Additional lighting standards to reduce lighting impacts on adjacent homes to the west.
10. Provision for three project entry signs, one at each entrance. These signs may include name plates for major buildings or businesses in the PUD.
11. Allowance for a project identification sign visible to traffic along I-96. The height and design shall be negotiated with Genoa Township.

The following table provides a comparison summary between the zoning requirements of the Genoa Township Zoning Ordinance and the proposed Versa PUD standards. The standards listed here provide a snapshot of where there are differences between the Township's standards and the PUD standards, including for setbacks, height, and landscaping requirements.

ZONING COMPARISON TABLE		
	Existing Zoning Requirements	PUD Standards:
Commercial	Setbacks	
	Regional Commercial Side Yard: 20 feet	Side Yard: 20 feet for each side plus an additional 0.5 feet per foot of height over 45 feet tall
	Maximum Height	
	Regional Commercial: 45 feet or 3 stories	All other uses in commercial: 45 feet, 3 stories Hotel: 57 feet or 4 stories, whichever is less*
Industrial	Existing Zoning Requirements	
	Setbacks	
	Front Yard: 85 feet if parking is located in the front yard; 50 feet if no parking is located in the front yard Side Yard: 25 feet (or 50 feet if adjacent to residential)	Front Yard: 85 feet (50 feet if no parking is located in the front yard and/or building height is 30 feet or less) Side Yard: 25 feet (or 50 feet if adjacent to residential) & 25 plus an additional 0.5 feet per foot of height over 30 feet (if not adjacent to residential)
	Maximum Height	
	30 feet or 2 stories	All other uses in industrial: 55 feet or 3 stories, whichever is less Hotel: 57 feet or 4 stories, whichever is less*
Landscaping	Existing Zoning Requirements	
	Frontage - Greenbelt along Latson Road	
	Minimum Width of Greenbelt: 20 feet with one canopy tree planted every 40 feet of frontage	Minimum width of Greenbelt: 30 feet with one canopy tree planted every 40 feet of frontage
	Frontage - Tree Sizes	
	Minimum Required Plant Sizes: Deciduous Canopy Tree: 2.5" caliper Deciduous Ornamental Tree: 2" caliper Evergreen Tree: 6' height Deciduous Shrub: 2' height Upright Evergreen Shrub: 2' height Spreading Evergreen Shrub: 18" - 24" spread	Minimum Required Plant Sizes (along Latson Road only): Deciduous Tree: 3-4 inch caliper (with minimum average size of 3.5 inches) Ornamental Tree: 2.5 - 3.5 inch caliper Evergreen Tree: 10 - 14 feet tall (with minimum average size of 12 feet tall) Shrubs and Hedges: 30-36 inches tall Canopy Tree: 2.5 inch caliper Deciduous Ornamental Tree: 2 inch caliper Evergreen Tree: 6 feet height Deciduous Shrub: 2 feet height Upright Evergreen Shrub: 2 feet height Spreading Evergreen Shrub: 18 inch - 24 inch spread
Other	Existing Zoning Requirements	
		See Design Guidelines for additional standards related to: Parking Lighting Architecture Signs (currently no off-premise signs are permitted, this PUD proposes some with specific guidelines)

*The Hotel may be increased to 65 feet or 5 stories, provided minimal distance from adjacent residential home is 500 feet and the Township determines the design is compatible with residential in the area in terms of views and lighting

HIGH TECH/LIGHT INDUSTRIAL DESIGN GUIDELINES

The primary purpose of the building design standards is to promote and enforce high-quality architectural design for building sides visible from Latson Road to enhance the Township's entryway from the I-96 interchange. The design and materials on building sides visible from the interior roads are not required to meet the more stringent standards but should still utilize some of these elements to promote an attractive appearance.

A. Facade Plane and Material Delineation

- **Horizontal delineation.** Long lengths of building facade wall planes shall be broken up using different materials and offset of planes, to serve as a visual breakup of long exterior walls. The following criteria shall be applied to the horizontal plane of walls with a minimum building length of 100 feet:
 - » Buildings with frontages 100 feet to 500 feet in length
 - Require a major material change at a rate of 1.5 times the height of the building.
 - Require a shift in wall façade a minimum of 2 feet in dimension every 40 feet.
 - » Buildings with frontages over 500 feet in length
 - Require a major material change at a rate of 1.75 times the height of the building.
 - Require a shift in wall façade a minimum of 2 feet in dimension every 40 feet and a shift in wall façade a minimum of 4 feet in dimension every 80 feet.
 - If side and/or rear building walls face primary roadways, the same regulations as the guidelines apply to the secondary facades. If the building's side and/or rear walls face internal lots, rates for planar variation can double guidelines.
- **Vertical delineation.** To create visual interest and encourage an active street frontage, interruption in the vertical plane should be prevalent on tall buildings. Primary entrances and exits should be highlighted through planar variation and/or difference in height.
 - » Buildings up to 30 feet in height
 - Require a change in material color or texture in a minimum of 3 locations. Height of change is required to be a minimum of 5 feet.
 - Require a shift in wall façade or provide a visual break in wall façade at a minimum of two locations.
 - » Buildings over 30 feet in height
 - Require a change in material color or texture in a minimum of 5 locations. Height of change is required to be a minimum of 10 feet.
 - Require a shift in wall façade or provide a visual break in

wall façade (through canopies or accent bands/recesses) at a minimum of four locations.

- **Corner Articulation.** To ensure that building corners that face or can be viewed **from public or private roads** shall be distinctive in the use of architectural elements, materials, and design.
 - » The continuation of architectural elements that are required for horizontal and vertical material delineation shall also wrap the corners of the building extending at least 50 feet around the corner of the building.
 - » Corner articulation may be provided in the form of glass or other types transparent materials.

EXTERIOR BUILDING MATERIALS

- Exterior façade materials shall consist of high quality, durable products **on any side visible from a public or private roads**. Materials are not limited to the brick requirements that typically applies in the Township. Appropriate building materials includes combinations of: brick, flush metal/aluminum panels, concrete block, and pre-cast concrete.
- Varying patterns and textures shall be introduced to give the building smaller scale relationships of materials vs. monotonous and large surfaces without visual variations.
- Glass shall be used on primary facades to provide transparency.

SITELINE REQUIREMENTS AND DOCK DOORS

- All mechanical installations and/or features shall be adequately screened from street view or view from nearby public space. The choice of screening shall complement or enhance the building's dominant color and overall character.
- Dock doors must be located in the side or rear yard and have appropriate buffers to minimize impacts from abutting residential and commercial uses. In order to limit uses with higher truck volumes, **up to one truck dock door per 4,000 square feet is permitted for building footprints that are up to 100,000 square feet. One truck dock door per 8,000 square feet of building footprint is permitted over 100,000 square foot.** These standards may be relaxed for sites within the interior for walls not visible from a public street or I-96. Dock doors shall be set back at least 50 feet from the lot line (or 75 feet from the lot line if adjacent to residential). Buffer Zone Type A is required for any dock doors located adjacent to residential, and Buffer Zone Type B is required for any dock doors located adjacent to commercial.
- Accessory uses that include outdoor storage (including for trucks and trailers and loading areas) shall indicate the location of such areas on the site plan. These areas shall not be located in the front yard and

shall be no larger than 40% of the total square footage of the building on site. Sites shall also not have outdoor storage visible from I-96. Outdoor storage must have appropriate buffering between adjacent residential and commercial areas; Buffer Zone Type A is required for any outdoor storage area located adjacent to residential, and Buffer Zone Type B is required for any outdoor storage area located adjacent to commercial.

INDUSTRIAL DESIGN GUIDELINES

Examples of building that meet the Industrial Building Design Standards are shown on the following page.

INDUSTRIAL DESIGN DIMENSIONAL STANDARDS	
<i>Minimum setbacks:</i>	
Front Yard	85 feet (or 50 feet if no parking is located in the front yard and/or building height is 30 feet or less) ¹
Side Yard	25 feet (or 50 feet if adjacent to residential) 25 feet plus an additional 0.5 feet per foot of height over 30 feet (if not adjacent to residential) ²
Rear Yard	40 feet (or 80 feet if adjacent to residential)
Parking Lot	20 feet front, 10 feet side and rear
Maximum Height	55 feet or 3 stories, whichever is less ³
Maximum Height of Hotel	57 feet or 4 stories ⁴

¹ Proposed addition to front yard setback with lesser building height.

² Proposed standard to provide for a greater side yard set back for taller buildings.

³ Existing maximum height in the Zoning Ordinance is 30 feet or 2 stories

⁴ As a Special Land Use, the Hotel may be increased to 65 feet or 5 stories, provided minimal distance from adjacent residential home is 500 feet and the Township determines the design is compatible with residential in the area in terms of views and lighting.

MINIMUM PARKING REQUIREMENTS	
Light Industrial	1.5 spaces per 1,500 square feet of gross floor area or 1.2 spaces per employee at peak shift, whichever is greater; plus 1 for each corporate vehicle, with the ability to reduce the amount of parking required to "bank" an area for future parking, as permitted in the Township's Zoning Ordinance.



Mando, Novi



BLM Group, Novi

HIGH TECH/LIGHT INDUSTRIAL
REPRESENTATIVE PHOTOGRAPHS THAT MEET INDUSTRIAL BUILDING DESIGN STANDARDS



Rapid Packaging, Grand Rapids



EPIC Equipment and Engineering, Shelby Parkway Corporate Park



AEV, Lyon Township



Kawasaki Robotics, Lyon Township



Martinrea International, Auburn Hills
*Image from Faudie Architecture



Harman International, Novi

HIGH TECH/LIGHT INDUSTRIAL

REPRESENTATIVE PHOTOGRAPHS THAT MEET INDUSTRIAL BUILDING DESIGN STANDARDS



SW Technology People



Vioneering, Auburn Hills



TI Automotive Headquarters, Auburn Hills



Magna

COMMERCIAL DESIGN GUIDELINES

A. Setbacks

- Design for development needs to ensure that building placement is generally oriented towards the street to encourage walkability and a pedestrian-friendly environment.

B. Parking and Access

- Development within such areas should occur within a planned, integrated commercial setting. Site design for parking areas and access points will promote safe and efficient circulation throughout the site.
- The access shown on the concept below may be adjusted with input from the Livingston County Road Commission.
- The amount of parking required for individual uses may be reduced to be efficient so that the peak parking demand is accommodated.
- Parking lots should be connected to promote shared parking and reduce the overall amount of impervious surface area.

C. Pedestrian Amenities

- Uses shall be connected with an interior sidewalk system so that pedestrians can walk between the uses.

D. Landscaping

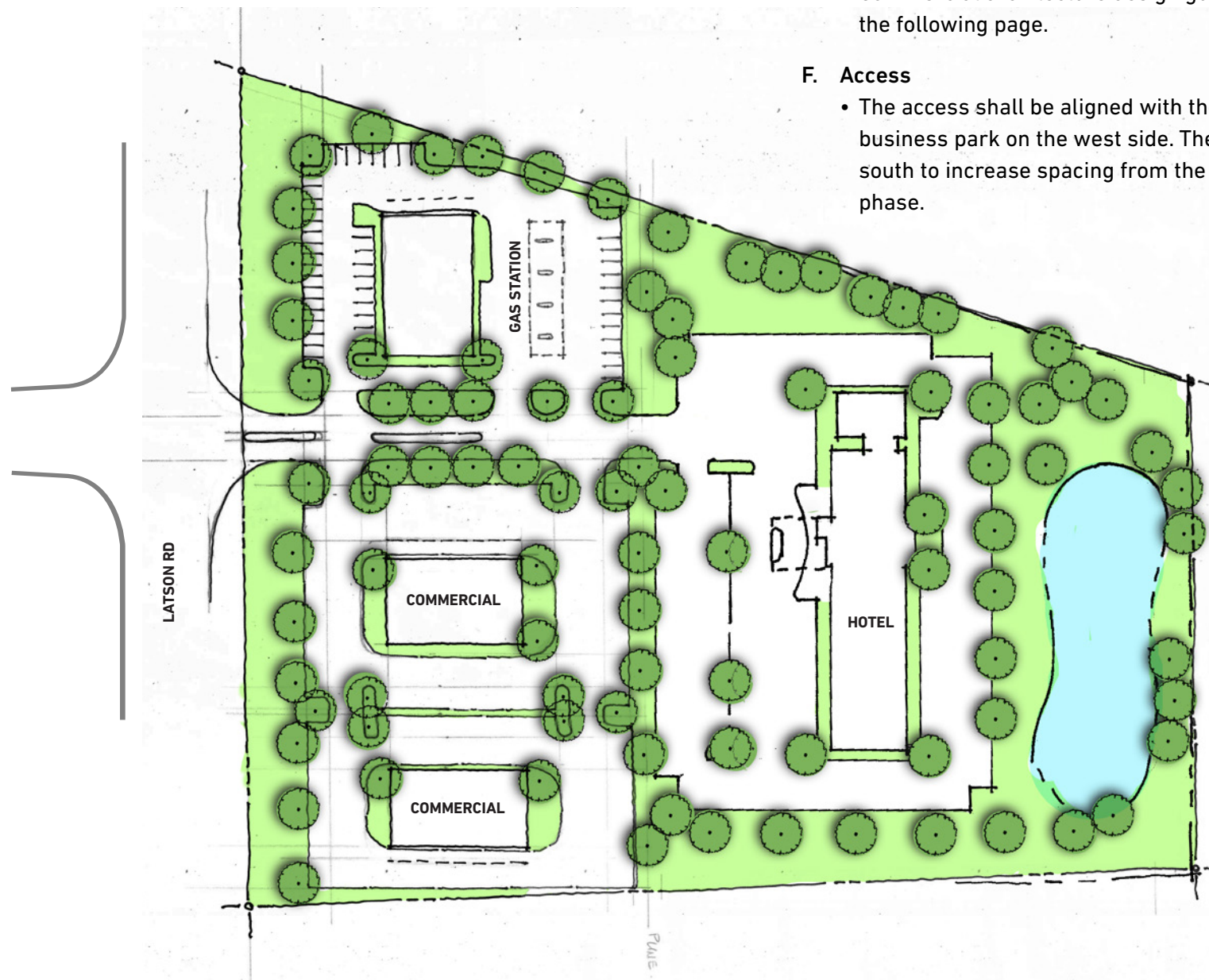
- Plant consistent and plentiful native vegetation to provide an attractive entry into the southern part of Genoa Township and provide generous interior landscape that serves as a buffer between the buildings and parking lots as well as adjacent land uses.
- Street trees planted shall consist of no more than 10% of a single species, no more than 20% of any genus, and no more than 30% of any tree family.
- Provide a wider landscaped greenbelt than required along the Latson Road frontage.

E. Architecture

- Commercial architecture design guidelines are described in detail on the following page.

F. Access

- The access shall be aligned with the access drive for the industrial business park on the west side. The location shown may be shifted south to increase spacing from the rail crossing, at the site plan review phase.



Commercial concept illustrates a potential layout and access configuration.

COMMERCIAL DESIGN GUIDELINES

COMMERCIAL DIMENSIONAL STANDARDS

Minimum setbacks:

Front Yard	70 feet (or 35 feet if no parking is located in the front yard)
Side Yard	20 feet for each side plus an additional 0.5 feet per foot of height over 45 feet tall ¹
Rear Yard	50 feet
Parking Lot	20 feet front, 10 feet side and rear
Maximum Height	45 feet or 3 stories
Maximum Height of Hotel	57 feet or 4 stories ²

¹ Proposed new standard to provide greater side setbacks for taller buildings.

² As a Special Land Use, the Hotel may be increased to 65 feet or 5 stories, provided minimal distance from adjacent residential home is 500 feet and the Township determines the design is compatible with residential in the area in terms of views and lighting.

MINIMUM PARKING REQUIREMENTS

Retail Stores	1 space per 250 square feet
Gas Station	2 spaces per service bay, plus 2 spaces per employee, plus 1 space per tow truck, plus 1 space per 500 square feet designated for sale items
Hotel	1 space per guest room, plus 1 space per 100 square feet of lounge, restaurants, conference or banquet rooms

*Cumulative parking may be shared to reduce overall parking provided

COMMERCIAL ARCHITECTURAL DESIGN GUIDELINES

The following guidelines apply to all commercial types within the Innovation Exchange PUD **to promote and enforce high-quality architectural design for building sides, including gas stations (see precedent photo), visible from a road or parking lot.** Retail uses are anticipated to be predominantly 1 to 2 story flat roofed buildings.

A. General Design Theme.

- These architectural requirements are generally intended to provide consistent architectural quality among buildings and other improvements within the Latson Road corridor and Innovation Exchange.
- **These guidelines are intended to generate architectural cohesion, however some architectural variation is allowed that is consistent with the overall design theme.**
- All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing context.

B. Building Elevations.

- If more than one story, a different architectural treatment may be employed on the ground floor facade than on the upper floors to enhance the experience of visitors/patrons.
- All building facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or three-dimensional cornice.
- Excluding windows, doorways, and associated decorative trim, 75% of the total area (square feet) of the front facade of commercial buildings, excluding hotels, shall be brick. This also includes facades visible from Latson Road and the site parking lots.
- Excluding windows, doorways, and associated decorative trim, 50% of the total area (square feet) of the side facades of commercial buildings, excluding hotels, shall be brick. This also includes facades visible from Latson Road and the site parking lots.
- **Hotel building materials will be similar to the existing hotel in Genoa Township on the north side of the Latson Road interchange as well as other newer hotels along I-96 (see example precedent photo).**
- The following items are prohibited: Texture 1-11, aluminum siding or asbestos or asphalt shingles shall not be used on the exterior walls.
- Building facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet.
- Offsets may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, piers, and pilasters), if such architectural elements meet the minimum offset requirements of

this requirement.

C. Roofs.

1. Pitched Roofs:
 - Shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12.
 - If standing seam panels are used then they shall be: 1) gray, black, dark blue, dark green, barn red or dark brown; and 2) made of a non-reflective material.
 - Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.
2. Flat Roofs
 - Flat roofs are permitted if edged by a parapet wall on the front and side facades with an articulated, three dimensional cornice.
 - Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).

D. Site Development Standards.

1. Site Lighting
 - Site lighting, within the commercial area, shall be LED based, consistent in style, color, and design and in accordance with the Township Zoning Ordinance standards.
 - All site lighting fixtures shall have a maximum height of twenty-five (25) feet. **The maximum light levels on these properties shall not exceed 12 footcandles on average (common with new LED lighting systems), but will otherwise be in accordance with the Township Zoning Ordinance lighting standards**
 - With the exception of low intensity architectural lighting, exterior wall mounted lights and pole mounted lights shall incorporate overhead cutoffs or fixtures that direct the light downward.
2. Retail signs and other signs shall conform with the Township Ordinances.



Building Design Precedents demonstrating the design guidelines.

COMMERCIAL DESIGN GUIDELINES BUILDING DESIGN PRECEDENTS



Example of a gas station adhering to greater design standards.



Newer hotels along the I-96 corridor that demonstrate higher quality building design.

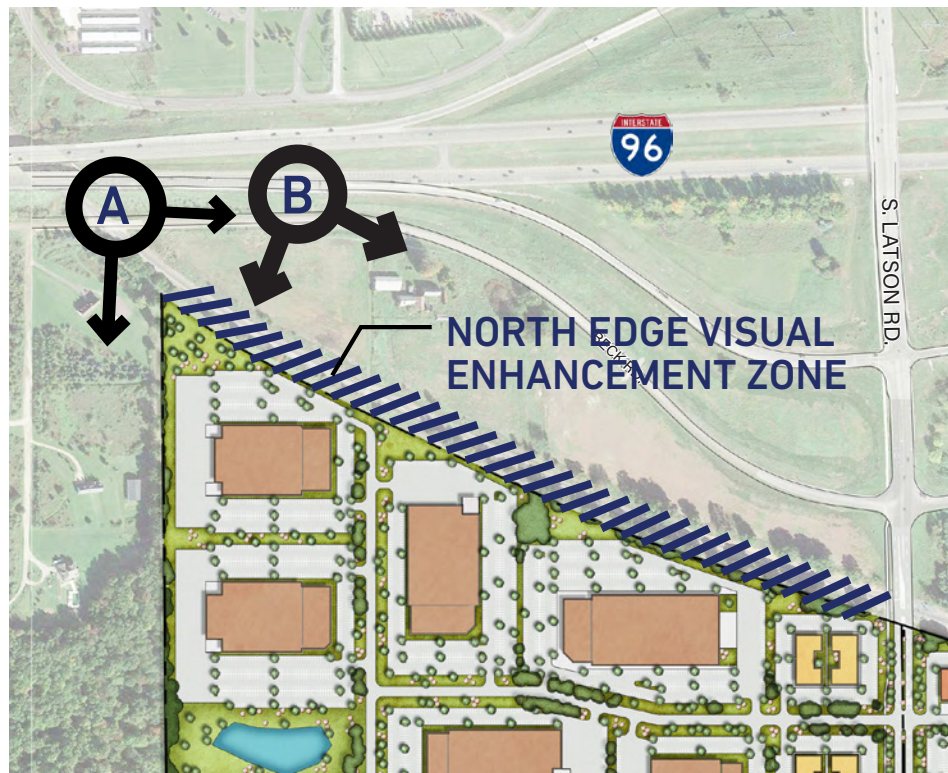


NORTH EDGE VISUAL ENHANCEMENT ZONE DESIGN GUIDELINES

The following guidelines apply to the North edge. The intent is to provide "front door" type views for building facades and areas that can be seen from traffic along I-96 or Beck Road. The area where this additional design requirement may apply is illustrated on the sight line study (right). As site plans are submitted, the Township will consider the size of the building, its height, setbacks, presence of loading docks, parking, and other activities. Those factors will be used to determine the extent that the following may be necessary to meet the intent:

EXTERIOR BUILDING MATERIALS AND LAYOUT

- Exterior building walls visible from I-96 or Beck Road shall be similar to building materials used on the front facade, and/or additional landscape will be provided to screen views, or fill in gaps in views.
- Dock doors shall be located on the building walls that are not directly visible or shall be screened with landscaping along the site boundary.
- Buffers and landscaping may be reduced or modified in consideration of the distance from the interchange or if woodlands are preserved to achieve the intent of these guidelines.



SIGHT LINE STUDY



EXISTING CONDITIONS



SIMULATED VIEW



EXISTING CONDITIONS



SIMULATED VIEW

ACCESS

Two access points are proposed along Latson Road. The northern access will align with the accessory commercial on the east side. It is anticipated that this access will be signalized as recommended in the traffic impact study. Provisions for improvements are described in the PUD Agreement. The southern access is shown as offset with the current Sweet Road on the east side of Latson Road (see sketch). This alignment may be modified to more closely align with Sweet Road, if approved by the Township and the Livingston County Road Commission (see overall concept). There is also a possible future road connection shown to the vacant property to the south.

TRAFFIC SIGNALS

- Two traffic signals are proposed, one at both the north and south entrances with appropriate improvements.
- It is anticipated that mast arm signals would complement the Latson Road entrance features.

LATSON ROAD FRONTAGE STREETScape GUIDELINES

- Generally a 30-foot landscaped greenbelt (see illustrations labeled "Option 1" and "Option 2") shall be installed along the east and west sides of Latson Road.
- Larger trees than the minimum sizes typically required:
 - » Deciduous Tree: 3-4 inch caliper (with minimum average size of 3.5 inches)
 - » Ornamental Tree: 2.5 - 3.5 inch caliper
 - » Evergreen Tree: 10 - 14 feet tall (with minimum average size of 12 feet tall)
 - » Shrubs and Hedges: 30-36 inches tall
 - » Canopy Tree: 3 inch caliper
 - » Deciduous Ornamental Tree: 2 inch caliper
 - » Evergreen Tree: 6 foot height
 - » Deciduous Shrub: 2 foot height
 - » Upright Evergreen Shrub: 2 foot height
 - » Spreading Evergreen Shrub: 18" - 24" spread

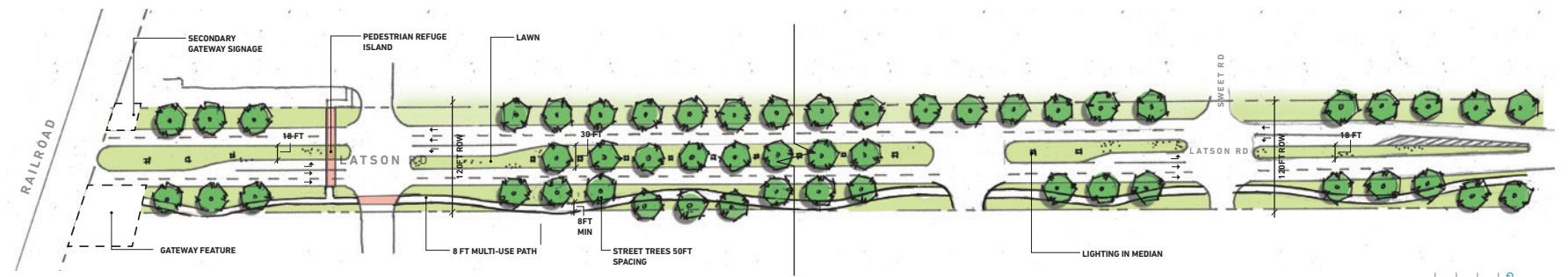
REQUIRED GREENBELT ALONG STREET FRONTAGE

For all other public roads outside of Latson Road, a twenty (20) foot wide greenbelt shall be planted along each public street right-of-way including the equivalent of one (1) canopy tree, rounded upward, for every fifty (50) linear feet of frontage. The Planning Commission may approve clustering of trees or substitution of evergreen trees for up to fifty percent (50%) of the required trees. All greenbelt trees shall be arranged to simulate a natural setting such as staggered rows or massings.

Sweet Road offset alignment concept

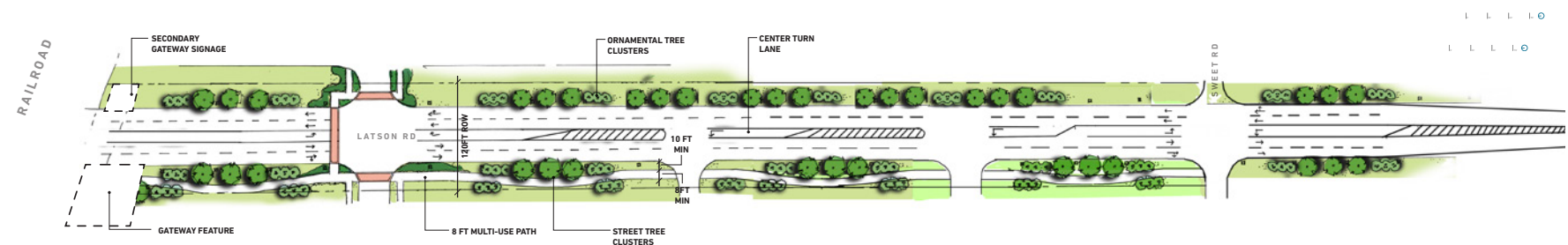


OPTION 1



This option shows a potential median along Latson road, which would need to be endorsed by the Livingston County Road Commission. This PUD reserves sufficient right-of-way to accommodate this alternative along the frontage owned by Versa.

OPTION 2



Option 2 shifts much of the median landscaping, illustrated in Option 1, to the greenbelt along each side of Latson Road.

LATSON ROAD STREETScape AND LANDSCAPE GUIDELINES

OVERALL MINIMUM STREETScape SIZES

- **Outside of the Latson Road Greenbelt, the minimum required plant sizes shall be as follows:**
 - Deciduous Canopy Tree: 2.5" caliper
 - Deciduous Ornamental Tree: 2" caliper
 - Evergreen Tree: 6' height
 - Deciduous Shrub: 2' height
 - Upright Evergreen Shrub: 2' height
 - Spreading Evergreen Shrub: 18" - 24" spread

LATSON ROAD LANDSCAPING AND IMPROVEMENTS

Two options for landscape design along Latson Road are shown below. The level of road improvements anticipated is described in the separate Traffic Impact Study. Versa only controls part of the Latson Road frontage shown, therefore, coordination will be needed between the County, Township, and other property owners. Right-of-way to accommodate future improvements to Latson Road is provided. See details in the PUD Agreement.

PARKING LOT LANDSCAPING

- **Required Parking Area Landscaping** shall be in accordance with Section 12.02.04 Required Parking Area Landscaping of the Genoa Township Zoning Ordinance.
- Off-street parking areas containing ten (10) or more parking spaces shall be provided with landscaping in accordance with the following table. A minimum of one-third (1/3) of the trees shall be placed on the interior parking area and the remaining may be placed surrounding the parking lot within 18 feet.

MINIMUM TREES IN THE PARKING AREA	
10 - 100 spaces:	1 Canopy tree and 100 sq. ft. of landscaped area per 10 spaces.
101 - 200 spaces:	1 Canopy tree and 100 sq. ft. of landscaped area per 12 spaces.
201 spaces or more:	1 Canopy tree and 100 sq. ft of landscaped area per 15 spaces.

BUFFER ZONE LANDSCAPING

- Buffer Yard Standards shall be in accordance with Tables 12.02.03 A and B "Buffer Zone Requirements" and "Description of Required Buffer Zones" as required by the Genoa Township Zoning Ordinance.
- Buffers and landscaping may be reduced or waived if woodlands are preserved to achieve the intent.

Commercial Buffer Yard Requirements:

- For commercial uses adjacent to residential uses:
 - Minimum width: 20 feet
 - 6 foot high continuous wall or 3 foot high berm
 - 1 canopy tree, 1 evergreen tree and 4 shrubs per each thirty (30) linear feet along the property line, rounded upward
- For commercial uses adjacent to other commercial uses:
 - Minimum width: 10 feet
 - 1 canopy or evergreen tree or 4 shrubs per each twenty (20) linear feet along the property line, rounded upward

Buffering Between Industrial and Residential or Commercial Uses.

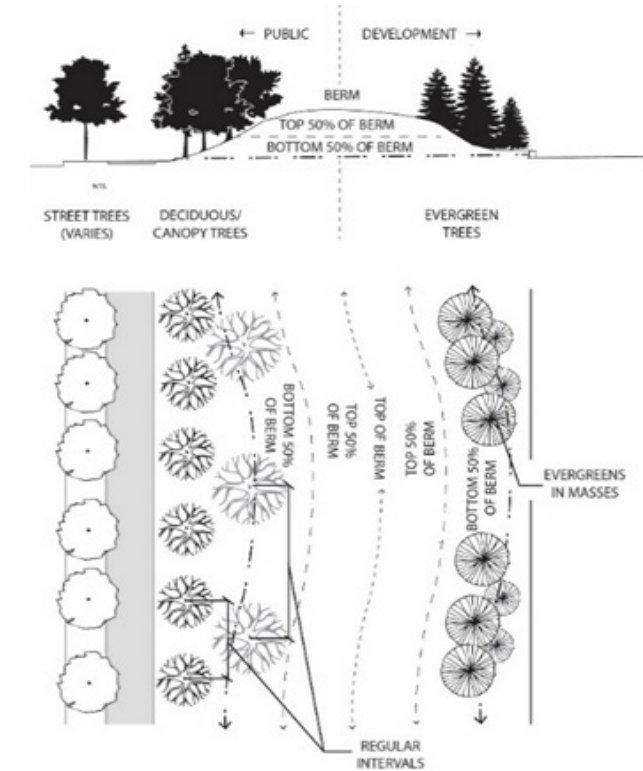
- For industrial uses adjacent to residential uses:
 - Minimum width: 50 feet
 - 6 foot high continuous wall or 4 foot high berm
 - 1 canopy tree, 2 evergreen trees and 4 shrubs per each twenty (20) linear feet along the property line, rounded upward
- For industrial uses adjacent to commercial uses:
 - Minimum width: 20 feet
 - 6 foot high continuous wall or 3 foot high berm
 - 1 canopy tree, 1 evergreen tree and 4 shrubs per each thirty (30) linear feet along the property line, rounded upward

Notes:

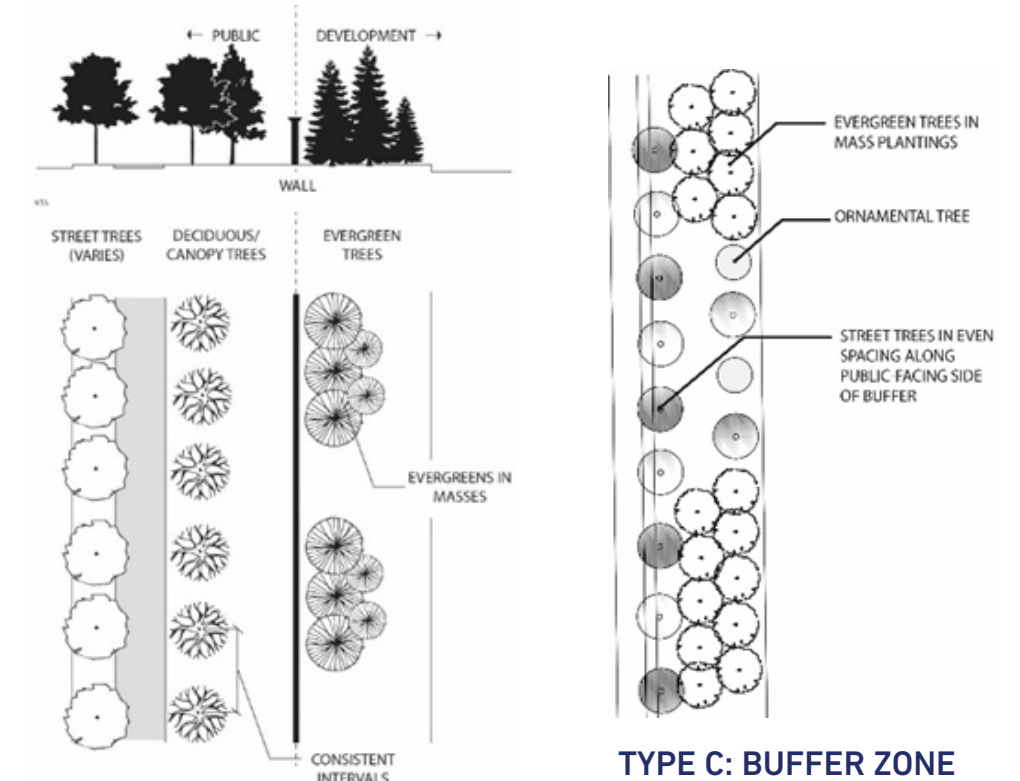
- Existing quality trees (hickory, oak, maple) with a caliper of at least eight (8) inches shall count as two (2) trees toward the buffer requirements.
- Canopy trees shall have a minimum caliper of 2.5 inches at the time of planting.
- Evergreens shall have a minimum height of six (6) feet at the time of planting.
- At least 50% of the shrubs shall be 24 inches tall at planting, with the remainder over 18 inches.

BUFFER ZONE REQUIREMENTS			
<i>Adjacent District for Use</i>			
Proposed Use	SF	MF or MHP	Commercial
Commercial/Office	C	C	C
Industrial	A/B	A/B	B/C

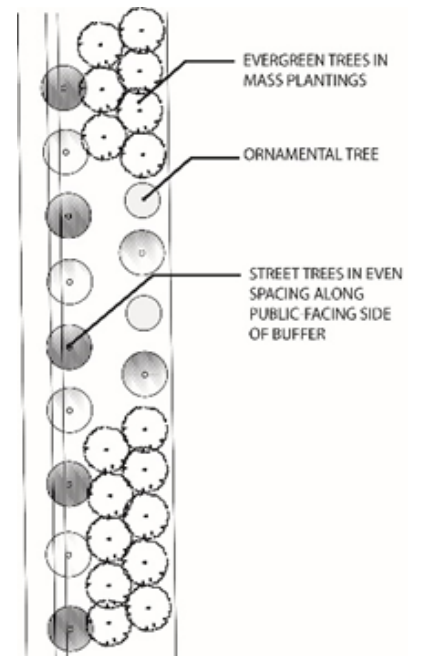
DESIGN GUIDELINES BUFFER ZONES



TYPE A: BUFFER ZONE WITH BERM



TYPE B: BUFFER ZONE WITH WALL



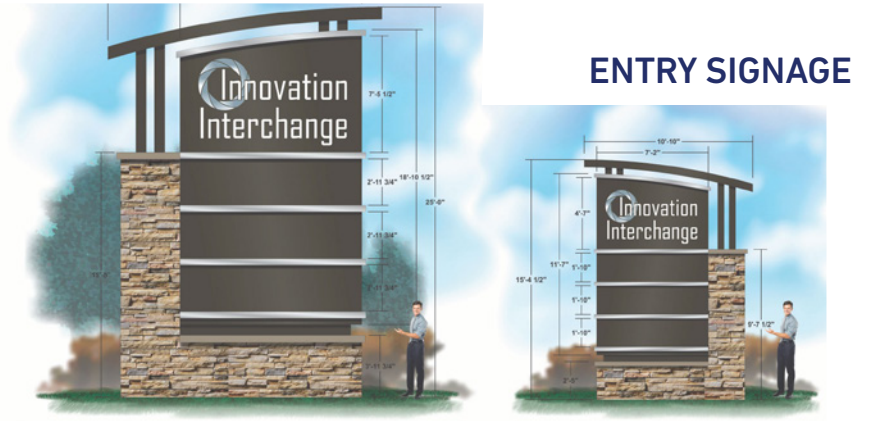
TYPE C: BUFFER ZONE BETWEEN STREET AND BUILDING

OPEN SPACE CONCEPT AND REPRESENTATIVE AMENITIES

This concept illustrates a potential layout that would be consistent with the PUD Agreement and Design Guidelines for the roads, development areas, wetlands, detention, open space, pedestrian system, entrance features and other amenities. The actual layout will vary based on more detailed site engineering evaluation, building/lot sizes, specific nature and needs of the business end users' proposed space and other building requirements, and other factors. More specific plans for the overall development, consistent with the intent will be submitted with future site plans.

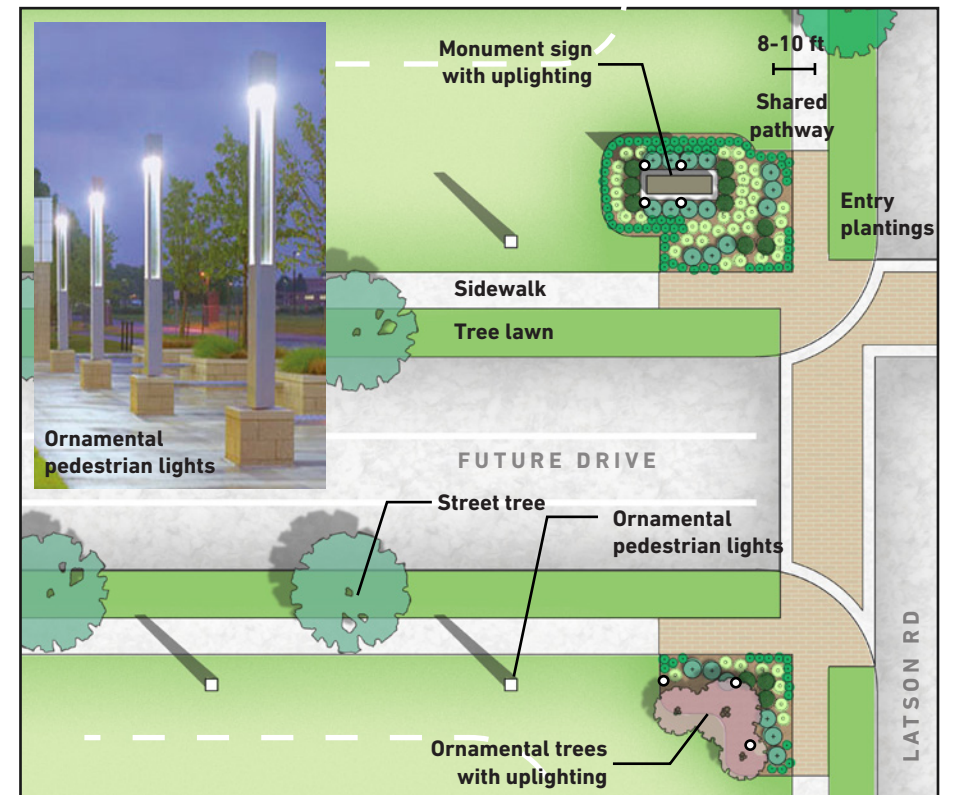


DEVELOPMENT HIGHWAY SIGNAGE



TOWNSHIP GATEWAY SIGN AREA

ENTRY SIGNAGE LANDSCAPE PLAN



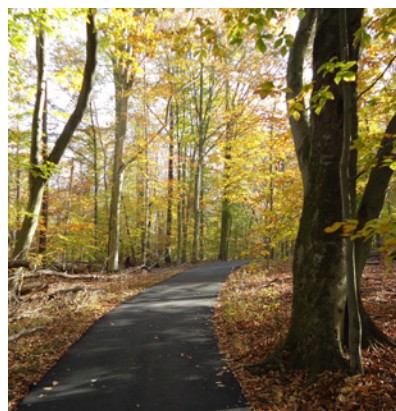
50 FT PLANTING BUFFER



DETENTION PONDS WITH OPEN SPACE AMENITIES



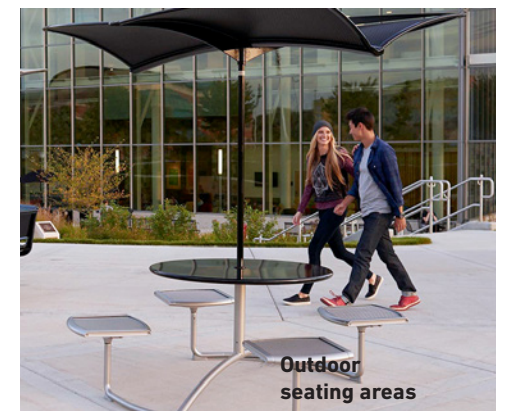
WETLAND OPEN SPACE



POTENTIAL TRAIL CONNECTION TO MARION GENOA DRAIN TO SOUTH



OVERALL INDUSTRIAL CAMPUS AMENITIES



INDUSTRIAL BUSINESS PARK OUTDOOR LIGHTING STANDARDS

The purpose and intent of the Outdoor Lighting standards is to:

- Minimize light trespass onto adjacent properties
- Help eliminate artificial lighting that contributes to “sky glow “and disrupts the natural quality of the nighttime sky
- Provide a safe nighttime environment

Any future site plan within the PUD shall be required to submit an outdoor lighting plan to abide by the standards set forth in this section. The site plan shall contain a photometric layout for the exterior lighting which may subsequently be waived if there is no parking area present on the site. These standards generally apply throughout the PUD, but flexibility may be allowed when the development is not adjacent to residential areas, and for the commercial area.

The following outdoor lighting types shall be exempt from the provisions of this section:

- Emergency lighting
- Temporary lighting for performance areas, construction sites and community festivals.
- Seasonal and holiday lighting provided that the lighting does not create direct glare onto other properties or upon the public rights-of-way.

The following outdoor lighting types shall be prohibited:

- Floodlights or swivel luminaires designed to light a scene or object to a level greater than its surroundings unless aimed downward. No fixtures may be positioned at an angle to permit light to be emitted horizontally or above the horizontal plane.
- Unshielded lights that are more intense than 2,250 lumens or a 150 watt incandescent bulb.
- Search lights and any other device designed solely to light the night sky except those used by law enforcement authorities and civil authorities.
- Laser source light or any similar high intensity light when projected above the horizontal plane.
- Mercury vapor lights.
- Metal halide lights, unless used for outdoor sport facilities.
- Quartz lights.

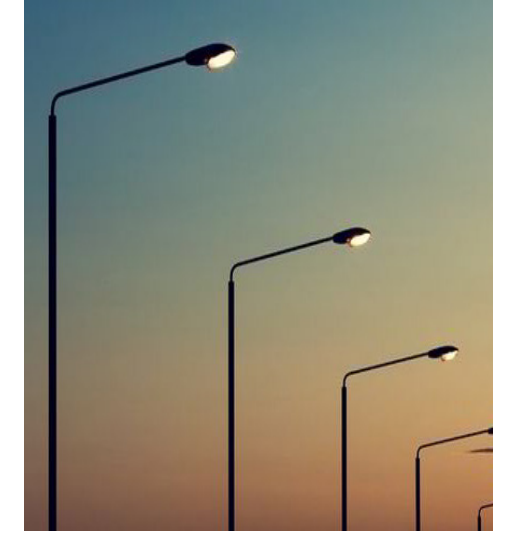
Outdoor Lighting Design Standards – Internal to the Site:

- Direct or reflected outdoor lighting shall be designed and located to be confined to the site for which it is accessory. The maximum lighting levels at the property lines of any other property shall not exceed 0.2 footcandles.
- Lighting of building facades shall be from the top and directed downward with full cut-off shielding.
- The average lighting values for areas intended to be lit on commercial and industrial parcels shall not exceed 1.0 footcandles on average. The uniformity ratio (maximum to minimum) for all parking lots shall not exceed the current IESNA RP-20 uniformity ratio guideline. (Note: Current guideline is 15:1)
- **Lighting fixtures for industrial properties shall not exceed 35 feet in height. The maximum light levels on these properties shall not exceed 12 footcandles on average (common with new LED lighting systems), designed to have no spillover onto adjacent properties.**
- **Provided that when lighting is adjacent to, and visible from, abutting residential properties, the maximum height of lighting poles shall be 20 feet unless the Township approves taller poles with a demonstration that it is an overall better lighting design in terms of aesthetics.**
- Gas station service areas for filling fuel shall not exceed 12.5 footcandles on average.
- Site lighting for non-residential uses shall not exceed 1.0 footcandles on average when a use is not open for business.

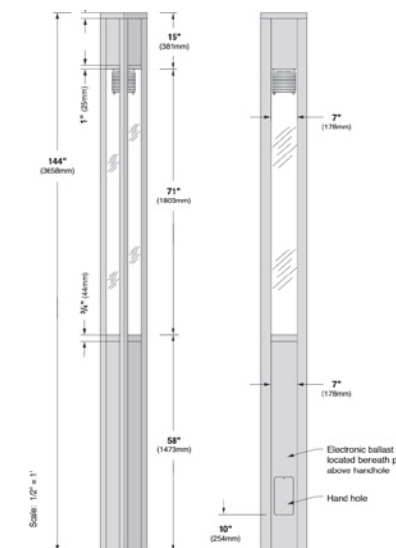
Outdoor Lighting Design Standards – Public Street Lighting:

- Streetlights in the public rights-of-way shall be the minimum necessary to provide adequate illumination for public safety and be designed to direct lighting downward onto the public rights-of-way.
- Luminaires installed up to the edge of any bordering property are permitted.
- **Ornamental lighting will be installed as part of the northern entry features will be included (see bottom right for representative types of light fixtures). The fixtures will be selected during the design of the entry feature. The lighting could potentially also be installed along the Latson Road frontage along the right-of-way in the future as part of a corridor wide urban design project (see language in the PUD Agreement).**
- Public street illumination shall use the most current American National Standard Practice for Roadway Lighting ANSI/IESNA RP-08 for all public street lighting.

HIGH TECH/LIGHT INDUSTRIAL OUTDOOR LIGHTING STANDARDS



12 ft “Triangular Column” by Selux



Recommended ornamental pedestrian-scale lighting for northern entry on Latson Rd.

EXHIBIT 9

(Highway Visibility Zone Requirements)

EXHIBIT 10

(Concept Open Space and Amenity Plan)

EXHIBIT 11

(Concept Utility Connection Plan)

COMMUNITY IMPACT ASSESSMENT

LATSON ROAD PLANNED UNIT DEVELOPMENT

July 30, 2019



Prepared By:



ATWELL



In accordance with Section 18.07 of the Genoa Township Zoning Ordinance, this impact assessment describes the Versa property, the intended land uses, the potential impacts, and design features to minimize the negative impacts. Given the size of the property and the range of potential land uses, some portions of this report are general in nature. More specific assessments will be provided when more detailed site plans are submitted for a specific project or phase.

While most of the PUD will be designated as an employment center for office, research, light industrial and warehousing uses, there is a small area on the east side of Latson Road designated for commercial uses. The scale of the commercial development is intended to meet the needs of employees and visitors to the employment center, while also cater to the existing and planned residential areas to the south, and quick on-and-off trips by motorists along I-96.

18.07.01 Preparer.

This statement was prepared by Bradley Strader, AICP, Principal Planner, MKSK and Eric Lord, P.E., Vice President, Atwell. A separate traffic impact study will be submitted separately, prepared by Julie Kroll of Fleis & Vandenbrink.

MKSK

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FLEIS & VANDENBRINK

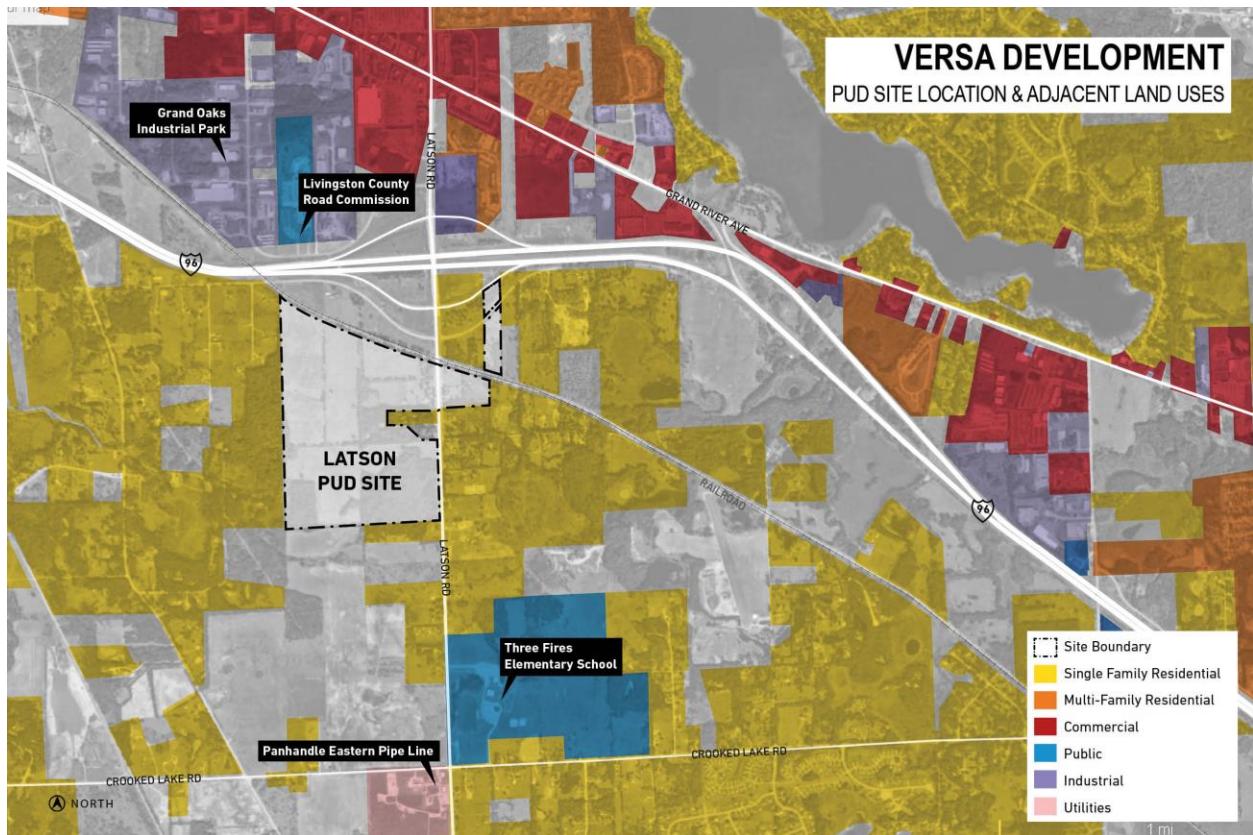
27725 Stansbury St #195
Farmington Hills, MI 48334
(248) 536-0080
Julie Kroll, Traffic Services
Group Manager
jkroll@fveng.com

18.07.02 Location.

The project site includes ±195 acres and is located south of the I-96 Interchange and the railroad tracks, primarily along the western side of Latson Road. The site wraps around several properties that front the west side of Latson Road that are not part of the PUD. There is also ±10 acre area the fronts the east side of Latson Road (please refer to site location and land use map on the following page). The areas north of the site along Latson and extending along Grand River Avenue includes an extensive amount of regional type commercial developments and some higher density residential. Properties adjacent to the PUD site are primarily large lot single-family homes. Further south of the PUD is a Pipeline plant and elementary school, as illustrated on the location and land use map.

The following parcels are included in the PUD:

- 11-17-200-008
- 11-08-400-004
- 11-08-400-006
- 11-08-400-012
- 11-08-400-013
- 11-08-400-014
- 11-08-400-015
- 11-08-400-020
- 11-09-300-001
- 11-09-300-031



18.07.03 Impact on Natural Features.

The subject property is comprised of approximately 195 acres of land, of which 178 acres is situated west of Latson Road and 17 acres is located east of Latson Road. Much of the ± 178 acre area west of Latson Road is active farmland. The topography generally slopes from north to south across approximately 50 feet of fall, with typically moderate slopes of 2-5%. The Marion Genoa Drain is located approximately 500 feet south of the subject property and ultimately receives runoff from much of the site.

The primary natural feature asset of the property is a ± 27 -acre wooded area located along the west side of Latson Road at the southeast corner of the property. Within the wooded area is a low-lying State regulated wetland that appears to connect through the adjacent property to the south before merging with the Marion Genoa County Drain approximately 500 feet south of the subject site. This large area provides a natural buffer and screening from the rear of the proposed development to Latson Road. We view this wooded wetland area as a natural asset to the development that is intended to be preserved.

A second wooded area approximately six acres in size is located west of Latson Road at the southwest corner of the site, a portion of which contains a wetland. The regulatory status of this wetland is unknown currently. Topography within this wooded area slopes to the southwest corner of the property, which is where a large portion of surface runoff exits the site on its way to the Marion Genoa Drain. Because this is a low point of the site, a detention basin in this general area is anticipated to contain runoff from the developed site prior to discharge. We anticipate that several of the trees will be impacted in this area as a result, though efforts will be made to maintain a buffer to the neighboring properties. The intent of the development is to avoid impacts to this wetland area.

A low-lying area also exists west of Latson Road along the west property line toward the middle of the site. An approximately 0.8-acre wetland of unknown regulatory status exists in this area, which collects localized runoff prior to exiting the site to the west. The intent of the development is to avoid impacts to this wetland area.

A single-family home exists on the property immediately east of Latson Road. The property is primarily open, with some evidence of prior farming activity. A few small stands of trees exist on the property, and there is no evidence of wetland. Topography generally and gradually slopes from north to southeast across the property. We anticipate this property to be developed for commercial use, and as such will likely see impacts to the trees located in the interior of the site, though opportunities will be explored to preserve trees around perimeter property lines where possible.

18.07.04 Impact on Stormwater Management.

The topography west of Latson Road is such that there are three primary drainage patterns for surface runoff. The northwest portion of the property drains south to the existing wetland pocket along the middle of the west property line. From there runoff will enter the neighboring site to the west on its way ultimately to the Marion Genoa Drain. The lower middle area of the subject property contains a high point from which water is diverted to the southwest corner of the property and to the southeast corner. Both drainage patterns result in water running through adjacent parcels to the south and ultimately ending in the Marion Genoa Drain, which is under Livingston County jurisdiction.

The topography east of Latson Road generally drains from north to south and continues south to and through a series of low-lying areas and potential wetlands on adjacent property. This area is part of the drainage district for the Marion Genoa Drain.

According to the USDA Natural Resources Conservation Service Soils information, the subject area west of Latson Road is primarily comprised of Wawasee and Miami Loam soil, which is classified as a soils group C. Soils of this type experience low to moderate infiltration with stormwater typically saturating the soil before running off toward lower areas. High groundwater is not anticipated. These soil types do not generally limit development of land.

As previously described, there is a fair amount of grade change to the property particularly west of Latson Road. Development of the property will be designed to maintain similar drainage patterns to what occurs now. A stormwater management system will be designed for the development in accordance with the requirements of the Livingston County Drain Commissioner's office, which will include:

- Water quality measures
- Stormwater detention sized for the 100-year storm event
- Soil erosion control

We anticipate the detention basins will be strategically located at or near the existing low points of the property where stormwater is currently leaving the site. The basins will retain the water for a period with a restricted release to maintain the current drainage patterns from the property. As mentioned earlier, the subject area is tributary to the Marion Genoa Drainage District which is the ultimate receiving water course.

A soil erosion control permit will be obtained prior to construction from Livingston County which will require the site to be managed to control erosion created by construction activity. Examples of erosion control measures that are typically deployed during site development include:

- Silt fencing and vegetative buffer strips to keep soil contained within the construction area.

- Mud Mats at construction entrances to avoid tracking onto public roads.
- Inlet protection – silt sacks in catch basins to avoid sediment buildup in storm pipes and ponds.
- Stone Rip Rap – at culvert outlets to reduce scour and erosion.
- Seed and mulch – of graded areas to promote vegetation growth, which is key to controlling erosion. established.

18.07.05 Impact on Surrounding Land Use.

The Genoa Township Master Plan (2015) designates the Latson Road corridor south of the new I-96 Interchange as an area to concentrate new development, with a goal of an “Interchange Campus.” Uses contemplated in the Master Plan include research and development facilities, corporate offices, a conference center and hotel, and restaurants and other services that are complementary to the overall development. The site is within the Growth Boundary and designated as a “Primary Growth Area” in the Master Plan.

The proposed PUD accommodates those types of uses but with the addition of some light industrial and warehousing uses. The developer notes that there is significant demand in Livingston County for such uses, and that this location in Genoa Township is very appealing given the proximity to the well-designed I-96 interchange (as compared to many complex freeway interchanges in the county). These types of light industrial uses can also be designed to promote a campus setting, with a median along Latson road, entryways, quality architecture, landscaping, pathways, consistent signage, and other attractive features. In addition, these types of uses can help stimulate development of some of the other uses desired by the Township, such as corporate offices and R & D centers.

As shown on the concept plan, described in the Design Guidelines, and as prescribed in the PUD Agreement, a number of provisions are included to help ensure the development is compatible with the surrounding area. These include:

- Preserved or landscaped buffers adjacent to residential areas.
- Most of the anticipated traffic to and from future development will use the I-96 interchange and higher density development will occur closer to the interchange, helping to minimize traffic impacts to the surrounding area.
- An extensive streetscape and potentially a median along Latson Road to provide an attractive gateway to the PUD and Southern Genoa Township
- Standards for high quality architectural design for facades visible to the public, including from I-96.
- Lighting standards to help preserve the existing “dark sky” environment.

All of the development is intended to comply with the operational requirements and performance measures in the Genoa Township Zoning Ordinance. More details regarding types of proposed uses, hours of operation, noise for particular uses, activity during construction periods, etc. will be provided once individual site plans are submitted for development.

18.07.06 Impact on Public Facilities and Services.

This section covers the anticipated broad impacts of the Development. Individual uses and site plans submitted in the future may need to provide more information on their particular impacts, depending upon the use. For example, water and sewer needs may vary for a particular use.

Generally, the main impacts will be traffic and public water and sewer, as noted in the sections below. In terms of employees, this will vary depending upon the types of sizes of the individual site plans. It is expected that the impacts on police, fire, emergency response and other Township or County services will be minimal. The tax benefits of the development will provide a high benefits-to-impact ratio, which will benefit the Township. Since the project does not contain any residential uses, any impact on the school system should be positive in terms of tax base.

18.07.07 Impact on Public Utilities.

To provide public water and sanitary sewer service to the subject area south of I-96, public extension of those utilities is required. Utility service exists north of the I-96, and the proposed utility extension will need to extend across I-96 to the south. As of the date of this document, the design and permitting of the utility extension is underway which will bring both water and sewer to the north boundary of the subject property. Those plans are being prepared by Tetra Tech and are referred to as the South Latson Road Water and Sanitary Sewer Improvements. Water service will be provided by the Marion, Howell, Oceola & Genoa Sewer and Water Authority (MHOG). Sanitary sewer service will be provided by the Genoa Oceola Sewer and Water Authority (GO).

A 12-inch water main, serviced by MHOG, will be extended in two locations: from Grand Oaks Drive across I-96 to the northwest corner of Latson Farm parcel south of the railroad tracks and from Kohl's across I-96 to Beck Road then west to Latson and south to the northeast corner of the Latson Farms parcel south of the railroad tracks. Once the developments in the South Latson Road area are constructed, the internal watermain will complete the loop.

Sanitary sewer within the proposed South Latson Road development area will consist of gravity sewers that flow to a proposed pump station located along the west side of Latson Road approximately 2,500 feet south of the railroad tracks. A forcemain will extend north from the pump station along the west line of the subject property and cross under I-96 before tapping into the existing sanitary system at Grand Oaks Drive. The area is ultimately serviced by the GO WWTP, which has recently received system capacity upgrades and is able to service the anticipated load from the South Latson Road development area.

Each development proposed within the South Latson Road area will be serviced by public water and sewer, designed to local, County and State requirements. Approximately 750 Residential Equivalent Units (REU) is anticipated for the South Latson Road development area, with an additional 750 REUs available for future expansion south of the subject area. MHOG standards equate one REU to 250 gallons per day for average daily demand.

Franchise utilities serving the South Latson Road area will include gas, electric, telephone and data. Coordination with those utility providers to bring service the area will continue as development plans progress.

Please see the Water Distribution Infrastructure and Sanitary Sewer Collection Infrastructure Maps in Appendix.

18.07.08 Storage and Handling of any Hazardous Materials.

The development area west of Latson Road is primarily anticipated for light industrial and office use, subsequently there are no specific plans for storing of significant hazardous materials. The proposed gas

station east of Latson Road will contain underground fuel storage tanks which will comply with all local, County, State and Federal requirements. Each development proposed within the subject area will be responsible for meeting all storage and handling requirements, as applicable.

18.07.09 Traffic Impact Study.

Note: A separate traffic impact study is being prepared and will be submitted separately. The study area and contents of this study are being coordinated with the Livingston County Road Commission with a focus on the potential cross section for Latson Road (such as a median), its design, and the preferred location for access points to the PUD.

The relatively new I-96 interchange at Latson Road was designed for future volumes including potential new development to the south. Recent counts indicated Latson Road had average daily traffic volumes of 10,650 trips per day, so it has ample capacity to accommodate traffic for the early phases of the Development. New counts are being conducted as part of the traffic impact study process.

The PUD will accommodate a range of uses including a small commercial area and various types of office, R&D and light industrial uses. Using the ITE Trip Generation manual, the average trips per day that can be expected are approximately 3,000 trips per day for the commercial zone and approximately 5,000-16,000 trips per day for the employment center. The office and R&D uses would be at the high end of the scale, light industrial and warehousing at the lower end.

Given the site's proximity to the new interchange, most of its traffic is expected to travel to or from that interchange. Therefore, the focus of the traffic analysis is on the future design of Latson Road to meet the daily and peak hour volumes when the PUD and other nearby areas are developed. This will include the future cross section, including the right-of-way required, to meet the future traffic volumes while also serving as an attractive gateway to the Development and Southern Genoa Township. In addition to the aesthetic benefits of a median, it would ease pedestrian crossings and improve safety.

There are pros and cons to various longer-term options for Latson Road. Two concepts for a Latson Road median are shown. One is a narrow median that would replace the center turn lane for segments where left turns would not need to be accommodated. The second shows a wider 30-foot median which would provide more room for queueing turning vehicles but would require more right-of-way. Other options could include an even wider median to allow for indirect left turns, or a typical center turn lane with no median. Preferred locations of access points and potential traffic signals or roundabouts will be described. Results of the traffic analysis may suggest adjustments to the access points shown on the concept plan. In some cases, there may need to be a short and a longer-term design when dealing with features such as the offset from the intersection at Sweet Road.

18.07.10 Historic and Cultural Resources.

Three of the homes in the proposed development area were built in 1958 and thus are more than 50 years old. However, those homes are not included on the State or National Historic Registers.

18.07.11 Special Provisions.

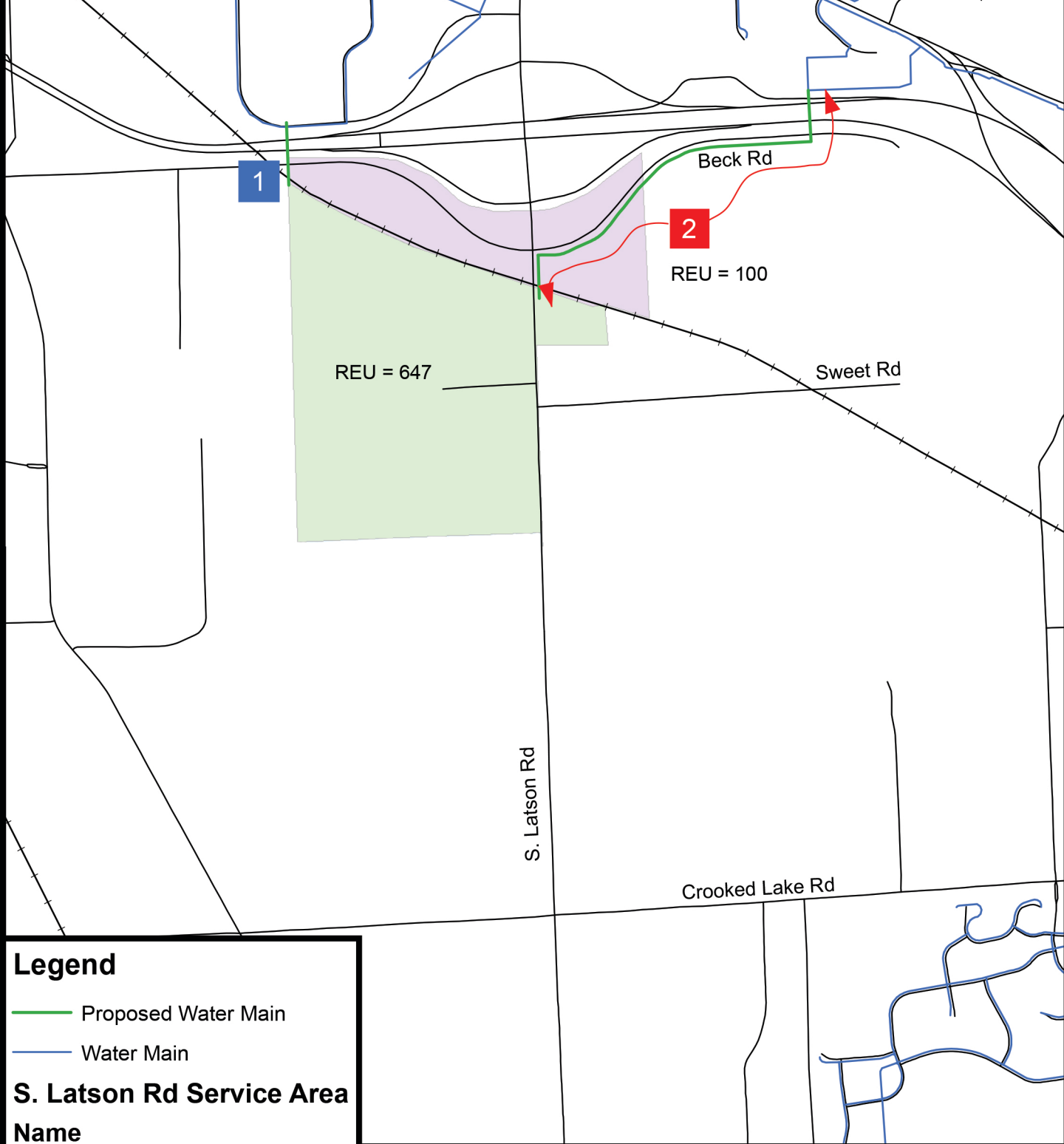
The PUD Agreement contains several provisions regarding the uses, operations, design and other standards that will apply to the Development and future site plans and owners.

Sources:

- Genoa Township Master Plan
- I-96 Interchange Environmental Impact Statement
- Conversations with the Township and Livingston County Road Commission staff

Appendix:

- Figure 1: Water Distribution Infrastructure Map
- Figure 2: Sanitary Sewer Collection Infrastructure Map



Legend

- Proposed Water Main
- Water Main

S. Latson Rd Service Area Name

- Area B
- Area D

ID	Description	Developer	Oversize	Total Opinion of Probable Cost
1	655 feet of 12-inch Water Main	\$151,000	-	\$151,000
2	4300 feet of 12-inch Water Main	\$989,000	-	\$989,000
Total				\$1,140,000

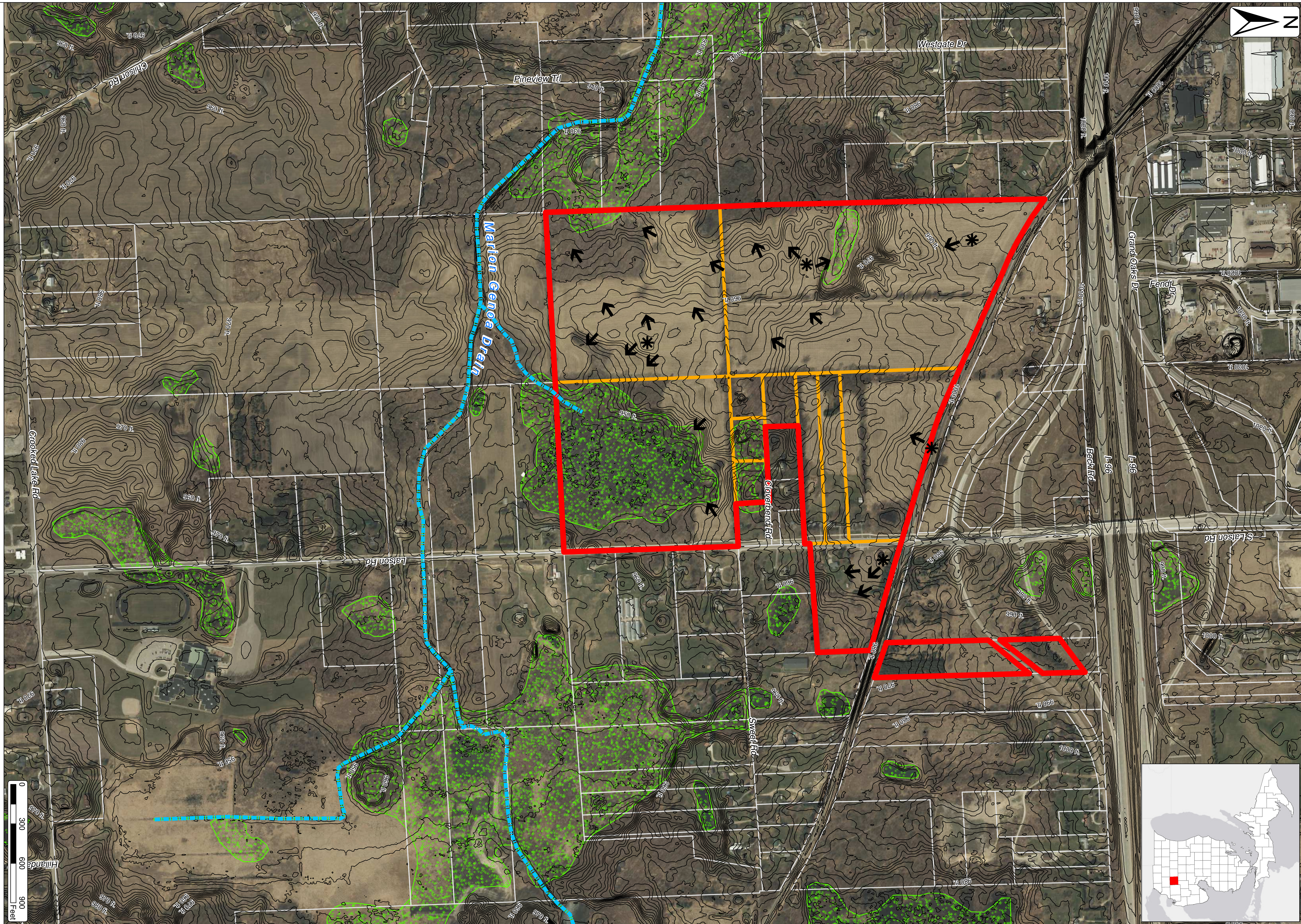
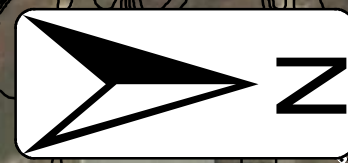
1 inch = 1,500 feet

Figure 1
Water Distribution Infrastructure

Date: 3/2/2018



Note: This is a graphical representation of the required improvements. Final routing and location will be required during the design phase.



- Area of Interest
- Latson Partners LLC Owned Parcel
- NWI Wetlands
- Parcel Boundary
- Local High Point
- Estimated Flow Direction
- 2ft Contours
- NHD Watercourse

Versa Development - Latson Road

Topography & Natural Features

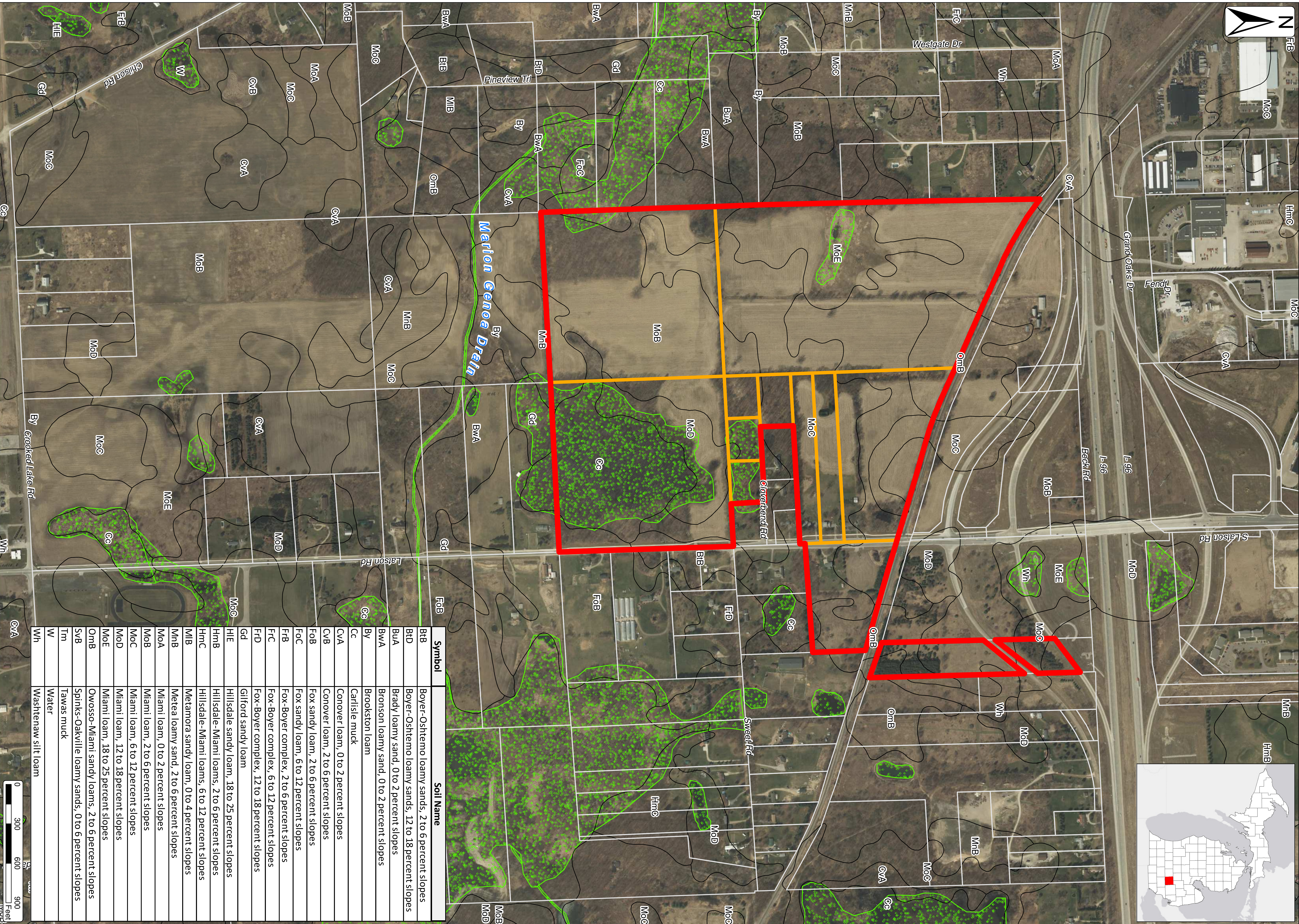
Genoa Township, Livingston County, Michigan



The information contained on this map is proprietary and confidential. The use or disclosure of this information by you to third parties is prohibited by law and may give rise to civil or criminal liability.




7/9/2019



Atwell, LLC Project:



Symbol	Soil Name
BIB	Boyer-Oshterno loamy sands, 2 to 6 percent slopes
BHD	Boyer-Oshterno loamy sands, 12 to 18 percent slopes
BUA	Brady loamy sand, 0 to 2 percent slopes
BWA	Bronson loamy sand, 0 to 2 percent slopes
By	Brookston loam
Cc	Carlisle muck
CVA	Conover loam, 0 to 2 percent slopes
CVB	Conover loam, 2 to 6 percent slopes
FOB	Fox sandy loam, 2 to 6 percent slopes
FoC	Fox sandy loam, 6 to 12 percent slopes
FRB	Fox-Boyer complex, 2 to 6 percent slopes
FC	Fox-Boyer complex, 6 to 12 percent slopes
FoD	Fox-Boyer complex, 12 to 18 percent slopes
Gd	Gilford sandy loam
HIE	Hillsdale sandy loam, 18 to 25 percent slopes
HMB	Hillsdale-Miami loams, 2 to 6 percent slopes
HmC	Hillsdale-Miami loams, 6 to 12 percent slopes
HmB	Metamora sandy loam, 0 to 4 percent slopes
MnB	Meta loamy sand, 2 to 6 percent slopes
MoA	Miami loam, 0 to 2 percent slopes
MoB	Miami loam, 2 to 6 percent slopes
MoC	Miami loam, 6 to 12 percent slopes
MoD	Miami loam, 12 to 18 percent slopes
MoE	Miami loam, 18 to 25 percent slopes
Omb	Owosso-Miami sandy loams, 2 to 6 percent slopes
SVB	Spinks-Oakville loamy sands, 0 to 6 percent slopes
Tm	Tawas muck
W	Water
Wh	Washnaw silt loam



 Area of Interest
 Latson Partners LLC Owned Parcel
 Soil Types

 NWI Wetlands
 Parcel Boundary

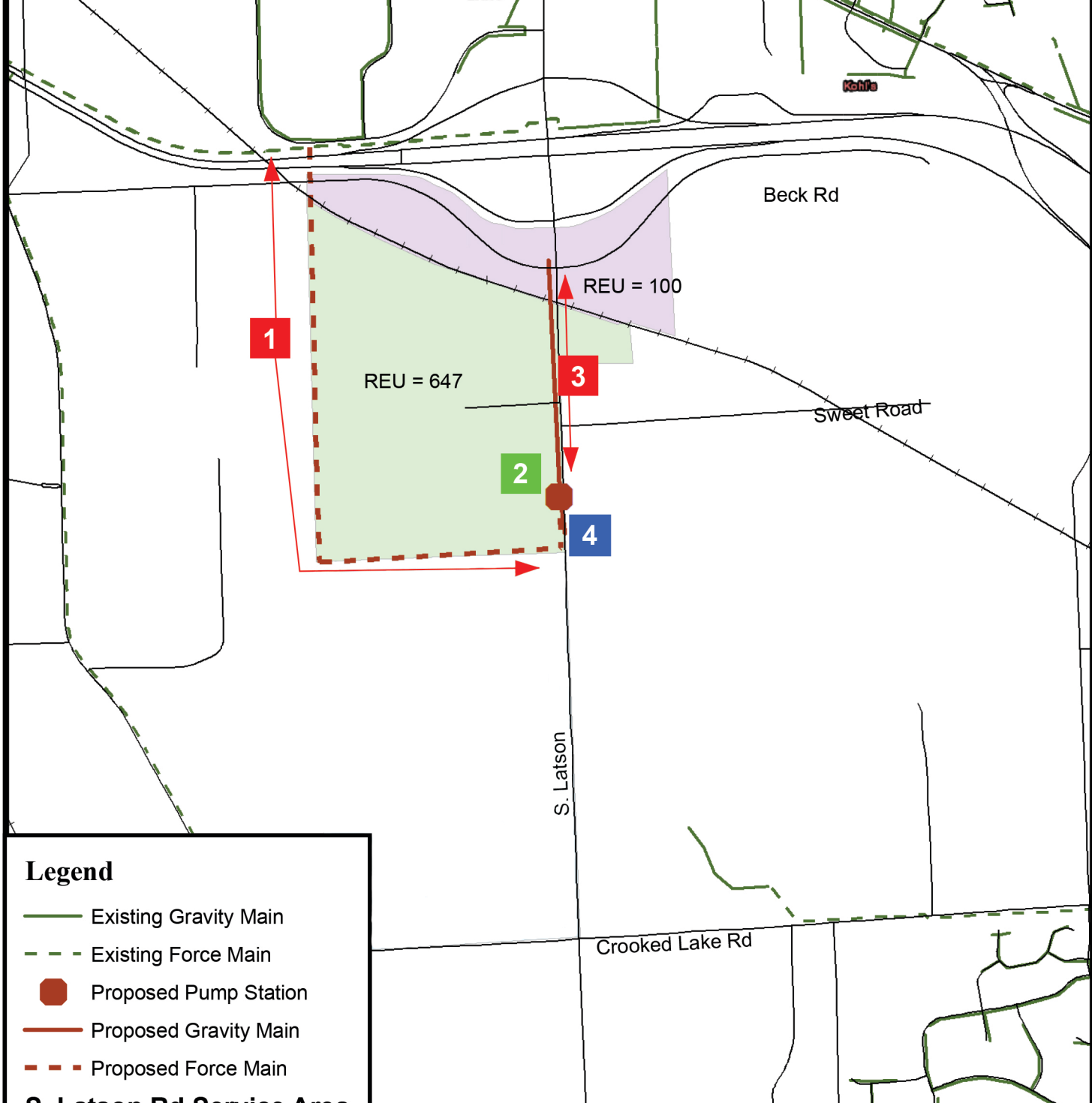
Versa Development - Latson Road

Site Map - Soils and Wetlands

Genoa Township, Livingston County, Michigan



The information contained on this map is proprietary and confidential. The use or disclosure of this information by you to third parties is prohibited by law and may give rise to civil or criminal liability.



Legend

- Existing Gravity Main
- - - Existing Force Main
- Proposed Pump Station
- Proposed Gravity Main
- - - Proposed Force Main

S. Latson Rd Service Area

Name

- Area B
- Area D

ID	Description	Developer	Oversize	Total Opinion of Probable Cost
1	7,300 feet of 8-inch Force Main	\$938,000	\$172,000	\$1,110,000
2	1,050 gpm Pump Station	\$652,000	\$96,000	\$748,000
3	2,200 feet of 8-inch Sanitary Sewer	\$320,000	-	\$320,000
4	20 feet of 12-inch Sanitary Sewer	\$56,000	-	\$56,000
			Total	\$2,234,000

1 inch = 1,500 feet

Figure 2

Date: 3/2/2018

Sanitary Sewer Collection Infrastructure

Note: This is a graphical representation of the required improvements. Final routing and location will be required during the design phase



MEMO

VIA EMAIL

To: Mr. Todd Wyett
Versa Development

From: Julie Kroll, PE, PTOE
Jacob Swanson, EIT
Fleis & VandenBrink

Date: November 17, 2019

Re: Mixed-Use Development
Genoa Township, Michigan
Improvement Timing Analysis

INTRODUCTION

This memorandum is intended to provide supplemental information to the Traffic Impact Study (TIS) prepared by Fleis & VandenBrink (F&V) dated September 13, 2019 completed for the Versa Development in Genoa Township, Michigan. This memo presents the results of an evaluation of the timing of the recommended intersection improvements identified in the TIS. An iterative analysis was performed on the study roadway and intersections to determine when the traffic generated by the proposed development would necessitate implementation of the recommended improvements outlined in the TIS and summarized below:

- Latson Road & WB I-96
 - Upgrade to a fully actuated signal
 - Provide permissive/protected left-turn phasing for the northbound approach
- Latson Road & EB I-96
 - Upgrade to a fully actuated signal
 - Provide permissive/protected left-turn phasing for the southbound approach
- Latson Road & N. Site Drive
 - Construct an actuated coordinated signal
- Latson Road between N. Site Drive and S. Site Drive
 - Widen to a 5-lane roadway

ANALYSIS

This evaluation was performed assuming a baseline condition represented by the background traffic volumes for the buildout year ***without the proposed development***. In order to determine when the aforementioned improvements would be required at the study intersections, an iterative analysis was performed; evaluating varying percentages of site-generated traffic volumes. The varying levels of site-generated traffic were then added to the baseline traffic volumes and the network was analyzed to determine at what level the study intersections began operating unacceptably. The percentages and volumes of site generated traffic associated with each of the recommended intersection improvements is summarized in **Table 1**.

Table 1: Improvement Timing Summary

Intersection	Percentage of Site-Generated Traffic	AM Peak Hour (vph)			PM Peak Hour (vph)		
		In	Out	Total	In	Out	Total
Latson Road & WB I-96	15%	90	38	128	45	95	140
Latson Road & EB I-96	40%	240	102	342	119	252	371
Latson Road & N. Site Drive	60%	360	152	512	179	378	557

The results of the analysis indicate that the recommended improvement to widen Latson Road between N. Site Drive and S. Site Drive is not necessary to improve operations to an acceptable level. The analysis indicates that additional capacity is not needed on Latson Road, south of the N. Site Drive.

CONCLUSIONS

The conclusions of this Analysis are as follows:

1. Latson Road & WB I-96

At approximately **15%** of the site generated traffic (128 AM trips and 140 PM trips), the following improvements are needed to mitigate operational issues at the intersection of Latson Road & WB I-96.

- a. Upgrade to a fully actuated signal
- b. Provide permissive/protected left-turn phasing for the northbound approach.

2. Latson Road & EB I-96

At approximately **40%** of the site generated traffic (342 AM trips and 371 PM trips), the following improvements are needed to mitigate operational issues at the intersection of Latson Road & EB I-96.

- a. Upgrade to a fully actuated signal
- b. Provide permissive/protected left-turn phasing for the southbound approach.

3. Latson Road & N. Site Drive

At approximately **60%** of the site generated traffic (512 AM trips and 557 PM trips), the following improvements are needed to mitigate operational issues at the intersection of Latson Road and N. Site Drive.

- a. Construct an actuated coordinated signal

4. Latson Road between N. Site Drive and S. Site Drive

This analysis indicated that the widening of Latson Road between the N. Site Drive and S. Site Drive is not necessary to mitigate the impact of the proposed development. The existing 3-lane cross-section operates well with the addition of the other recommended intersection improvements .

JJS2:jmk

INNOVATION INTERCHANGE

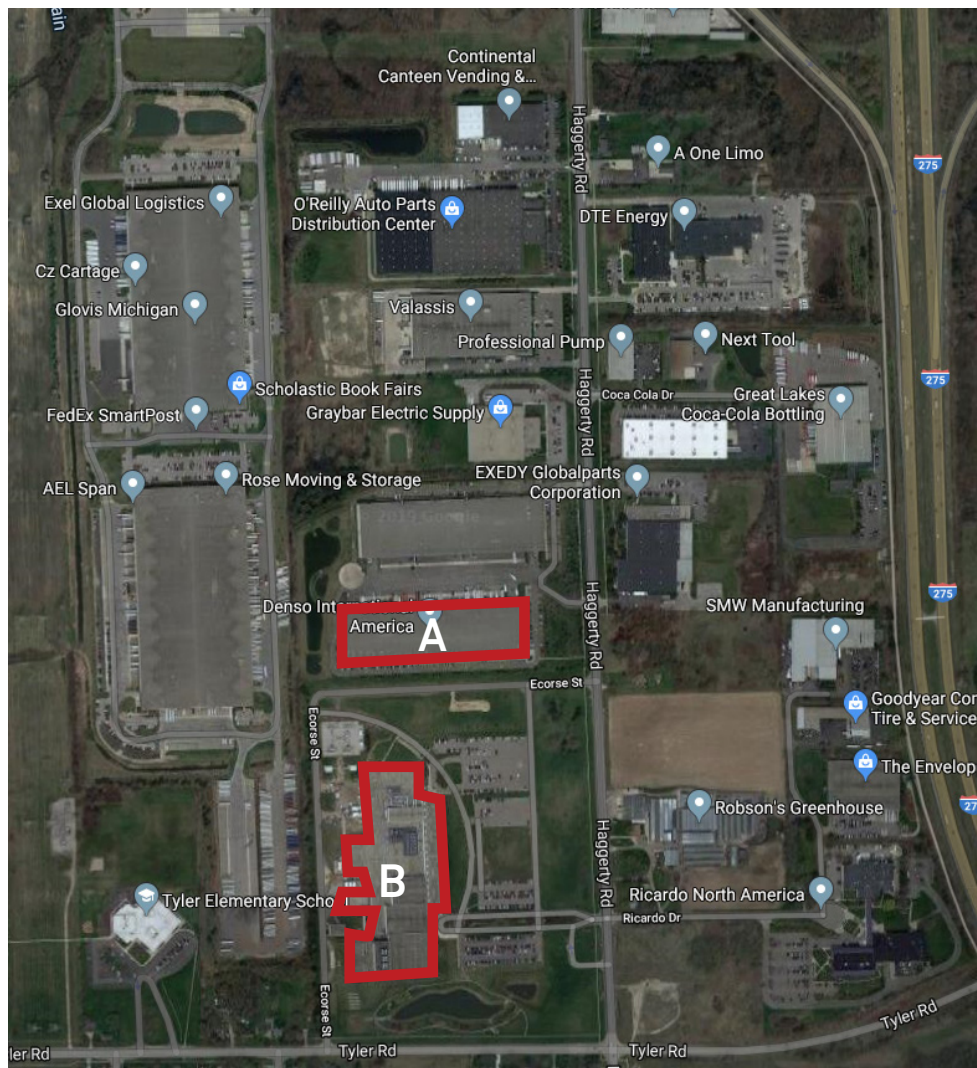
INDUSTRIAL BUSINESS PARK EXAMPLES

MARCH 18, 2020

INDUSTRIAL BUSINESS PARK EXAMPLES

This package includes examples of similar industrial or business parks in Southeast Michigan. The intent is to show that typically there is a great variation in building sizes. Also, quality facades, setbacks, and landscaping have more influence on appearance than building size (to support the requested 200,000 square foot threshold for a special land use).

VAN BUREN TOWNSHIP TYLER ROAD AND HAGGERTY ROAD



(A) Denso International America



(B) JP Morgan Chase



STREETVIEW OF INDUSTRIAL PARK



*Footprints of buildings were estimated by using Google Earth imagery (this does not encompass total square footage of each building that may include mezzanines or upper floors).

LYON TOWNSHIP

GRAND RIVER AVENUE AND AUTOMATION BOULEVARD



(A) Testek Solutions



STREETVIEW OF INDUSTRIAL PARK



*Footprints of buildings were estimated by using Google Earth imagery (this does not encompass total square footage of each building that may include mezzanines or upper floors).

LYON TOWNSHIP

GRAND RIVER AVENUE AND AUTOMATION BOULEVARD



(B) Vacant/Available Property



(C) Kawasaki Robotics Inc.

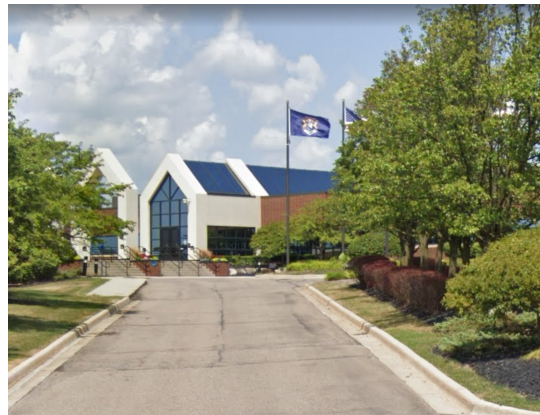


STREETVIEW OF INDUSTRIAL PARK



*Footprints of buildings were estimated by using Google Earth imagery (this does not encompass total square footage of each building that may include mezzanines or upper floors).

PLYMOUTH TOWNSHIP
BECK ROAD AND HALYARD DRIVE



(A) Adient



(B) AVL Powertrain Engineering Inc.



*Footprints of buildings were estimated by using Google Earth imagery (this does not encompass total square footage of each building that may include mezzanines or upper floors).

PLYMOUTH TOWNSHIP

BECK ROAD AND HALYARD DRIVE



STREETVIEW OF INDUSTRIAL PARK



(C) Perceptron



(D) ZWZ Bearing USA Inc



*Footprints of buildings were estimated by using Google Earth imagery (this does not encompass total square footage of each building that may include mezzanines or upper floors).

SHELBY TOWNSHIP

24 MILE AND SHELBY PARKWAY



(A) Antolin



STREETVIEW OF INDUSTRIAL PARK



*Footprints of buildings were estimated by using Google Earth imagery (this does not encompass total square footage of each building that may include mezzanines or upper floors).

SHELBY TOWNSHIP

24 MILE AND SHELBY PARKWAY



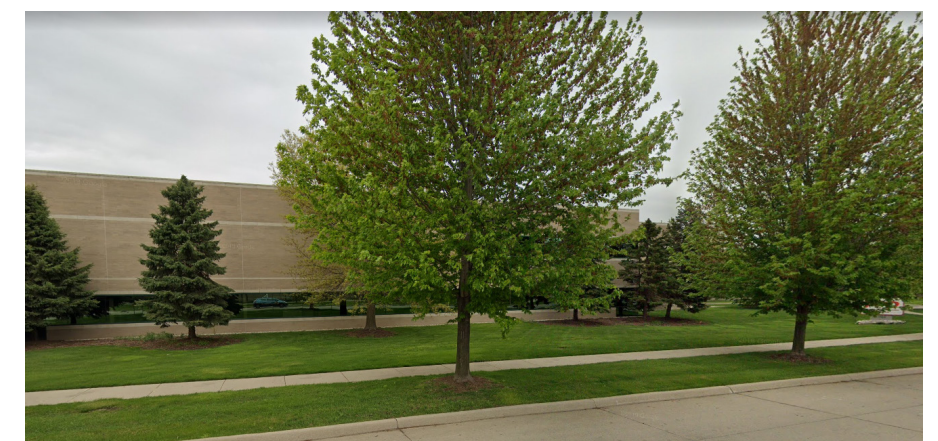
(B) EPIC Equipment and Engineering



(C) Polymer Process Development



STREETVIEW OF INDUSTRIAL PARK



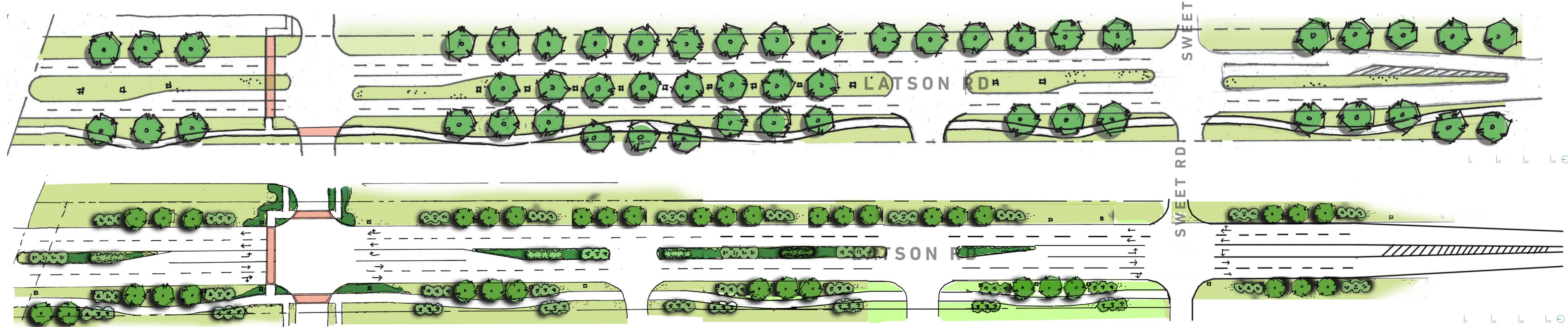
*Footprints of buildings were estimated by using Google Earth imagery (this does not encompass total square footage of each building that may include mezzanines or upper floors).

OVERALL PLAN

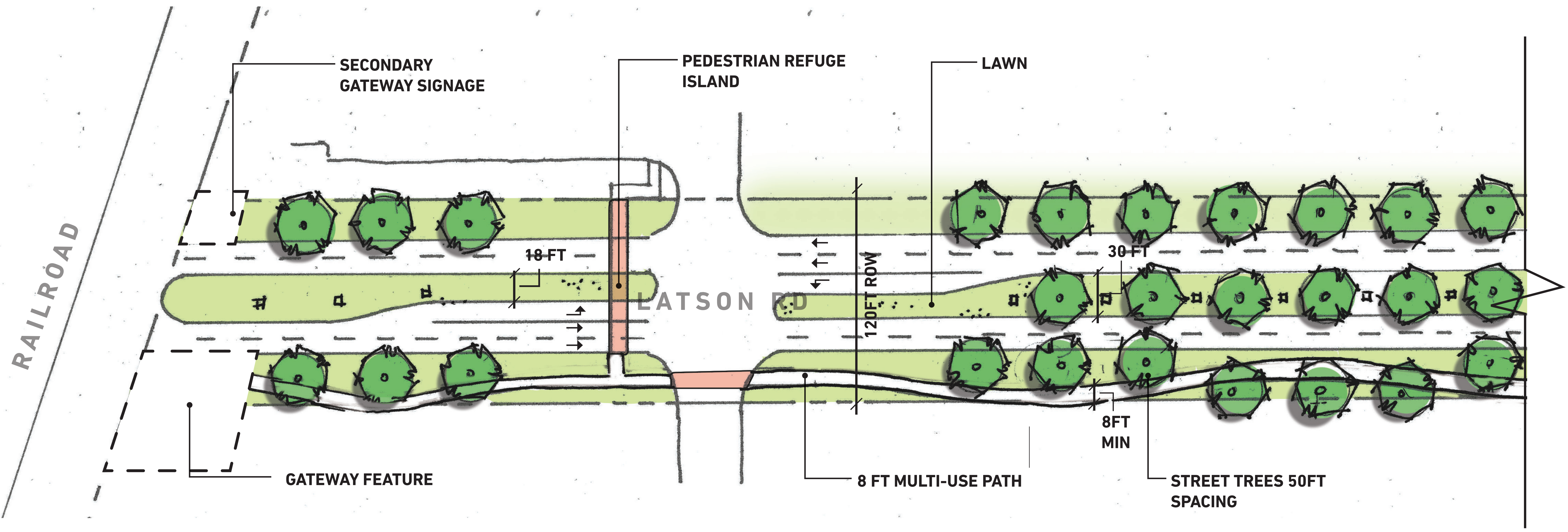


Option 1:
30 ft median

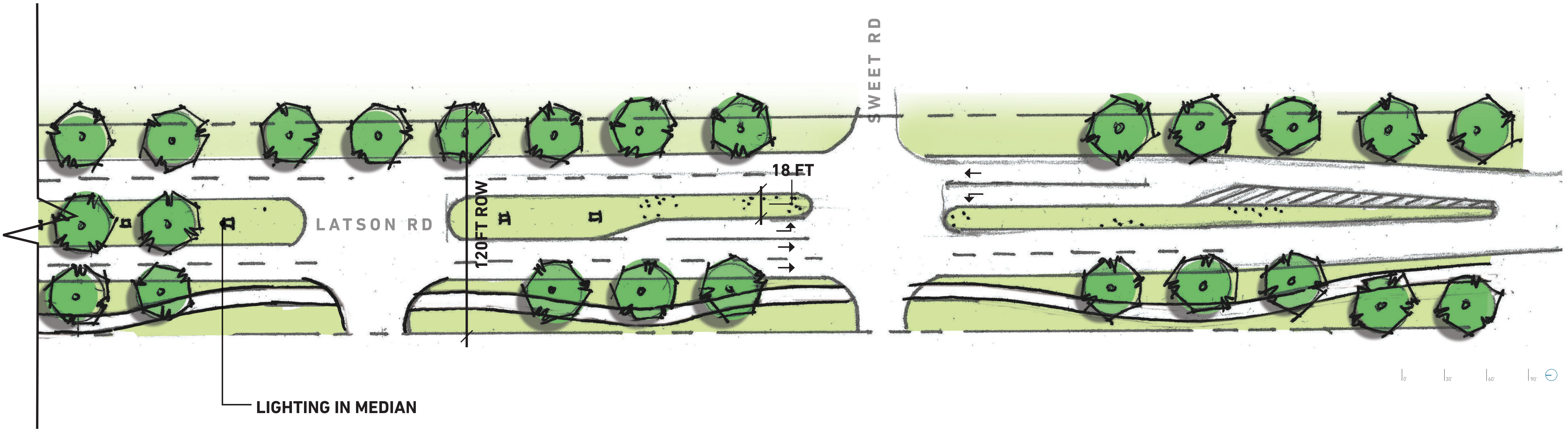
Option 2:
15 ft median



LATSON ROAD LANDSCAPE : Option 1



10 130 140 190



10 130 140 190

LATSON ROAD LANDSCAPE : Option 2

