

**GENOA CHARTER TOWNSHIP BOARD**  
**Public Hearing and Regular Meeting**  
**April 2, 2007**  
**6:30 p.m.**

**AGENDA**

Call to Order

Pledge of Allegiance

Call to the Public

**Approval of Consent Agenda:**

1. Payment of Bills
2. Approval of Minutes: March 19, 2007
3. Request for approval of an Architectural Services Contract provided by Lindhout Associates Architects AIA PC for the new Chilson Substation.
4. Request for approval of a site plan application, impact assessment and site plan for two retail buildings consisting of 50,125 sq. ft. and 6,750 sq. ft. located on the South side of Grand River Ave., west of the I-96 exit 141, sec. 9, petitioned by Weiss Properties. (07-10)
5. Request for approval of an extension of a Special Use Permit for a proposed outdoor display in front of the existing garden center, located at Lowe's, 100 S. Latson Road, Sec. 5, petitioned by Lowe's.

**Approval of Regular Agenda:**

6. Public hearing on Lake Chemung Aquatic Plant Control Project.
  - A. Call to property owners
  - B. Call to the public
  - C. Request for approval of Resolution #3 (approving project, cost estimates, Special Assessment District and Causing the Special Assessment Roll to be Prepared) for the Lake Chemung Aquatic Plant Control Project.

Correspondence

Member Discussion

Adjournment

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

DATE: April 2, 2007

TOWNSHIP GENERAL EXPENSES; Thru April 2, 2007	\$31,129.71
March 23, 2007-Bi-Weekly Payroll	\$31,200.94
March 30, 2007-Quarterly Payroll	\$9,454.93
April 2, 2007-Monthly Payroll	\$11,158.33
OPERATING EXPENSES; Thru April 2, 2007	\$39,818.81
TOTAL:	<u>\$ 122,762.72</u>

<u>Check Number</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Check Amount</u>
22711	USPS	United States Postal Service	03/15/2007	117.08
22712	Administ	Total Administrative Services	03/23/2007	241.90
22713	Equitabl	Equivest Unit Annuity Lock Box	03/23/2007	785.00
22714	Administ	Total Administrative Services	04/02/2007	100.00
22715	Equitabl	Equivest Unit Annuity Lock Box	04/02/2007	120.00
22716	Equitabl	Equivest Unit Annuity Lock Box	03/30/2007	20.00
22717	SOM-TRE	State Of Mich- Dept Of Treasur	03/30/2007	2,591.70
22718	ACE HARD	Ace Hardware	03/27/2007	6.99
22719	ADT	ADT Security Services, Inc.	03/27/2007	154.00
22720	AMERAWAR	American Awards & Engraving	03/27/2007	35.00
22721	ARCHINAL	Michael Archinal	03/27/2007	44.85
22722	AT&TLONG	AT&T Long Distance	03/27/2007	51.21
22723	ATT& IL	AT&T	03/27/2007	721.39
22724	BUS IMAG	Business Imaging Group	03/27/2007	41.63
22725	D & G Eq	D & G Equipment, Inc.	03/27/2007	37.73
22726	DTE LAKE	DTE Energy	03/27/2007	206.86
22727	ETNA SUP	Etna Supply Company	03/27/2007	200.00
22728	FED EXPR	Federal Express Corp	03/27/2007	84.03
22729	HEIKKINE	Heikkinen Law Firm	03/27/2007	2,000.00
22730	HOWELLR	Howell Rental	03/27/2007	165.00
22731	IBEC COM	IBEC, Inc.	03/27/2007	150.00
22732	MAGUIRE	Maguire Mailing Systems	03/27/2007	290.49
22733	MASTER M	Master Media Supply	03/27/2007	953.48
22734	Mcclure	Cecelia Mcclure	03/27/2007	168.00
22735	MCDONALD	McDonald Modular Solutions	03/27/2007	375.00
22736	MERRILL	Tim Merrill	03/27/2007	60.00
22737	MichMuni	Michigan Municipal Risk Mngmt	03/27/2007	17,399.00
22738	MPA	Lawrence R. Heslip	03/27/2007	1,570.00
22739	Net serv	Network Services Group, L.L.C.	03/27/2007	90.00
22740	Perkins	Dennis L. Perkins, P.C.	03/27/2007	123.50
22741	PETTYCAS	Petty Cash	03/27/2007	63.93
22742	PULTEH	Pulte Homes	03/27/2007	45.00
22743	SHELL	Shell	03/27/2007	239.08
22744	TRI COUN	Tri County Cleaning Supply Inc	03/27/2007	154.74
22745	USA BLUE	USA Bluebook	03/27/2007	258.11
22746	VERIZONW	Verizon Wireless	03/27/2007	585.10
22747	WALMART	Walmart Community	03/27/2007	94.91
22748	Waste M	Waste Management of Michigan	03/27/2007	365.00
22749	WOOSLE T	Timothy Woosley	03/27/2007	420.00

**Report Total: 31,129.71**

**First National  
Direct Deposit  
March 23, 2007  
Bi-Weekly Payroll**

<u>Employee Name</u>	<u>Debit Amount</u>	<u>Credit Amount</u>
Adam Van Tassell		\$1,047.84
Amy Ruthig		\$930.43
Angela Williams		\$353.60
Barb Kries		\$929.31
Beverly Wilson		\$1,260.07
Carol Hanus		\$1,135.05
Dave Estrada		\$1,047.42
Deborah Rojewski		\$2,153.48
Donald Poduda		\$0.00
<b>Genoa Township</b>	<b>\$22,057.06</b>	
Greg Tatara		\$2,131.46
H.J. Mortensen		\$0.00
Judith Smith		\$1,005.30
Karen J. Saari		\$832.94
Kelly VanMarter		\$1,739.27
Laura Mroczka		\$1,188.78
Mary Krencicki		\$782.06
Michael Archinal		\$2,505.36
Renee Gray		\$973.72
Robin Hunt		\$1,192.74
Tammy Lindberg		\$848.23
<b>Total Deposit</b>		<b><u><u>\$22,057.06</u></u></b>

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

Accounts Payable  
Computer Check Register



User: angie  
Printed: 03/19/2007 - 10:18  
Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
22712	Administ	Total Administrative Services	03/23/2007		241.90
Check 22712 Total:					241.90
9284	AETNA LI	Aetna Life Insurance & Annuity	03/23/2007		25.00
Check 9284 Total:					25.00
9285	EFT-FED	EFT- Federal Payroll Tax	03/23/2007		3,473.58 1,845.15 1,845.15 431.52 431.52
Check 9285 Total:					8,026.92
9286	EFT-PENS	EFT- Payroll Pens Ln Pyts	03/23/2007		65.06
Check 9286 Total:					65.06
22713	Equitabl	Equivest Unit Annuity Lock Box	03/23/2007		785.00
Check 22713 Total:					785.00
9287	FIRST NA	First National Bank	03/23/2007		2,245.00 19,812.06

Check 9287 Total:

22,057.06

Report Total:

31,200.94

**First National  
Direct Deposit  
Quarterly Payroll  
March 30, 2007**

<b><u>Employee Name</u></b>	<b><u>Credit Amount</u></b>	<b><u>Debit Amount</u></b>
Adam Van Tassell	\$249.24	
Barb Figurski	\$674.23	
Curt Brown	\$429.43	
Dean Tengel	\$286.28	
Don Pobuda	\$434.76	
Doug Brown	\$295.52	
<b>Genoa Township</b>		
H.J. Mortensen	\$217.02	
Joseph Perri	\$286.28	
Kevin Brady	\$143.14	
Steve Morgan	\$411.29	
Steve Wildman	\$274.19	
<b>Total Deposit</b>	<b><u><u>\$3,701.38</u></u></b>	

EFT #: \_\_\_\_\_  
Internet: \_\_\_\_\_  
Date: \_\_\_\_\_

Accounts Payable  
Computer Check Register



User: angie  
Printed: 03/21/2007 - 09:45  
Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
9294	EFT-FED	EFT- Federal Payroll Tax	03/30/2007		16.98 402.03 402.03 94.04 94.04
Check 9294 Total:					1,009.12
22716	Equitabl	Equivest Unit Annuity Lock Box	03/30/2007		20.00
Check 22716 Total:					20.00
9295	FIRST NA	First National Bank	03/30/2007		3,701.38
Check 9295 Total:					3,701.38
22717	SOM-TRE	State Of Mich- Dept Of Treasur	03/30/2007	03/31/2007	2,591.70
Check 22717 Total:					2,591.70
Report Total:					7,322.20
					<i>pay checks + 2132.73</i>
					<i>\$ 9,454.93</i>



Township of Genoa  
User: angie

Payroll - *Quarterly*  
Computer Check Register

Printed: 03/21/07 09:29  
Batch: 675-03-2007

<u>Check No</u>	<u>Check Date</u>	<u>Employee Information</u>		<u>Amount</u>
11830	03/30/2007	KirshJohn	John Kirsch	480.10
11831	03/30/2007	LupiRobert	Robert Lupi	554.16
11832	03/30/2007	MatkinRona	Ronald Matkin	615.52
11833	03/30/2007	Olson Teri	Teresa Olson	274.19
11834	03/30/2007	PetratPat	Patricia Petrat	196.97
11835	03/30/2007	Vagnetti	Carl Vagnetti	11.79
Total Number of Employees: 6		Total for Payroll Check Run:		2,132.73

First National  
Direct Deposit  
April 2, 2007  
Monthly Payroll

<u>Employee Name</u>	<u>Debit Amount</u>	<u>Credit Amount</u>
<b>Genoa Township</b>	<b>\$7,149.85</b>	
Adam Van Tassel		\$437.02
Gary McCririe		\$2,179.14
H.J. Mortensen		\$332.46
Jean Ledford		\$747.52
Paulette Skolarus		\$2,805.82
Steve Wildman		\$318.42
Todd Smith		\$329.47
<b>Total Deposit</b>		<b><u><u>\$7,149.85</u></u></b>

# Accounts Payable

## Computer Check Register

User: angie

Printed: 03/20/2007 - 11:27

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
22714	Administ	Total Administrative Services	04/02/2007		100.00
			Check 22714 Total:		100.00
9289	AETNA LI	Aetna Life Insurance & Annuity	04/02/2007		50.00
			Check 9289 Total:		50.00
9290	EFT-FED	EFT- Federal Payroll Tax	04/02/2007		2,002.64 662.16 662.16 154.87 154.87
			Check 9290 Total:		3,636.70
9291	EFT-PENS	EFT- Payroll Pens Ln Pyts	04/02/2007		101.78
			Check 9291 Total:		101.78
22715	Equitabl	Equivest Unit Annuity Lock Box	04/02/2007		120.00
			Check 22715 Total:		120.00
9292	FIRST NA	First National Bank	04/02/2007		7,149.85

Check 9292 Total:

7,149.85

Report Total:

11,158.33

# #592 OAK POINTE W/S FUND

## Payment of Bills

March 15 through April 2, 2007

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
03/21/2007	585	AT & T	phone service-02/08/07-03/07/07	-300.41
03/21/2007	586	LIV. COUNTY DRAIN COMMISSSION	Jan 2007 LCDC services-OPWW system	-2,054.64
03/21/2007	587	GENOA TOWNSHIP	allocation of director's time / cost 07/01/06-09/30/06	-4,386.00
03/21/2007	588	MASTER MEDIA SUPPLY	OP-wwtp supplies	-29.50
03/21/2007	589	VELOCITY PUMPS	pump rebuilds	-547.50
03/21/2007	590	MPA TRUCKING	snow plowing & salt 03/01/07-03/15/07	-1,005.00
03/21/2007	591	HOWELLTRUE VALUE HARDWARE	supplies	-26.11
03/21/2007	592	SEVERN TRENT ENVIRONMENTAL	services month of March 2007	-24,657.27
03/27/2007	593	AT & T	telephone service 02/14/07-03/13/2007	-74.52
03/27/2007	594	ALEXANDER CHEMICAL CORPORATION	sodium hypochlorite	-2,040.40
03/27/2007	595	BRIGHTON ANALYTICAL LLC	lab costs	-208.00
			<b>TOTAL</b>	<b>-35,329.35</b>

# #593 LAKE EDGEWOOD W/S FUND

## Payment of Bills

March 15 through April 2, 2007

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
03/21/2007	1043	AT&T	telephone service-02/08/07-03/07/07	-202.46
03/21/2007	1044	Brighton Analytical L.L.C.	lab costs	-67.00
03/21/2007	1045	Genoa Township	allocation of Director's time/ cost 07/01/06-09/30/06	-2,506.00
03/21/2007	1046	MPATrucking and Snow Plow	snow plowing & salting 03/01/07-03/15/07	-120.00
03/27/2007	1047	Alexander Chemical Corp.	aluminum sulfate	-790.00
03/27/2007	1048	Brighton Analytical L.L.C.	water testing	-804.00
			<b>TOTAL</b>	<b>-4,489.46</b>

## GENOA CHARTER TOWNSHIP BOARD

Regular Meeting

March 19, 2007

6:30 p.m.

### MINUTES

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

A Call to the Public was made with no response.

#### Approval of Consent Agenda:

Moved by Ledford, supported by Mortensen, to approve all items listed under the consent agenda. The motion carried unanimously.

#### **1. Payment of Bills**

#### **2. Approval of Minutes: March 5, 2007**

**3. Request for approval of a site plan application, impact assessment and site plan for 17,000 sq. ft. office building located at Unit 4, Genoa Business Park, Sec. 13, petitioned by RBS Companies, Inc. (07-09) (Planning Commission 3-12-07)**

#### Approval of Regular Agenda:

Moved by Hunt, supported by Smith, to approve for action all items listed under the Regular Agenda. The motion carried unanimously.

**4. Request for approval of the fiscal year budgets beginning April 1, 2007 thru March 31, 2008; general fund, liquor law fund #212, future road improvement fund #261, road/lake improvement advances fund #264, parks recreation fund #270, building and grounds reserve fund #271, DPW utility fund #503.**

A special meeting of the Genoa Charter Township Board will be held on 03/29/2007 to consider final approval of all budgets for the township. No formal action was taken by the board with regard to this petition.

#### **A. Call to the public for comment**

A call to the public was made with no response.

#### **B. Disposition of general fund**

**C. Reaffirmation of salaries for elected officials (no change from previous year)**

**D. Approval of other misc. funds**

**E. Approval of debt service funds# 854 thru #876**

**5. Discussion regarding a request to establish a special assessment district for operating costs associated with Baetcke Lake petitioned by the Baetcke Lake Homeowners Association.**

It was the consensus of the board to have Supervisor McCririe formally respond to the Baetcke Lake Homeowners Association that the board would not proceed with a special assessment district.

**6. Discussion regarding site plan compliance for Tax I.D. No. 11-14-200-015.**

Moved by Smith, supported by Wildman, to have the township staff review the original site plan and determine compliance. If the site plan is not in complete compliance with the terms negotiated by the original petitioner, then to direct the township attorney to initiate a lawsuit against the current owner to bring the site into full compliance. The motion carried unanimously.

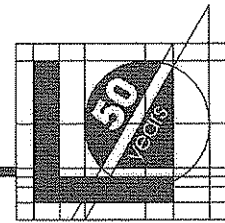
The regular meeting of the Genoa Charter Township Board was adjourned at 6:55 p.m.



Paulette A. Skolarus  
Genoa Charter Township Clerk

(press/argus 03/28/2007)





March 6, 2007

Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

Attn: Michael Archinal, Manager

Re: Professional Services - Architecture and Engineering – Fire Hall

**Our Mission**

**Integrity**

In architecture and design  
in client relationships  
in employee relationships  
in community relationships

**advancement**

in all these efforts

Dear Mr. Archinal:

It is our pleasure to quote our fees for the professional design, engineering, and construction administration services for the new Brighton Area Fire Dept. substation located on Chilson Road, north of Beck Rd. We have a good deal of experience with similar facilities and can offer you quality professional services within reasonable budgetary considerations.

The basis for this proposal is our understanding of your project as shown in the attached plan. You are proposing a 4,060 square foot facility. The proposed station will have an apparatus bay consisting of 2 drive through lanes, a dispatch room, day room, toilet and support facilities.

Given your above stated objective, we are pleased to offer you the following service proposal to assist you in your efforts:

**PROPOSED PROFESSIONAL SERVICES**

**Schematic Design Phase:** Basic schematic design includes an analysis of the project site and existing conditions. The program has already been established via the building plan approved by the fire department. The preliminary cost estimate has already been started and will continue to be updated. At the completion of this work, you should have floor plan and site plan (by TT-mps) solutions for the project in addition to a construction cost budget. This is an outstanding point in the process to verify the financial feasibility of the project.

**Design Development Phase:** After your approval of the schematic design work, we will continue the design process by further developing the concepts for the structural, mechanical and electrical systems for the project. Exterior elevations will be prepared for your review and modified per your comments. The site will be engineered by Tetra-Tech MPS under contract with the Township. As with Station 34, we have not included time to present a site plan packet to the planning commission as you and the board can expedite this process toward the effort of reducing taxpayer cost. After the completion of this work phase, the cost estimate will be updated if any changes occurred to the plans.

**Construction Documents Phase:** Following the design development process, we will prepare the necessary documents for competitive contractor bidding as well as permit review. Bidding will be through a pre-selected General Contractor (G.C.). Complete structural, mechanical, electrical, and architectural drawings and specifications will be produced. A project manual will be produced which outlines the general conditions of the construction project, gives instructions to the bidders, and assigns responsibilities regarding insurances, scheduling, safety, and quality issues. The construction documents should be reviewed and approved by you prior to the release to the bidders. If any significant changes occurred in the design, the cost estimate will be updated during this phase of work.

william p. lindhout  
david a. richardson

frank l. pierron  
nicholas a. palizzi

piet w. lindhout  
john w. eckstein

robert j. king  
michael j. o'leary

michael j. kennedy  
bradley m. alvord

**Bidding Phase:** We will assist in the G.C. / Construction Manager. Further we will coordinate the bidding process by distributing bid sets, answer questions regarding the documents, issue required addenda, and review all bids received. We will assist the township attorney in preparing a contract for construction with the selected general contractor.

**Construction Phase:** During construction of the project, we will make regular site visits to observe the progress for the building project. Sitework will be observed by TT-mps. We will assist the contractors in interpretation of the documents and in unforeseen field conditions. During this phase we will produce a complete color schedule for the exterior materials and interior finishes. We will also review shop drawings and submittals from the sub contractors. On a monthly basis we will review and process the contractor's application for payment.

**PROFESSIONAL SERVICES (SUMMARY)**

We are offering you professional services, which include:

- BUILDING DESIGN
- MECHANICAL ENGINEERING
- ELECTRICAL ENGINEERING
- BIDDING COORDINATION
- CONSTRUCTION ADMINISTRATION
- INTERIOR MATERIAL AND COLOR SELECTIONS

Not included:

- CIVIL ENGINEERING
- LANDSCAPE DESIGN

**PROPOSED FEE**

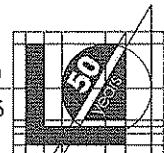
Per the construction cost resource "RSMeans" the average cost of a 4,000 square foot, concrete block and steel, single story fire station in Michigan is \$130.00 per square foot (\* not including sitework costs). The average architect's fee per the same source is 8.0% of construction costs. Our standard fee for this type of project is 7.0% of construction costs incurred by our documents. For the purposes of budgeting, we propose to provide these services at fixed fee of \$37,000.00. (For comparison, our fee in 2001 for station #34: \$37,965.00) As discussed the civil engineering and landscape design will be completed by TT-mps.

The fee is broken down into the following allocation:

Schematic Design (SD) Phase	12%
Design Development (DD) Phase	18%
Construction Documents (CD) Phase	47%
Bidding Administration (B) Phase	3%
Construction Administration (C) Phase	20%

For owner approved additional work outside the scope of services, our hourly rates are as follows:

Principal .....	\$90.00 per hour
Senior Engineer .....	\$82.00 per hour
Senior Project Architect / Manager.....	\$75.00 per hour
Project Architect / Manager .....	\$65.00 per hour
Architectural Designer I .....	\$55.00 per hour
Clerical / Office Staff.....	\$30.00 per hour



All work will be performed on our CADD system with complete specifications of our work. We expect the project to be contracted in a manner consistent with AIA standard documents and will assist the township attorney in preparing those documents during bidding and construction. Our fees do not include models, print charges for bidding and construction documents, surveys, soil borings, septic design, zoning board variances, application/review fees, site plan amendments or any other service not mentioned as such. Significant changes to previously approved designs will be charged at our standard hourly rates and may affect total costs adversely.

Please note that our practice of architecture does not include any expertise or control over environmentally hazardous materials in your existing building or on your site. Our service proposal does not include any analysis or abatement work of any kind. If we are made aware of any such situation, we will notify you and assist you in seeking professional advice for the given situation.

### SCHEDULE

We expect the project to proceed in the following manner:

Schematic Design	February, March 2007
Design Development	March 2007
Construction Documents	April 2007
Bidding Administration	May 2007
Construction Administration	July 2007 - completion

The above schedule is projected relative to our commitments made as of this date. We must reserve the right to modify the schedule if there is any delay in the acceptance of this proposal.

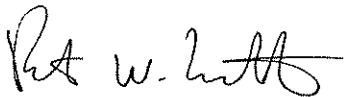
### TERMS AND CONDITIONS

As per the previous contract for station 34 this proposal is subject to the Terms and Conditions as defined in AIA Owner-Architect Agreement B151.

We appreciate this chance to build with you. Please let us know if there is any clarification we can make to this proposal.

Respectfully Submitted,

Approval to Proceed:

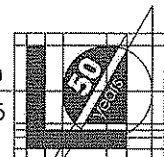


Piet W. Lindhout, Architect, CEO  
Lindhout Associates architects aia pc

\_\_\_\_\_  
Michael Archinal, Genoa Township Manager      Date



David A. Richardson, Project architect, LEED ap  
Lindhout Associates architects aia pc



**Request for approval of a site plan application, impact assessment and site plan for two retail buildings consisting of 50,125 sq. ft. and 6,750 sq. ft. located on the South side of Grand River Ave., west of the 1-96 exit 141, sec. 9, petitioned by Weiss Properties. (07-10)**

The following motion would be appropriate:

***No conditions for impact assessment***

***Conditions for site plan:***

1. The banked parking on the southeast portion of the site, half of the banked sites will be eliminated, those sites being the westernmost side. Those banked parking spots will require future site plan approval.
2. Additional points of the Engineer's letter, petitioner will comply with the items on Tetra Tech's letter of March 7, 2007, with the exception of item 6. If a traffic study is necessary, it will be referred to M.D.O.T.

\* HARVEY WEISS  
\* Mike Boggio  
GARY BARTON

WEISS PROPERTIES  
MBA  
BARTON & KING

248 932-4101  
248 258-2843  
989 239-2382

FEB - 1 2007

**GENOA TOWNSHIP  
APPLICATION FOR SITE PLAN REVIEW**

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Weiss Properties, 6960 Orchard Lake Rd. Ste. 234

West Bloomfield, MI 48322

OWNER'S NAME & ADDRESS: -96 Kohls Assoc, 6960 Orchard Lake Rd. Ste. 234

West Bloomfield, MI 48322

SITE ADDRESS: Lawson Drive

PARCEL #(s): 11-09-200-031

APPLICANT PHONE: (248) 932-4100 ext 14 OWNER PHONE: ( )

LOCATION AND BRIEF DESCRIPTION OF SITE: Lawson Drive South of East Grand River Ave.  
Vacant Land

BRIEF STATEMENT OF PROPOSED USE: Proposed Restaurant (6,750 SF) and  
Retail Building: (46,875 SF)

THE FOLLOWING BUILDINGS ARE PROPOSED: 1 Building at 6,750 SF and 1 building 46,875 SF

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: Harvey Weiss

ADDRESS: 6960 Orchard Lake Rd # 234, West Bloomfield, MI 48322

\* If applicant is not the owner, a letter of Authorization from Property Owner is needed.

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

1) SEE ABOVE of \_\_\_\_\_ BC ( ) \_\_\_\_\_  
 Name Business Affiliation Fax No.

**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.

SIGNATURE: Harvey Weiss DATE: 2-2-07  
 PRINT NAME: HARVEY WEISS PHONE: 248 932-4101  
 ADDRESS: 6960 Orchard Lake Rd # 234, West Bloomfield, MI 48322

**REQUIRED SITE PLAN CONTENTS**

Each site plan submitted to the Township Planning Commission shall be in accordance with the provisions of the Zoning Ordinance. No site plan shall be considered until reviewed by the Zoning Administrator. The following information shall be included in the site plan submittal packet:

<u>SUBMITTED</u>	<u>NOT APPLICABLE</u>	<u>ITEM</u>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Application form and fee:</b> A completed application form and payment of a non-refundable application fee. (A separate escrow fee may be required for administrative charges to review the site plan submittal.)												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Applicant information:</b> The name and address of the property owner and applicant, interest of the applicant in the property, the name and address of the developer, and current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land, such as an option or purchase agreement.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Scale:</b> The site plan should be drawn at an engineers scale on sheets measuring 24x36 inches at the scale noted below:												
		<table border="0"> <thead> <tr> <th><u>ACREAGE</u></th> <th><u>SCALE</u></th> </tr> </thead> <tbody> <tr> <td>160 or more</td> <td>1" = 200'</td> </tr> <tr> <td>5- 159.9</td> <td>1" = 100'</td> </tr> <tr> <td>2- 4.99</td> <td>1" = 50'</td> </tr> <tr> <td>1- 1.99</td> <td>1" = 30'</td> </tr> <tr> <td>0- .99</td> <td>1" = 20'</td> </tr> </tbody> </table>	<u>ACREAGE</u>	<u>SCALE</u>	160 or more	1" = 200'	5- 159.9	1" = 100'	2- 4.99	1" = 50'	1- 1.99	1" = 30'	0- .99	1" = 20'
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		<b><u>COVER SHEET CONTAINING</u></b>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name and address of the project.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address and professional seal of the architect, engineer, surveyor or landscape architect responsible for preparation of the site plan.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A complete and current legal description and size of property in acres and square feet. Where a metes and bound description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey and shall correlate with the legal description.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A small location sketch of sufficient size and scale to locate the property within the Township.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Title block with north arrow, date of preparation and any revisions.												
		<b><u>EXISTING CONDITION SHEETS ILLUSTRATING</u></b>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All existing lot lines and dimensions, including setback lines and existing or proposed easements.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing topography (minimum contour interval of two feet)												

- Existing natural features such as streams, marshes, ponds; wetlands labeled with size and type (upland, emergent, etc)
  - Existing woodlands shall be shown by an approximate outline of the total canopy; individual deciduous trees of eight inch caliper or larger and individual evergreen trees six feet in height or higher, where not a part of a group of trees, shall be accurately located and identified by species and size (caliper for deciduous, height for evergreen).
  - Soil characteristics of the parcel to at least the detail as provided by the Soil Conservation Service Soil Survey of Livingston County. A separate map or overlay at the same scale as the site plan map may be used.
  - Zoning and current land use of applicants property and all abutting properties and of properties across any public or private street from the site.
  - Indication of existing drainage patterns, surface or water bodies.
  - The limits of any wetland regulated by the MDEQ, including attachment of any MDEQ approved wetland determination or documentation that an application for an MDEQ review has been submitted. If an MDEQ regulated wetland is to be impacted, an indication of the status of application for an MDEQ wetland permit or copy of a permit including description of any wetland migration required attached.
  - Aerial photograph indicating the limits of the site, surrounding land uses and street system.
- PROPOSED PROJECT INFORMATION**
- Base information:** The location of all existing buildings, structures, street names and existing right-of-way, utility poles, towers, drainage ditches, culverts, pavement, sidewalks, parking areas and driveways on the property and within one-hundred feet of the subject property (including driveways on the opposite side of any street). Notes shall be provided indicating those which will remain and those which are to be removed.
  - Building information:** Footprints, dimensions, setbacks, typical floor plans, and a sketch of any rooftop or ground mounted equipment to scale.
  - Building elevations:** Elevation drawings shall be submitted illustrating the building design and height, and describing construction materials for all proposed structures. Elevations shall be provided for all sides visible from an existing or proposed public street or visible to a residential district. The Planning commission may require color renderings of the Building. Proposed materials and colors shall be specified on the Plan and color chips or samples shall also be provided at the time of site plan review. These elevations, colors, and materials shall be considered part of the approval site plan. (as amended 4/15/95)



**Building and lot coverage:** Percentage of building coverage and impervious surface ratio (all paved areas and building v. total lot area) compared to the percentages specified in the Table of Dimensional Standards Article 4.



**For residential developments:** Number of residential unit for each project phase divided by acreage exclusive of any public right-of-way or private road access easement; lot area for each lot; and a description of the number of each unit by size and number of bedrooms; if a multi-phase development is proposed, identification of the areas included in each phase.



**For commercial and office uses:** The Gross Floor Area and Useable Floor Area of each use or lease space. For industrial uses: The floor area devoted to industrial uses and the area intended for accessory office use.



**Streets, driveways, and circulation:** The layout and dimensions of proposed lots, streets and drives (including grades, existing or proposed right-of-way or easement and pavement width, number of lanes and typical cross section showing surface and sub base materials and dimensions, grades of all entrances and exits, location and typical detail of curbs, intersection radii ), access points (including deceleration or passing lanes, distance from adjacent driveways or street intersection), sidewalks (width, pavement type and distance from street) and recreation areas... Written verification of any access easements or agreements for shared access or driveway curb return extending beyond the property line shall be required.



**Utilities:** Existing and proposed locations of utility services (with sizes), degrees of slope of sides of retention/ detention ponds; calculations for size of storm drainage facilities; location of electricity and telephone poles and wires; location and size of surface mounted equipment for electricity and telephone services; location and size of underground tanks where applicable; location and size of outdoor incinerators; location and size of wells, septic tanks and drain fields; location of manholes, catch basins and fire hydrants; location, size, and inverts for storm and sanitary sewers, any public or private easements; notes shall be provided clearly indicating which existing services will remain and which will be removed.



**Grading and drainage:** A site grading plan for all developments where grading will occur, with existing and proposed topography at a minimum of two (2) foot contour intervals and with topography extending a minimum of twenty (20) feet beyond the site in all directions and a general description of grades within fifty (50), and further where required to indicate stormwater runoff into an approved drain or detention/ retention pond so as to clearly indicate cut and fill required. All finished contour lines are to be connected to existing contour lines



at or before the property lines. A general description and location of the stormwater management system shall be shown on the grading plan. The Township Engineer may require detailed design information for any retention/detention ponds and stormwater outfall structures or basins. If MDEQ regulated wetlands are to be used, status of MDEQ permit application or copy of permit with attached conditions shall be provided.

**Landscape and screening:** A landscape plan indicating proposed ground cover and plant locations and with common plant name, number, and size at installation. For any trees over eight (8) inch caliper to be preserved. A detail shall be provided to illustrate protection around the tree's drip line. Berms, retaining walls or fences shall be shown with elevations or cross section from the surrounding average grade. The location, type and height of proposed fences shall be described.

**Waste receptacles:** Location of proposed outdoor trash container enclosures; size, typical elevation, and vertical section of enclosures; showing materials and dimensions in compliance with Zoning Ordinance Standards.

**Signs:** Locations of all signs including location, size, area type, height, and method of lighting. Note that all regulatory signs shall meet the standards from the Michigan Manual of Uniform Traffic Control Devices (MMUTCD).

**Lighting:** Details of exterior lighting including location, height, method of shielding and style of fixtures.

**Parking:** Parking, storage and loading/unloading areas, including the dimensions of typical space, aisle, and angle of spaces. The total number of parking and loading/unloading spaces to be provided and the method spaces to be provided and the method by which the required parking was calculated shall be noted.

The applicant shall erect flagged stakes at the perimeter points of the property to assist Township officials and staff in reviewing the site.

Tesha Humphriss suggests the site is well designed, but she does have concerns with the detention pond and would suggest that no construction take place until that is approved.

The Howell Area Fire Department letter of March 12, 2007 is discussed. Petitioner indicates this is a fire suppressed building and he has no problem with the suggestions contained therein.

Barbara Figurski asks if the lights are on timers and if there is a sprinkler system. Petitioner indicates the sprinkler system is in the plans and the lights are photosensitive.

Steve Morgan asks if the property is zoned industrial. Petitioner indicates it is. Jeff Purdy indicates offices are permitted in industrial zones.

### **Planning Commission disposition of petition**

- A. Recommendation regarding impact assessment.
- B. Recommendation regarding site plan.

**Motion** by Barbara Figurski to recommend that the Township Board approve the impact assessment as submitted and dated January 25, 2007. Support by Curt Brown. **Motion carried unanimously.**

**Motion** by Curt Brown that a recommendation be made to the Township Board to approve the site plan of February 13, 2007, subject to:

1. The Planning Commission approved the materials submitted tonight and the samples become property of the Township;
2. Petitioner will work with the consultant to correct the problem in the plan as it relates to landscaping;
3. The waste receptacle be permitted in the location shown;
4. Fire Department letter of March 12, 2007;
5. The Tetra Tech letter of February 28, 2007 and LSL letter of February 28<sup>th</sup>, 2007;
6. Dust control measures be taken.

Support by Steve Morgan. **Motion carried unanimously.**

**OPEN PUBLIC HEARING # 4...Review of a site plan application, impact assessment and site plan for two retail buildings consisting of 50,125 sq. ft. and 6,750 sq. ft. located on the South side of Grand River Ave., west of the 1-96 exit 141, sec. 9, petitioned by Weiss Properties. (07-10)**

Petitioner present by Michael Boggio, 30100 Telegraph Road, Bingham Farms present (architect) and Harvey Weiss, Orchard Lake Road, West Bloomfield (developer).

The square footage previously submitted was incorrect. The planners report is correct. There are no tenants specific to this site at this time, but it is anticipated that 10,000 square feet will be restaurant space. The parking lot numbers will be adjusted to accommodate any change in that. A realistic projection is 80% retail and 20% restaurant. There are no new curb cuts proposed and the existing ones will be used.

The existing storm detention system would be utilized.

Petitioner feels this plan anchors this commercial development with two buildings of similar design and mass. They will design the back of the building to look like a storefront.

A plaza and clock tower are proposed as "an identity" for the entire site. The small 6,700 foot building proposed on the corner will be nearly identical to the building on the west end of the site. The rendering is shown to the Planning Commission of that building.

The main building of 48,000+ square feet has similar details and materials. The rendering is shown to the Planning Commission. This elevation was revised by the planner because of the height of the center tower. The clock tower will now be 35' high. It will be an open structure that would be an identity for the entire development.

The rear of the building (I-96) elevation has some masonry changes, etc., to make it more interesting from that view.

A color board is shown to the Planning Commission. The materials match what exists and are maintenance free.

No drive-thru window is proposed for the smaller building. It is anticipated the restaurant will be at the west end of the larger building.

Chairman Pobuda recites the history of this developer with this lot. The property was originally purchased in the last 90's. It was zoned office at the time of purchase. It was changed subsequent to that. The oil exchange and car wash was put in. The PUD was developed based upon an auto park concept and then the Kohl's center was approved. It was suggested that a day care center would be placed there, but it did not happen. The JC Penny suggestion subsequently fell through, as well. Thereafter, Borders or Barnes & Noble was hoped for, but this has not happened either.

Mike Archinal indicates when the PUD was approved; there was a fear of large box projects. Times have changed and multiple smaller users are a fear to balance that with. This is in conformance with the PUD adopted in 2000. This falls under the Phase II plan.

Mike Archinal recites the ordinances covering building sizes to the Board. No one store shall have in excess of 40,000 square footage. This plan is consistent with the language in the PUD.

Curt Brown never envisioned a strip mall in this site. He had envisioned a stand alone facility.

Jeff Purdy references his letter of February 28<sup>th</sup>. He has not had a chance to see the revisions yet, since they are presented to him at this meeting. The rooftop equipment will be screened by all walls, including along the expressway, so no rooftop equipment will be visible. Petitioner has specified 4 or 5 foot parapet walls.

The colors chosen are acceptable to the Board.

The drive aisles should be widened to accommodate island and waste receptacle. Petitioner says it wasn't moved because with the current location, there would be a greater opportunity to landscape around it, including landscaping that would hide the gates to the enclosure. If the Planning Commission would like it moved, they would do so. Jeff Purdy fears the current location may cause problems with the garbage trucks coming to empty the receptacles. Jeff Purdy feels it is preferable to be on the back side of the building. Steve Morgan agrees with Jeff Purdy that if the exterior of the receptacle building matches the back of the building, it could be camouflaged or screened with a better exterior. All Commission members agree. It stays in its current location.

The receptacles on the back side of the building are to be constructed of brick and be tall enough to screen from the expressway. Petitioner indicates the screening walls were raised 2' from the last plan submitted.

Petitioner indicates the fixture height is 28' pole and 2' base. This matches Kohl's. Barbara Figurski asks why there are so many lights. She wonders if the lights would reflect to the lake residents. Petitioner thinks the photometric plan would show this wouldn't happen. There are 9 fixtures in the main bulk of parking lot and some on the perimeter. The wattage of the fixtures has been reduced. The fixtures are within the parameters of the ordinance, but there is concern that it may be too bright. The Champion Chevrolet site is a problem, but it pre-dates the lighting ordinance. The lights will be less bright than Kohl's.

Steve Morgan inquires as to the sidewalk. He thinks it should end 200-300 feet to the west because crossing there is not a possibility. Chairman Pobuda reminds Steve Morgan that it was hoped that a terminus would be placed there. Jeff Purdy suggests that the path turn south and go down the east side of the parking lot and then have a crosswalk that goes to the northeast corner of the building. Petitioner agrees to do that.

Tesha Humphriss refers to her letter of March 7<sup>th</sup> regarding drainage and grading. There are three issues involving slopes and catch basin covers that need to be addressed. As it relates to utilities, the easements are only 20' wide and the ordinance requires 25'. Petitioner indicates these items were addressed on Thursday, March 8<sup>th</sup>. Tesha Humphriss advises that petitioner submitted revised plans.

As it relates to traffic flow, Tesha Humphriss reviewed the traffic study from 2000. A traffic study update may be required by the Planning Commission.

Petitioner is proposing to improve the driveway by adding a "pork chop." Mike Archinal indicates this is in conformance with the PUD traffic study. He feels the study that exists is sufficient. M.D.O.T. may require a traffic study. The Planning Commission may refer it to M.D.O.T. The "pork chop" will require M.D.O.T. approval.

Jeff Purdy is now satisfied with the building height, due to the new plans. The screening is also sufficient now. The clock will only be on one side of the tower. It will be seen coming from the east. When coming from the other directions, a stone medallion would be seen. The clock would be recessed into the masonry. There will be openings, without windows, in the tower. It's an identity sculpture, per the petitioner. Jeff Purdy and Mike Archinal indicate the ordinance is silent as it relates to clocks.

Steve Morgan asks if the banked parking on the south side of the building, towards I-96, would require the petitioner to come back and request to use it. That is correct per Jeff Purdy. Jeff Purdy voices his concerns on that effect on the greenbelt. It would be his preference to leave that green space for landscaping along the expressway and not have parking back there. Petitioner will revise their plans to calculate parking by net leasable square footage.

This site will have direct access to Kohl's parking lot.

Petitioner asks if he can reserve land bank parking. Mike Archinal indicates the PUD specifically addresses this and any land bank parking used in the future would result in significant landscaping issues. Jeff Purdy sees nothing wrong with land banking parking. Petitioner would have to come back for site plan approval.

Curt Brown asks what the normal setbacks are. Jeff Purdy addresses this question. It's 20'. If parking goes into the buffer, the Commission would require 50% increase in landscaping.

The renderings are pointed out to Curt Brown as to the directional elevations. The north and south sides of the elevation should look the same. Petitioner agrees.

The clock tower will be illuminated by uplighting from the ground.

Petitioner asks if the Commission would approve the plans, subject to a later approval of the clock tower after he provides photographs of like towers.

The decorative wall along the east side of the parking lot is addressed by Steve Morgan. That will be of modular pre-colored masonry. It will be textured, but pre-colored. Jeff Purdy is comfortable with the retaining wall and detention pond, as is Tesha Humphriss. It meets the ordinance for landscaping.

Jeff Purdy revisits the sidewalk issue. A crosswalk across the driveway will be done per petitioner. This is the sidewalk at outlot number four, running along the side of Grand River. This is already in place. This would create a complete loop through the development. Petitioner agrees to that.

#### **Planning Commission disposition of petition**

- A. Recommendation regarding impact assessment.
- B. Recommendation regarding site plan.

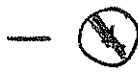
**Motion** by Barbara Figurski to recommend to the Township Board that the impact assessment dated January 31<sup>st</sup>, 2007 be approved. Support by Curt Brown.

**Motion** by Curt Brown to recommend to the Township Board that the site plan dated February 21, 2007 be approved, subject to the following:

- Done {
- ① Items listed on LSL letter of February 28<sup>th</sup>, except number one will reflect that the height of the building will comply with the ordinance and the remaining items, excepting that number seven will reflect that the pole heights will comply with the ordinance;
  - ② The sidewalk will be continued from the northeasterly end point and will proceed south along the east side of the parking lot until it reaches retail building number two. In addition, a cross-walk will go across the eastern most access road and connect to the sidewalk on outlot number four;

3. The banked parking on the southeast portion of the site, half of the banked sites will be eliminated, those sites being the westernmost side. Those banked parking spots will require future site plan approval;

Done



The south elevation drawings on the site plan will be updated to show the back side of the north facing tower features;

5. Additional points of the Engineer's letter, petitioner will comply with the items on Tetra Tech's letter of March 7, 2007, with the exception of item 6. If a traffic study is necessary, it will be referred to M.D.O.T.;

6. Dust control measures are taken;

7. Relocation of the waste receptacle for building four, per the recommendation of the planner;

Done



8. That the retaining wall on the east side of the parking lot will be the same color as the building;

9. The recommendations contained in the Fire Department letter of March 12, 2007.

Support by Barbara Figurski. **Motion carried unanimously.**

**Administrative Business:**

- *Planners report presented by LSL Planners*
- *Approval of February 12, 2007 Planning Commission meeting minutes. Upon motion by Barbara Figurski and support by Teri Olson, the minutes of February 12, 2007 were adopted as submitted.*
- *Member Discussion*

Adjourned at 9:47 p.m.

Respectfully submitted,

Kristi Cox  
Recording Secretary



**LSL Planning, Inc.**

Community Planning Consultants

February 28, 2007

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

**Subject:** Genoa 24 Grand Phase II – Final PUD Site Plan Review #2  
**Location:** South side of Grand River Avenue, west of I-96 exit  
**Zoning:** NRPUD Nonresidential Planned Unit Development  
**Applicant:** Weiss Properties  
6960 Orchard Lake Road, Suite 234  
West Bloomfield, MI

Dear Planning Commission:

At the Township's request, we have reviewed the revised site plan, dated 2/21/07, for the development of two new retail buildings within the Genoa 24 Grand PUD. The site is located on the south side of Grand River Avenue, west of the I-96 exit ramp, and is currently zoned NRPUD Nonresidential Planned Unit Development. The request has been reviewed in accordance with the Genoa Township Zoning Ordinance and the approved PUD plan for the project.

**A. Summary of Issues**

1. The peak height of the structural extensions exceed the maximum height for the district. The elevations must be revised, or the applicant must propose an amendment to the PUD Agreement allowing a height increase.
2. Rooftop screening is required on all sides for mechanical equipment.
3. Planning Commission approval is required for the proposed architecture, including materials and colors.
4. The waste receptacle for the smaller building needs to be relocated to the loading area behind the building.
5. Waste receptacle enclosures must be constructed of brick to match the buildings.
6. The site plan must identify the concrete base pads for waste receptacles.
7. There are discrepancies in the light pole details with respect to height.

**B. Proposal**

The applicant proposes to construct two retail buildings totaling 53,375 square feet. The smaller building is 6,750 square feet and located closer to Grand River Avenue at the front of the property, while the larger building is 48,625 square feet and located closer to I-96 at the rear of the property. The plan indicates that the total floor area includes 10,000 square feet for a



restaurant use, while the remaining 43,375 square feet is to be general retail. The site currently contains three existing commercial uses, including Kohl's. In accordance with the PUD Agreement, general retail and restaurant uses are permitted in this NRPUD.

**C. Process**

As a PUD project, the Planning Commission is to make a recommendation on the Final PUD Site Plan to the Township Board for their approval.

**D. Site Plan Review**

**1. Dimensional Requirements.** The site plan has been reviewed for compliance with the dimensional standards of the NRPUD as described below. For the purposes of the table below, the smaller building is identified as building "A" and the larger as building "B".

District	Lot Size		Minimum Yard Setbacks (feet)				Max. Height (a)	Lot Coverage
	Lot Area (acres)	Width (ft.)	Front Yard	Side Yard	Rear Yard	Parking Lot		
NRPUD	N/A	N/A	70	15	50	20 front 10 side/rear	35'	20% open space
Provided	8.31	277 along Grand River	70 A 142 B	105 A 15 B	410 A 71 B	20 front 10 side/rear	26' A 52' B	25.7% open space

a. The height to the peak of the structural extensions on the larger building exceed the maximum height for the district. The peak of the center structure is approximately 52 feet, while the maximum is 35 feet. Structural extensions appropriate to the building design are limited to 5 feet above the maximum for the district. The applicant must either revise the plan to conform or propose an amendment to the PUD Agreement allowing a height increase.

**2. Building Elevations.** The revised submittal includes elevation drawings for both buildings and the proposed clock tower. The primary material for the larger building is "c" brick, with stone, EIFS, and split face masonry used for accents. The side and rear elevations have been redesigned to include variations that help to break up the length of the façade. The primary material for the smaller building is brick with split face masonry and EIFS accents. The clock tower is constructed of brick with stone accents.

The buildings have flat roofs with 4-foot parapet walls to block views of mechanical equipment. Rooftop screening is required on all sides of the building for all mechanical equipment, including from I-96. Planning Commission approval is required for the proposed architecture, including materials and colors.

Per the PUD Agreement, the project is to provide a landmark architectural feature adjacent to the east entrance along Grand River. The applicant proposes to construct a 35-foot tall clock tower, for which the primary materials are brick and stone.

**3. Parking.** The Ordinance requires 1 parking space for each 250 square feet of gross retail floor area for general retail stores and 1 space for each 100 square feet of usable floor area for a restaurant without a liquor license. Assuming the restaurant does not have a liquor license, the plan requires 240 parking spaces, while 243 new spaces are provided with an additional 49 spaces shown as land banked at the rear of the site. Standard sit down restaurants are also to provide up to 5 longer spaces designated for recreational vehicles and semi-trucks, which are provided on the revised plan. If the restaurant is to have a liquor license, the total requirement increases to 277 spaces. If this is the case, the applicant must provide evidence supporting the banked parking approach. The plan provides 10 barrier free, which exceeds the minimum requirement. Barrier free spaces have also been relocated to serve the smaller building.

The parking spaces comply with the minimum dimensional requirement, while the drive aisles exceed minimum dimensional requirements. The applicant may wish to reduce the width of the drive aisles to 24 feet to reduce the amount of impervious surface on site.

**4. Loading.** Section 14.08.08 requires 1 loading space for the smaller building and 2 for the larger building. Such spaces are to be 500 square feet in area and located in a rear or side yard not directly visible to a public street. Sheet SP-1 identifies the required loading areas at the rear of each building.

**5. Access.** The overall PUD project has two existing access drives from Grand River Avenue. The west drive is signalized and the east drive is right-turn only, per the PUD Agreement. Internal drives will provide access throughout both phases of the development. Each of the driveways and drive aisles meet or exceed the minimum width requirements of the Ordinance.

**6. Pedestrian Circulation.** Section 12.05.01(b) requires that the site provide an 8-foot wide bike path along Grand River Avenue west of the I-96 141 Interchange. The plan provides the required bike path in addition to sidewalks around the smaller building and along the front and sides of the larger building. We recommend that a sign be provided noting the end of the bike path at this location.

**7. Landscaping & Greenbelt.** The following table summarizes the minimum Ordinance requirements for landscaping. In addition to those noted below, the plan provides additional plantings in front of the larger building and adjacent to I-96.

Location	Amount of Planting Required	Amount of Planting Provided	Additional Landscaping Required
Grand River greenbelt	20 foot greenbelt; 7 canopy trees; hedgerow	20 foot greenbelt; 9 canopy trees; hedgerow	None
Detention pond	20 canopy or evergreen trees; 196 shrubs	12 canopy trees; 8 evergreen trees; 196 shrubs	None
Parking lot	17 canopy trees; 1,660 sq. ft. landscaped area	24 canopy trees; 5 evergreen trees; 24 shrubs; Approx. 4,000 sq. ft. landscaped area	None

**8. Waste Receptacle and Enclosure.** Section 12.04 requires waste receptacles to be located in the rear or non-required side yard. The site plan identifies 5 waste receptacles at the rear of the larger building. The plan also proposes an additional receptacle within the landscape island west of the smaller building. Despite some landscaping (2 canopy trees) proposed for this area, the receptacle will be in a highly visible location. We recommend that the receptacle be relocated to the loading area behind the building at the end of the loading space. Sheet C3.0 identifies a 31-foot drive aisle width behind the building, which exceeds the minimum requirement by 7 feet. A reduction in the drive aisle width will allow this landscape area to be expanded to screen the waste receptacle.

The Ordinance also requires that receptacles be placed on a 15' x 9' concrete base pad and that enclosures be constructed of brick or decorative block to match the buildings. Enclosures are to be at least 1-foot taller than the receptacles. A note on Sheet SP-1 indicates that the trash areas will have 8-foot tall masonry screen walls and will be placed on a concrete base pad. The enclosures must be constructed to match the proposed buildings in terms of color and material. The site plan must also identify the base pad.

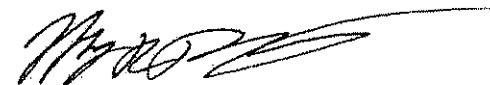
**9. Exterior Lighting.** The plan identifies 19 light poles with 30 fixtures and 19 wall mounted light fixtures. The pole mounted fixtures are 400 watt fixtures, while the wall mounted fixtures are 175 watt. All fixtures are full cutoff metal halide. A note on Sheet PE-2 indicates that the pole mounted fixtures will be placed at a height of 30 feet, while the detail on Sheet SP-2 identifies the use of 27-foot tall light poles. These discrepancies must be corrected. Section 12.03.01 establishes a maximum intensity of 10 footcandles for the site. The revised photometric plan complies with this requirement.

**10. Signs.** The site plan does not identify any new signage as a result of this project. Any new signage must be in accordance with the requirements of Article 16 and/or the PUD Agreement. The applicant will be required to obtain a separate sign permit for any new signs.

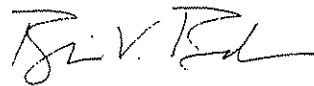
**11. Impact Assessment.** An Impact Assessment (1/31/07) has been provided by the applicant. The Assessment states that the project will not create any adverse impacts upon the environment, public services, surrounding land uses or traffic.

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

Sincerely,  
LSL PLANNING, INC.



Jeffrey R. Purdy, AICP  
Partner



Brian V. Borden, AICP  
Project Planner II



**TETRA TECH, INC.**

March 7, 2007

Mr. Michael Archinal  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

**Re: Proposed Retail Expansion  
Genoa 24 Grand Site (Kohls)  
Site Plan Review #2**

Dear Mr. Archinal:

As requested, we have performed a review of the above-referenced revised site plan as prepared by Bartow & King Engineers, dated February 21, 2007. This site is located on the south side of Grand River, adjacent to the existing Kohl's store. The petitioner is proposing 56,875 square feet of retail buildings in three separate units. We offer the following comments for your consideration.

#### **DRAINAGE AND GRADING**

1. The storm sewer pipe run from catch basin "G" to catch basin "E" is labeled as having a slope of 0.22%. The storm sewer calculations call the slope 0.24%. The drawing should be revised to call out a slope of 0.24% as this is the correct minimum slope per Livingston County Drain Commission standards.
2. The storm sewer pipe run from Catch Basin "A" and the detention pond is labeled as having a 0.22% slope on the plans and a slope of 7.50% in the storm sewer calculations. The petitioner should revise the slope to be between 0.24% and 3.62% to comply with Livingston County Drain Commission Standards. If the pipe is anticipated to be surcharged due to the proposed slope, then a hydraulic grade line must be submitted.
3. The proposed catch basin covers for Catch Basin B and G should be revised to a cover that will fit in the curb line. Genoa Township standards require EJIW 7000 Series for covers in the curb line.

#### **UTILITIES**

4. Curb stop and boxes should be provided for both water service leads.
5. Water main easements must be a minimum of 25 feet. The proposed easements are only 20 feet.

## TRAFFIC/PAVEMENT

6. A Traffic Impact Study was completed as part of the original Genoa 24 Grand Retail project. Due to the size of this development the Traffic Impact Study should be updated and submitted to the Township for review.


## NON ACTION ITEMS

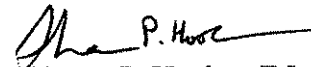
7. The petitioner is proposing to install a sanitary sewer manhole and two service leads to serve the proposed buildings. The petitioner should be aware that a representative from Genoa Township shall be on site for the installation of the manhole and leads.
8. The petitioner should be aware that construction plans will be required for the proposed water main.
9. The petitioner should be aware that there are tap in fees associated with the proposed connection to the municipal sanitary sewer and water systems.
10. A permit must be obtained from the Livingston County Building Department for the installation of the sanitary sewer and water leads.
11. The petitioner is proposing to install a directional island to restrict left turns out on the eastern edge of the existing access drive at Grand River Avenue. The petitioner should be aware that an MDOT permit must be obtained for the proposed construction in Grand River right-of-way.

We recommend the Township consider the above issues prior to taking action on the site plan.

Please call if you have any questions.

Sincerely,

  
Tesha L. Humphriss, P.E.  
Project Manager

  
Shawn P. Hooker, E.I.  
Project Engineer

:cpl 200-12736-07-019 T12

Copy: Gary McCririe, Genoa Township  
Michael J. Rybicki, Bartow & King Engineers  
H. Weiss, Weiss Properties

**HOWELL AREA FIRE DEPARTMENT  
FIRE MARSHAL DIVISION  
1211 W Grand River  
Howell, MI 48843  
517-546-0560  
Fax: 517-546-6011**

**To:** Amy Ruthig    **Date:** March 12, 2007  
**Company:** Genoa Twp    **Pages:** 1, including this cover sheet.  
**VIA:** Email  
**From:** Les Rodwell, Fire Marshal  
**Subject:** Genoa 24 Grand expansion site plan dated 2/20/07, Genoa Twp

**COMMENTS:**

I have reviewed the above listed site plan and find that it is satisfactory as presented with the following change:

1. A Knox Box is required for all buildings. Application can be obtained from the Brighton Area Fire Department.

Any changes in this site plan shall be submitted to the Howell Area Fire Department for additional approval. If there is anything further that you need, please feel free to give me a call.

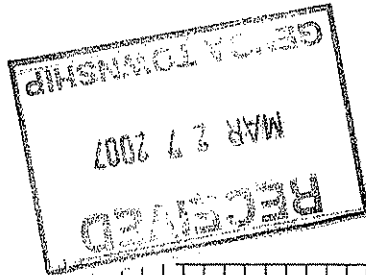
Proposed Retail Development  
Grand River Avenue and I-96  
Genoa Township, Michigan

## **PROJECT IMPACT STATEMENT**

For

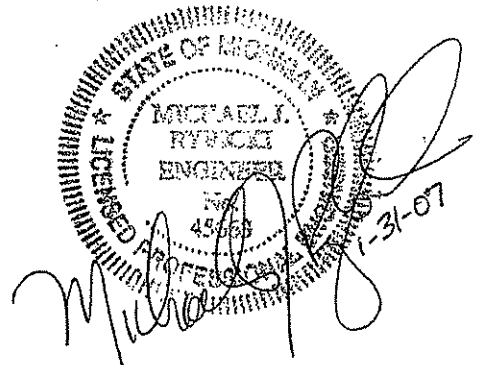
**Weiss Properties**  
6960 Orchard Lake Road, Suite 234  
West Bloomfield, Michigan 48322

January 31, 2007



**BKE BARTOW & KING**  
**ENGINEERS INC.**  
CIVIL ENGINEERS - SURVEYORS - CONSULTANTS  
304 W. WACKERLY STE 800 MIDLAND MICHIGAN  
PH-988-837-3280 FAX-988-837-3280

BKE Project No. 070105



## **I. Project Impact Statement**

### ***A. Impact Statement Preparers***

*Name(s) and address(es) of person(s) responsible for preparation of the impact assessment and a brief statement of their qualifications.*

Michael J. Rybicki, P.E. who is Vice President of Engineering for Bartow & King Engineers, Inc, prepared this project impact statement/assessment. Mr. Rybicki has a Bachelor of Science Degree in Civil Engineering from Michigan Technological University, is a licensed Professional Engineer in the State of Michigan, and has been employed in the consulting engineering field for over seventeen years. His areas of expertise include general municipal engineering, transportation engineering and private site development. Similar projects completed by Mr. Rybicki include numerous commercial, industrial, and residential developments ranging in size from ¼ acre to several hundred acres, located throughout the State of Michigan.

### ***B. Project Site Description***

*Map(s) and written description/analysis of the project site including all existing manmade facilities and natural features. The analysis shall also include information for areas within 10 feet of the property. An aerial photograph or drawing may be used to delineate these areas.*

The proposed Genoa 24 Grand Retail Center is located in Section 10, Township 2 North, Range 5 East, Genoa Township, Livingston County, Michigan (see site plan for detail location). The site is bounded by Grand River Avenue to the north, Interstate Highway 96 and ramps to the east and south, and existing industrial property to the west.

The current zoning of the site is NR/PUD, Planned Unit Development District.

The property proposed for development is vacant and unused at this time. The existing topographic plan included with the site plan package provides a detailed depiction of the site features.

### ***C. Impact on Natural Features***

*A written description of the environmental characteristics of the site prior to development and following development (i.e., topography, soils, geology, wildlife, woodlands, mature trees (eight inch caliper or greater), ground water (depth to aquifer(s), impermeable soil layers and Identification of nearby wells), wetlands, drainage, lakes, streams, creeks or ponds, and surface and groundwater quality. Documentation by a qualified wetland specialist shall be required wherever the Township determines that there is potential regulated wetland. Reduced copies of the Existing Conditions Maps(s) or aerial photographs may accompany written material.*

Topography - The existing topography is indicated in the plan set on the topographic survey sheet. In general the site slopes from elevation 978 along the western development line to elevation 971 at the southwest corner.



The grading of the site will be slightly altered to accommodate the proposed buildings. The existing building immediately west of this proposed development has a finish floor elevation of 983.50. The proposed buildings will be set to a finish floor elevation of 978.00, requiring minimal fills of approximately 1.0 feet. The parking lots and other areas surrounding the buildings will be sloped as such to meet the adjoining property grades. In addition, site grading will be optimized as to minimize the amount of site import/export of earth.

Soils – As mentioned, the site earthwork will be balanced in order to minimize grading. Topsoil located on the site will be stockpiled and later utilized within greenbelts and other planting areas. Surplus topsoil will be exported as necessary.

All earthwork operations will be protected by appropriate soil erosion and sedimentation control measures, including the use of silt fencing, wheel tracking reduction, sedimentation basins, dust control, etc. A Soil Erosion Control Plan is required for review and permitting by the Livingston County Drain Commission. In addition, an NPDES Notice of Coverage permit from the MDEQ will be required for this site, including construction phase observations by an MDEQ certified Stormwater Operator.

Wildlife - The area provides habitat for the common birds and mammals associated with urban areas. No significant impact on wildlife is anticipated.

Woodlands/Mature Trees – The site does not contain any mature trees of other significant vegetative growth. Existing shrub/scrub growth will be removed in order to install the proposed facilities.

The landscape plan shows the proposed trees, etc. to be installed along with the development. Landscaping above the requirements of the Genoa Township ordinance will be installed per the site plan in order to further buffer and soften the views from Grand River and the proposed service drive.

Groundwater - The proposed plan will provide controls for stormwater and will allow natural infiltration on the site, wherever possible. Municipal water will be utilized and no on-site wells are proposed. No impact on the groundwater aquifer is anticipated due to this development.

Wetlands – We observed no sign of any wetlands present on the site to be developed. No lakes, streams, creeks or ponds are present on the site.

Drainage – Existing stormwater runoff generally flows east and south to the existing stormwater detention pond and/or the adjacent MDOT drainage ditches along the Lake Chemung interchange. The following section provides further information regarding site improvements and stormwater management.

#### **D. Impact on Stormwater Management**

*Description of natural drainage patterns and soil infiltration and capacity. A description of changes to site drainage and stormwater management facilities to be installed. Description of measures to control soil erosion and sedimentation during grading and construction operations until a permanent ground cover is established. Recommendations for such measures may be obtained from County Soil Conservation Service.*

The overall natural grade of the site will be maintained throughout the development in order to facilitate efficient stormwater control and minimize grading operations. A subsurface stormwater collection system will be installed to provide drainage of all site areas. There is an existing detention pond in the southwest corner of the site that was sized to accommodate this area in 2002. Proposed stormwater controls will provide that there will be no adverse impacts from the development. All stormwater controls are subject to Genoa Township and Livingston County Drain Commissioner engineering review.

Planned provisions for protection against erosion during construction include use of silt fencing at limits of construction, sedimentation controls at drainage structures, seeding and mulching of open soil areas, stockpiling of topsoil to be respread and seeded upon project completion, paving and engineered catch basins and storm piping. The existing detention pond will function as a sedimentation and stormwater basin during the construction period and will be cleaned out and reseeded upon completion of the site improvements. Provisions will be made for dust control during construction as necessary and will likely consist of water spraying of exposed soils.

#### **E. Impact on Surrounding Land Use**

*Description of the types of proposed uses and other man made facilities, including any project phasing, and an indication of how the proposed use conforms or conflicts with existing and potential development patterns. Compatibility with current and planned adjacent development, as well as the proposal's conformance with the Master Plan shall be described. A description shall be provided of any increases in light, noise or air pollution that could negatively impact adjacent properties. Any increase or reduction in air pollutants (sulfur dioxide, nitrogen dioxide, carbon monoxide, ozone, and lead total suspended particulate matter) shall be documented. The suitability of the site's ambient noise levels for the proposed use shall be described. Modification to the aesthetic character of the area, obstruction of views or sunlight shall be described. Compliance with the site performance standards in Section 3.56 shall be described.*

The proposed uses, including those uses signified as "future development" are in keeping with the Township Master Plan and Grand River Avenue Corridor Study. Development will be of a character consistent with or improving upon the neighboring developments. The project will promote overall enhancement of the community and benefit the community through increased tax base and additional retail shopping opportunities.

In general, the development will consist of a mix of general retail stores of approximately 46,875 gross square feet located on the south side of the site and one restaurant building located along Grand River Ave. having a gross square footage of 6,750 square feet.

Parcels adjoining the site are zoned for various uses. To the south and east is a vacant, unused parcel. The western boundary borders a light industrial use, Ruland Electric. Across Grand River

Avenue is a small plumbing supply shop. There are access points on the north side of Grand River to current and future residential developments. These residences are set back from the roadway and cannot be seen from the project site.

Proposed site lighting will be directed downward and will meet Township requirements for low light at the property boundaries.

There will not be any outside storage areas for store inventories, sales areas, or other materials.

Noise pollution will be at its highest during the period of construction. As the only immediately adjacent neighboring property is a light industrial use, and given the proximity of Grand River Avenue and I-96, it is not expected that noise will be a major nuisance factor.

No public address systems or other outside amplified sounds will be installed at the center.

No air pollution hazards are expected with the proposed uses. Dust control measures will be used during construction to minimize airborne dust and sedimentation within the project site and to offsite areas.

#### ***F. Impact on public facilities and services***

*Describe the number of expected residents, employees, visitors, or patrons, and the anticipated impact on public schools, police protection and fire protection. Letters from the appropriate agencies may be provided, as appropriate.*

Employees/Patrons -- The fully developed site plan provides parking for 249 employees and patrons and a land bank parking area of 51 spaces. This meets the zoning ordinance requirements of 300 spaces and provides ample parking for all anticipated employees and patrons during peak demand periods, i.e. holidays.

Public Schools - No residential component is planned for this development. No impact is expected on public schools.

Police & Fire Protection - The Livingston County Sheriff Department and Michigan State Police provide police protection for the area. Retail stores as proposed for this site typically have employees and security systems for loss control. No significant impact on the police/sheriff programs is anticipated because of this development.

Fire protection in Genoa Township is provided under contract with the City of Howell. Existing hydrants are located along the Grand River frontage and around the perimeter of the proposed building at the south side of the site. In addition, all of the proposed buildings will have automatic sprinkler systems.

The area will continue to be served by the public safety services available in the township. Proposed plans will provide emergency access through the proposed service drive and the development is not expected to put undue pressure on Township and County emergency services.

**G. Impact on public utilities**

*Describe the method to be used to service the development with water and sanitary sewer facilities, the method to be used to control drainage on the site and from the site, including runoff control during periods of construction. For sites serviced with sanitary sewer, calculations for pre- and post development flows shall be provided in comparison with sewer line capacity. Expected sewage rates shall be provided in comparison with sewer line capacity. Expected sewage rates shall be provided in equivalents to a single-family home. Where septic systems are proposed, documentation or permits from the Livingston County Health Department shall be provided. Other utilities serving the site shall be identified. The method of solid waste disposal shall be documented.*

Sanitary Sewers - Public sanitary sewers are located within the site. Service leads will be extended to accommodate development of the proposed buildings. Retail developments of this nature typically have minimal flows to the sanitary sewer system, and as such no significant impacts on these facilities are anticipated.

Water - Public water mains located within the site were looped previously around the proposed building site to accommodate development and provide fire protection. Retail developments of this nature typically have minimal water usage, and as such no significant impacts on these facilities are anticipated.

Utilities – Electric, telephone, gas and CATV service is available from the companies serving the area. The proposed utilities will be installed underground.

**H. Storage and Handling of any Hazardous Materials**

*A description of any hazardous substances expected to be used, stored or disposed of on the site. The information shall describe the type of materials location within the site and method of containment. If a proposed facility will generate between 25 or 220 pounds and 250 gallons or 2200 pounds of hazardous wastes, the facility will be a small quantity generator and subject to federal and state regulation. If the facility involves the transportation on-site treatment, storage or disposal of hazardous waste generated in quantities greater than 250 gallons or 2200 pounds, the facility will be a large quantity generator and subject to federal and state regulation. Documentation of compliance with federal and state requirements and a Pollution Incident Prevention Plan (PIPP) shall be submitted as appropriate. Any discharge of wastewater to a storm sewer, drain lake, stream or other surface water shall be documented and appropriate permits obtained from the Department of Natural Resources, Surface Water Quality Division. A detailed description of any underground storage tanks and the materials to be stored shall be documented and appropriate permits obtained from State Police Fire Marshall Division, Hazardous Materials Section. If flammable or combustible liquids are to be stored in fixed aboveground storage containers with a capacity greater than 1,100 gallons, this shall be documented and appropriate permits obtained from the State Police Fire Marshall Division. Storage of pesticide or fertilizer in quantities greater than 55 gallons or 100 pounds shall be documented and appropriate permits obtained from the Michigan Department of Agriculture, Pesticide and Plant Pest Division. All necessary permits shall be included within the appendix of the Environmental Impact Assessment.*

No hazardous materials will be used or stored at the site. No underground storage tanks are proposed. No hazardous wastewater discharge will occur into any storm sewer, drain, lake, stream or other surface body of water.

There will not be any outside storage of materials, either hazardous or non-hazardous.

***I. Impact on Traffic***

A traffic study was prepared by others and to our knowledge approved by the Township when the Kohl's development was constructed previously.

Access to the site is from Grand River Avenue. Grand River Avenue is a county road with a 100' R.O. W. and is under the jurisdiction of the Livingston County Road Commission.

The existing interior access drive will be utilized as part of the site and will provide primary access to Grand River Avenue.

***J. Special Provisions***

*General description of any deed restrictions, protective covenants, master deed or association bylaws.*

All development will be in accordance with the existing PUD documents in place for this property. No special provisions, deed restrictions, or covenants apply to this project.

***K. Sources Used***

*A list of all sources shall be provided.*

Genoa Township, *Genoa Township Zoning Ordinance*, Adopted 1990, Amended 1997.

*Impact Statement/Impact Assessment and Civil Plans, Genoa Square Kohls Development* – Prepared by Bartow & King Engineers, Inc. Aug. 2002

***L. Previous Assessments***

*Any impact assessment previously submitted relative to the site and proposed development which fulfills the above requirements (and contains current information on the site) may be submitted as the required Impact Assessment.*

Prior impact assessments for this site and associated developments have been prepared by others and have been submitted to Genoa Township. Additional copies of these assessments may be available from the project developer upon request.

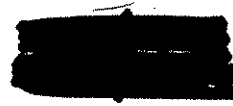
***M. Summary and Conclusions***

Upon review of the available data for the site and surrounding area, it is the professional opinion of Bartow & King Engineers, Inc. that there are no long-term adverse environmental impacts to the area of proposed development or on adjacent areas. Overall, the property is well suited for the proposed development.

**Request for approval of an extension of a Special Use Permit for a proposed outdoor display in front of the existing garden center, located at Lowe's, 100 S. Latson Road, Sec. 5, petitioned by Lowe's.**

*The following motion would be appropriate:*

*Moved \_\_\_\_\_, supported by \_\_\_\_\_, to approve a request for 8 tables and one plant rack in front of the garden center from April 3, 2007 thru November 30, 2007. All other requests that the applicant requested in the March 16, 2007 correspondence is denied.*



**Approval of Regular Agenda:**

Moved by Ledford, supported by Smith, to approve for action all items listed on the regular agenda as amended. The motion carried unanimously.

**6. Request for approval of articles for the April Township Newsletter as recommended by the Administrative Committee.**

The April newsletter articles were reviewed with minor changes. It was the consensus of the board to approve the publication.

**7. Request for approval of an extension of a Special Use Permit for a proposed outdoor display in front of the existing garden center, located at Lowe's, 100 S. Latson Rd., Section 5, petitioned by Lowe's.**

Moved by Smith, supported by Mortensen, to approve a request for tables in the front of the garden center (eight table areas and one plant rack), from March 21, 2006 thru Nov. 30, 2006. Further, Item 2 on the March 15, 2006 correspondence is denied. The motion carried unanimously.

**10. Public Hearing on the closeout of the Genoa Township/Uni-Boring facility CDBG in the amount of \$750,00.00 – Fred Dillingham.**

Mr. Dillingham addressed the board with an overview of the 2001 grant that provided water for Dorr Road. 29 additional jobs were created as a direct result of this grant. A call to the public was made with no response.

**11. Consideration of a request for support of the Brighton Senior Center as tabled from the February regular meeting of the board.**

Moved by Ledford, supported by Smith, to table until the next regular meeting of the board. The motion carried unanimously.

**12. Request for approval of a resolution establishing Genoa Township as a Charter Township, complying with laws pertaining to such establishment.**

Moved by Skolarus, supported by Wildman, to approve the resolution establishing Genoa Township as a Charter Township. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None.

**13. Consideration of a request from Dewey Thomas with regard to property located at 5033 Chilson Road and the possible location of a gasoline service station.**

Attorney Roger L. Myers addressed the board on behalf of Mr. Thomas. Myers provided an overview of the site as related to the Thomas request for an amendment to the consent judgment.

Moved by Smith, supported by Skolarus, to deny the request for an amendment for the following reasons:

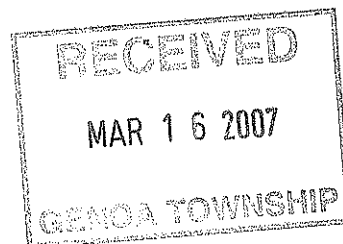
This action is contrary to the consent judgment.

The site is rural in nature and not in agreement with the Township Master Plan.

The existing land use is appropriate for a neighborhood service area.

Traffic is a concern at this intersection.

Lowe's



Dear Genoa Township Zoning Board,

I would like to take this opportunity to again thank you for the cooperation you

have extended to us here at Lowe's Store 779, each and every spring. And in the

spirit of cooperation I am here to ask again this Spring for your permission to

to get our storefront set for our Spring season. This will include tables and

and hanging racks ( mostly of an A- frame design). Of these tables four of them

will have an endcap built of retaining stone, to enclose plants for display. We

would again like the opportunity to display our wheelbarrow selection on the store

of front for our customers convenience, as well as to display small mock up versions

our sheds on the side of the garden department.

We also will need to again this year have an area set aside in the rear

of our store for our extra mulch and soil storage for our weekend volume of business.

I would also like to ask for the opportunity to have night drops of plants on racks,

done at the rear of the store between 10p.m. and 6a.m., being brought into the store

first thing in the morning. This would only be utilized to aid us in our preparation

for our weekend volume of sales. Thank you for your consideration in these matters,



Lowe's

and we look forward to another successful season , at Lowe's 779 which has only

been made possible through the continued cooperation we receive from the township.

sincerely,

*Jeffrey Dewitt*      JEFFREY DEWITT  
ZONE M6A      LOWE'S  
(517) 598-3475      EX 801

[Resolution No. 3 – Lake Chemung Aquatic Plant Control Program  
Reimbursement Special Assessment Project (2008)]

**GENOA CHARTER TOWNSHIP**

At a regular meeting of the Township Board of the Genoa Charter Township, Livingston County, Michigan, (the “Township”) held at the Township Hall on April 2, 2007, at 6:30 p.m., there were

PRESENT: McCririe, Skolarus, Hunt, Mortensen, Smith, Wildman and Ledford.

ABSENT: None.

The following preamble and resolution were offered by \_\_\_\_\_, and seconded by \_\_\_\_\_.

**Resolution Approving Project, Cost Estimates, Special Assessment District and Causing the Special Assessment Roll to be Prepared**

WHEREAS, the Board of Trustees of the Township has approved the project for Aquatic Plant Control within the Township as described in Exhibit A (the “Project”);

WHEREAS, preliminary plans and cost estimates for the Project have been filed with the Township Clerk;

WHEREAS, the Board of Trustees of the Township has determined to proceed with the Project in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Board of Trustees of the Township has determined to advance the costs of the Project from Township funds if necessary and to use special assessments to raise the money to reimburse the Township for the advance of such funds;

WHEREAS, the Township Board has tentatively determined to proceed with the Project;

WHEREAS, the Township held a public hearing on the Project and the proposed special assessment district (the “Special Assessment District”) for the Project on April 2, 2007;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board approves the completion of the Project and approves the plans and cost estimates for the Project, which are on file with the Township Clerk and which are identified as “Plans and Cost Estimates for the Lake Chemung Aquatic Plant Control Program Special Assessment Project (2008).”

2. The Township Board determines that the Special Assessment District for the Project shall consist of the parcels identified in Exhibit B. The term of the Special Assessment District shall be through 2012.

3. The Township Supervisor is directed to prepare the Special Assessment Roll for the Special Assessment District identified in Exhibit B. The Special Assessment Roll shall describe all the parcels of land to be assessed with the names of the respective record owners of each parcel, if known, and the total amount to be assessed against each parcel of land. When the Township Supervisor completes the Special Assessment Roll, he shall affix his certificate to the roll, which certificate shall be substantially in the form of Exhibit C to this resolution.

4. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

A vote on the foregoing resolution was taken and was as follows:

YES: Ledford, Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe.

NO: None.

ABSENT: None.

#### CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

---

Paulette A. Skolarus,  
Genoa Charter Township Clerk

EXHIBIT A

DESCRIPTION OF PROJECT  
A FIVE YEAR SPECIAL ASSESSMENT DISTRICT  
WITH ANNUAL PROJECTED COSTS AS FOLLOWS:

The project (the "Project") will consist of:

1. Aquatic Herbicide Treatments (40 acres @ \$375.00 per acre)	\$15,000.00
2. Mechanical Harvesting (40 acres @ \$275.00 per acre)	\$11,000.00
3. Aquatic Plant Control Administration/Inspections	\$6,000.00
4. Administrative/Legal Expenses	<u>\$1,000.00</u>
Total Annual Cost	\$33,000.00

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**Exhibit B**

**Description of the Special Assessment District**

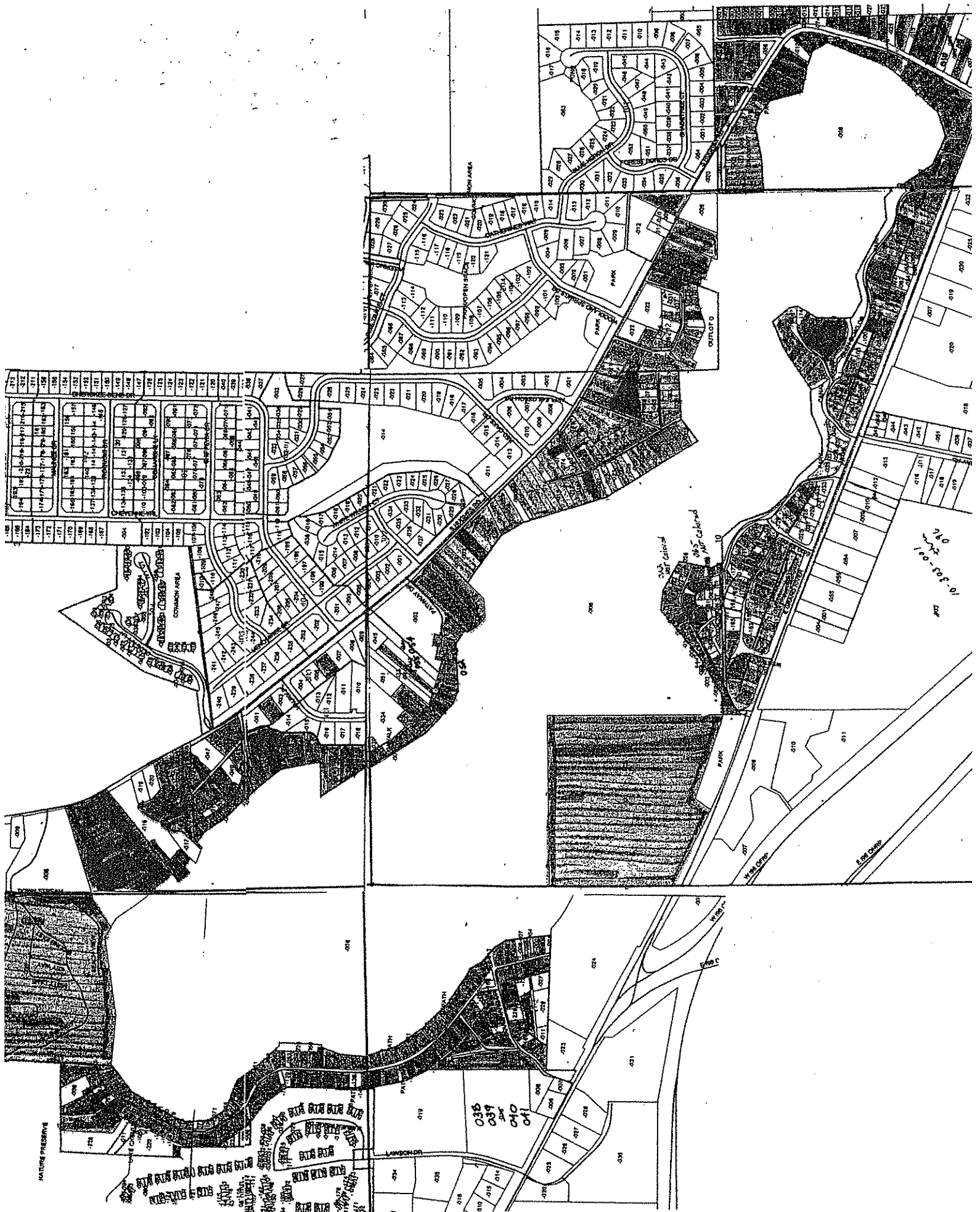
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**GENOA CHARTER TOWNSHIP  
LAKE CHEMUNG AQUATIC PLANT CONTROL PROGRAM  
REIMBURSEMENT SPECIAL ASSESSMENT PROJECT (2008)  
SPECIAL ASSESSMENT DISTRICT**

The Lake Chemung Aquatic Plant Control Program Reimbursement Special Assessment Project (2008) Special Assessment District (the "Special Assessment District") has been formed to specially assess the properties benefited from the Project as described in Exhibit A. The proposed Special Assessment District consists of the properties located within the area designated on the map attached as Appendix I and includes the specific properties that are identified by the following permanent lot and parcel numbers:









---

**Exhibit C**

**Certificate**

---

I, the undersigned, Supervisor of Genoa Township, Livingston County, Michigan (the "Township"), acting pursuant to a resolution duly adopted by the Township Board of the Township on April 2, 2007 (the "Resolution") certify that (1) the attached special assessment roll for the Lake Chemung Aquatic Plant Control Program Reimbursement Special Assessment Project (2008) Special Assessment District, to which this Certificate is affixed, was made pursuant to the Resolution and (2) in making such roll, I have, according to my best judgment, conformed in all respects to the directions contained in the Resolution and the statutes of the State of Michigan, including Act No. 188, Public Acts of Michigan, 1954, as amended.

Dated: April 2, 2007

---

Gary McCririe  
Genoa Charter Township Supervisor

Resolution No. 3 Lake Chemung  
IDVPK

Coral, I will bring your e-mail to the township board for further discussion. Polly

---

**From:** Coral Adas [mailto:coraladas@yahoo.com]  
**Sent:** Monday, March 26, 2007 8:11 PM  
**To:** Polly  
**Subject:** RE: Mt. Brighton Snowmobile Race

Thank you!!!!

Just to let you know, being in my house did not prevent me from hearing the noise of the racers....I thought the motorcycle club was back! They also were racing well into the evening on Saturday...after 10 p.m. We have lived here a long time and the ski hill has been good neighbors, but just as any neighbor, if there is unruly noise, the State Police can be contacted....I sure hope Gary is very successful. Perhaps if we were notified in advance, we could be out of town for that weekend.

Very sincerely,  
Coral

*Polly <polly@genoa.org> wrote:*

Coral, I brought your concern to our administrative committee this morning. Gary will contact Mt. Brighton and try and set up a limitation on the hours and noise for any future snowmobile events. Polly

---

**From:** Coral Adas [mailto:coraladas@yahoo.com]  
**Sent:** Sunday, March 25, 2007 1:56 PM  
**To:** Polly  
**Cc:** mark.goldi@nelc.com  
**Subject:** Mt. Brighton Snowmobile Race

Hi Polly,

I am writing to ask how our beautiful Genoa Township gave permission for the Mt.Brighton Ski Hill to ruin the peace and quiet of the neighborhoods surrounding it. Yesterday and today I have been annoyed from the noise with racing snowmobiles zooming up and down the ski hill. I just read in the Livingston Country Press that they plan to move up the date earlier next year. If we allow this noisy type of activity at the Ski Hill, what's to prevent other types of racing??

I hope this is the last snowmobile race, not the first one at this facility. I just tried to call Mt.Brighton, but on one answered, probably because they cannot hear the phone ringing!

I am also including one of our officers from the Mt.Brighton Civic Association in this correspondence in case, as an assoication, we need to become more active in stopping this type of recreation.

Any assistance you can offer to stop this noisy activity in the future would be greatly appreciated.



# Genoa Township

2911 Dorr Road • Brighton, Michigan 48116 • (810) 227-5225 • Fax (810) 227-3420 • Email: [www.genoa.org](http://www.genoa.org)

Date: March 22, 2007

To: Mr. William C. Rogers, Livingston County Board of Commissioners  
From: Polly Skolarus, Genoa Charter Township Clerk

Dear Bill:

Mr. Paul McNamara addressed the Livingston County Clerks Association recently concerning the County's quest for wireless internet service. Genoa Township passed a resolution (January 16, 2007) in support of this goal at the request of the County Board of Commissioners. It is my understanding that the initial project will include the City of Brighton, Green Oak Township, Brighton Township and Hamburg Township. With this letter I am asking your support of a pilot project that also includes Genoa Charter Township.

I have provided Mr. McNamara with a map that includes existing cell towers, water towers and future warning sirens that could be used to accommodate Livingston Wireless (at no cost to the service provider) and I am enclosing a copy of that map with this letter.

We realize that your pilot program may reach some areas of our township since this service cannot recognize municipal boundaries and we would like to offer our assistance by providing access to our water towers and other existing convenient locations for transmission. We do not wish to inject ourselves into a project that has been moving along without our input, however, would like to avail possible sites to the benefit of the project. Again we are in full support of this project. We would like to assist and participate in any way possible.

Thank you for your consideration on our behalf.

Sincerely,

Paulette A. Skolarus  
Genoa Township Clerk

Policy/Livingston wireless

Supervisor  
Gary T. McCritie

Clerk  
Paulette A. Skolarus

Treasurer  
Robin L. Hunt

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