

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
March 19, 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 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:

4. Request for approval of the fiscal year budgets for 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. Call to the public for comment
 - 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.
6. Discussion regarding site plan compliance for Tax I.D. # 11-14-200-015.

Correspondence

Member Discussion

Adjournment

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

DATE: March 19, 2007

TOWNSHIP GENERAL EXPENSES; Thru March 19, 2007	\$439,108.53
March 9, 2007, Bi-Weekly Payroll	\$30,410.11
OPERATING EXPENSES; Thru March 14, 2007	<u>\$32,387.87</u>
TOTAL:	\$501,906.51

<u>Check Number</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Void Amount</u>	<u>Check Amount</u>
22673	Administ	Total Administrative Services	03/09/2007	0.00	241.90
22674	Equitabl	Equivest Unit Annuity Lock Box	03/09/2007	0.00	785.00
22675	LivCTrea	Livingston County Treasurer	03/07/2007	0.00	25,106.22
22676	ADT	ADT Security Services, Inc.	03/19/2007	0.00	2,772.33
22677	AMER IMA	American Imaging, Inc.	03/19/2007	0.00	182.00
22678	ARCHINAL	Michael Archinal	03/19/2007	0.00	700.88
22679	ATI	Automated Telecom, Inc	03/19/2007	0.00	135.00
22680	BLUE CRO	Blue Cross & Blue Shield Of Mi	03/19/2007	0.00	12,598.49
22681	CAVALIER	Cavalier Telephone	03/19/2007	0.00	21.52
22682	CONSUMER	Consumers Energy	03/19/2007	0.00	805.99
22683	DTE ENER	DTE Energy	03/19/2007	0.00	932.97
22684	EASTJO	East Jordan Iron Works	03/19/2007	0.00	76.63
22685	FASTENAL	Fastenal	03/19/2007	0.00	18.64
22686	GANNETT	Gannett Michigan Newspapers	03/19/2007	0.00	768.04
22687	GENOA FI	Genoa Twp Fire Dev. #262	03/19/2007	0.00	200,000.00
22688	GRAIN	Grainger	03/19/2007	0.00	96.01
22689	GTFPPR	GenoaTwp-Fut Paths,Pks & Rec	03/19/2007	0.00	100,000.00
22690	Hanus	Carol Hanus	03/19/2007	0.00	149.97
22691	HOWELLR	Howell Rental	03/19/2007	0.00	52.50
22692	LANGWORL	Langworthy Strader Leblanc	03/19/2007	0.00	3,467.97
22693	LOWES	Lowe's	03/19/2007	0.00	1,093.58
22694	MASTER M	Master Media Supply	03/19/2007	0.00	464.32
22695	Miller C	Miller,Canf,Paddock,&Stone,PLC	03/19/2007	0.00	16,006.39
22696	MIPIPE	Michigan Pipe & Valve	03/19/2007	0.00	200.20
22697	MPA	Lawrence R. Heslip	03/19/2007	0.00	1,068.00
22698	Net serv	Network Services Group, L.L.C.	03/19/2007	0.00	200.00
22699	NORTHWES	NORTHWEST PIPE & SUPPLY CO	03/19/2007	0.00	292.15
22700	PETTYCAS	Petty Cash	03/19/2007	0.00	153.00
22701	PRINTING	Printing Systems	03/19/2007	0.00	672.65
22702	RUTHIG A	Amy Ruthig	03/19/2007	0.00	4.85
22703	SECMAA	S.E.C.M.A.A.	03/19/2007	0.00	30.00
22704	SevernT	Severn Trent Environmental Services, IN	03/19/2007	0.00	158.98
22705	Sieracki	Timothy Sieracki	03/19/2007	0.00	1,117.00
22706	som - dm	State of Michigan	03/19/2007	0.00	35.00
22707	TTMPS	Tetra Tech MPS	03/19/2007	0.00	1,158.00
22708	USA BLUE	USA Bluebook	03/19/2007	0.00	269.79
22709	Waste M	Waste Management of Michigan	03/19/2007	0.00	365.00
22710	WASTE MA	Waste Management	03/19/2007	0.00	66,907.56
Report Total:				0.00	439,108.53

First National
Direct Deposit
March 9, 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		\$351.64
Barb Kries		\$929.31
Beverly Wilson		\$1,260.07
Carol Hanus		\$1,135.05
Dave Estrada		\$1,032.73
Deborah Rojewski		\$2,153.48
Donald Poduda		\$73.88
Genoa Township	\$21,293.96	
Greg Tatara		\$2,131.46
H.J. Mortensen		\$0.00
Judith Smith		\$1,005.30
Karen J. Saari		\$832.94
Kelly VanMarter		\$1,352.25
Laura Mroczka		\$1,188.78
Mary Krencicki		\$589.65
Michael Archinal		\$2,320.95
Renee Gray		\$973.72
Robin Hunt		\$1,192.74
Tammy Lindberg		\$791.74
Total Deposit		\$21,293.96

EFT #: _____
INTERNET: _____
CHECK BOOK: _____

Accounts Payable
Computer Check Register



User: Angie

Printed: 03/05/2007 - 10:58

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
22673	Administ	Total Administrative Services	03/09/2007		241.90
			Check 22673 Total:		241.90
9280	AETNA LI	Aetna Life Insurance & Annuity	03/09/2007		25.00
			Check 9280 Total:		25.00
9281	EFT-FED	EFT- Federal Payroll Tax	03/09/2007		3,378.52 1,797.71 1,797.71 420.42 420.42
			Check 9281 Total:		7,814.78
9282	EFT-PENS	EFT- Payroll Pens Ln Pyts	03/09/2007		249.47
			Check 9282 Total:		249.47
22674	Equitabl	Equivest Unit Annuity Lock Box	03/09/2007		785.00
			Check 22674 Total:		785.00
9283	FIRST NA	First National Bank	03/09/2007		2,510.00 18,783.96

Check 9283 Total:

21,293.96

Report Total:

30,410.11

#592 OAK POINTE WATER/SEWER FUND

Payment of Bills

February 28 through March 14, 2007

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
03/07/2007	567	AT & T	telephone service 01/23/07-02/22/07	-152.96
03/07/2007	568	BRIGHTON ANALYTICAL LLC	Lab Costs	-52.00
03/07/2007	569	CONSUMERS ENERGY	utilities-01/31/07-02/28/2007	-1,465.68
03/07/2007	570	DTE ENERGY	utilities 01/29/07-03/02/07	-759.38
03/07/2007	571	DUBOIS COOPER ASSOCIATES INCORPORATE	program of booster station	-2,000.00
03/07/2007	572	MPA TRUCKING	snow plowing & salting	-880.00
03/07/2007	573	NORTHWEST PIPE AND SUPPLY, INC.	supplies	-7.07
03/07/2007	574	SEVERN TRENT ENVIRONMENTAL SERVICES,	purchases made on behalf of Genoa-Jan 20	-92.97
03/07/2007	575	TETRA TECH, INC.	Professional Services	-802.40
03/07/2007	576	USA Bluebook	supplies	-61.14
03/07/2007	577	WATER MASTERS LLC	supplies-OP	-67.90
03/13/2007	578	BRIGHTON ANALYTICAL LLC	Lab Costs	-1,026.00
03/13/2007	579	DTE ENERGY	VOID: Gas Service01/31/07-03/02/07	0.00
03/13/2007	580	GENOA TWP -LAKE EDGEWOOD	Due to LE for Invoice #9241466052	-327.38
03/13/2007	581	K & J Electric, INC	OP Water Plant-Install meters	-771.00
03/13/2007	582	HOWELLTRUE VALUE HARDWARE	Grinder repairs	-33.13
03/13/2007	583	WASTE MANAGEMENT	service period-Feb.2007	-83.49
03/13/2007	584	DTE ENERGY	Gas service 01/31/07-03/02/07	-5,900.83
			TOTAL	-14,483.33

#593 LAKE EDGEWOOD W/S FUND

Payment of Bills

February 28 through March 14, 2007

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
03/07/2007	1036	Brighton Analytical L.L.C.	water testing	-134.00
03/07/2007	1037	Tetra Tech MPS	Professional Services	-1,082.21
03/13/2007	1038	Brighton Analytical L.L.C.	water testing	-104.00
03/13/2007	1039	Consumers Energy	Gas Service-02/06/07-03/07/07	-1,111.49
03/13/2007	1040	GEOCORP, INC	Supplies	-160.58
03/13/2007	1041	SEVERN TRENT ENVIRONMENTAL SERVICES,	Services for March 2007	-11,248.73
03/13/2007	1042	DTE Energy	Electric Service-01/30/07-03/05/07	-4,063.53
			TOTAL	-17,904.54

3:36 PM
03/14/07

#595 PINE CREEK W/S FUND
Payment of Bills
February 28 through March 14, 2007

<u>Date</u>	<u>Memo</u>	<u>Account</u>	<u>Amount</u>
03/14/2007	NO CHECKS WRITTEN THIS PERIOD		0.00

GENOA CHARTER TOWNSHIP BOARD

Regular Meeting

March 5, 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 ten persons in the audience.

A Call to the Public was made with the following response: Marilyn Darnell introduced herself as the president of the Baetcke Lake Homeowners Association. She then introduced Bob Brandt who advised the board 83% of the Baetcke residents asked the township to support an augmentation well by means of a special assessment district in 2004. The board rejected their petition at that time. Residents then worked with Insite Environmental to put a test well in place. The system retained a 3" variation level during all of 2006. It costs the association \$2,594.00 annually to run the pump. This would amount to 12 annual bills for electricity. We are asking for the board's help in establishing such a district. McCririe – Rick, does act 188 allow us to assess for electric bills? Heikkinen – Probably not. Skolarus – We do assess electricity for other districts. Heikkinen – It is probably under a different act. McCririe – We will need a letter from the association asking for our consideration. Our attorney will then review your request to determine if there is some mechanism to assist your association.

Approval of Consent Agenda:

Moved by Ledford, supported by Smith, to approve all items listed under the Consent Agenda with the exception of the petition for a liquor license, which will be moved to the regular agenda for discussion. The motion carried unanimously.

1. Payment of Bills

2. Approval of Minutes: February 19, 2007

3. Request approval for a special use, impact assessment and sketch plan for leasing and rental of truck and trailers, including outdoor storage and display of vehicles, located at 5670 E. Grand River , Sec.10, petitioned by Cedar Investments, L.L.C.

4. Request approval to adopt changes to the Genoa Charter Township Personnel Manual regarding medical insurance eligibility and personal time as recommended by the Administrative Committee.

Approval of Regular Agenda:

Moved by Mortensen, supported by Wildman, to approve the Regular Agenda with the following changes: Addition of the request for a Class C Liquor license from the consent agenda; addition of resolution No. 2 for Lake Chemung; addition of an amendment to the general fund budget for 2006/07; and deletion of the resolution related to the consent judgment. The motion carried unanimously.

5. Request for approval of an amendment to the General Fund Budget for FY 2006/07 and discussion of the FY 2007/08 General Fund Budget as presented by Township Auditor Ken Palka.

A. Disposition of the amendment to the General Fund Budget for FY 2006/07.

Moved by Mortensen, supported by Ledford, to approve the amendment as presented. The motion carried unanimously.

B. Discussion of the proposed budget for FY 2007/08.

Budget items were discussed with no formal action taken by the board.

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

The granting of the liquor license was discussed by the board and petitioner. The petitioner understands that this agreement does not allow outdoor seating. Should outdoor seating be necessary an application would be made to the planning commission for a Special Use Permit. A fully executed agreement with the Singh development must be in place before approval is finalized. Section 19.19 will be deleted from the Singh Lease Agreement. Note: The lease as provided shall meet all conditions of the Liquor Control Commission and any subsequent transfer of this license from Hong Hao and Pamela Meng (Asian Fusion/HongHoa LLC) will need to be approved by this board.

Moved by Smith, supported by Mortensen, to approve a resolution recommending (above all others) a new Class C Liquor License for Asian Fusion/Hong Hoa LLC to be located at 4313 Grand River Ave., Howell, MI 48843, in Genoa Township, Livingston County. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None. Absent – None.

7. Request approval for an impact assessment and site plan for an architectural change to a previously approved site plan located at 7000 W. Grand River , Sec. 14, petitioned by Paul Esposito.

A. Moved by Mortensen, supported by Ledford, to approve the impact assessment with all references to variances being eliminated from that statement. Further, that either brick or integrated split face block consistent with the color scheme and elevation submitted will be reviewed and approved by township staff. The motion carried unanimously.

B. Moved by Wildman, supported by Mortensen, to approve the site plan changes, subject to the following: The material will not be painted, but will be a product with a natural integrated color in lieu of the brick. The motion carried unanimously.

8. Request for approval of a fireworks display permit requested by John Fletcher.

This display (to blow up the statue of liberty) is to raise money for a project called *cell phones to soldiers*. The display is scheduled for this Saturday at 5:00 p.m. at the Country Corners Shopping Center. Liberty Tax is sponsoring the event. We did not know that a permit was needed until late last week. The fire works are not aerial. A 25' circle will be roped off to protect any spectator. 1 ¼" fire crackers will be used.

Moved by Smith, supported by Ledford, to approve the permit with the following conditions: A local fireworks display company, licensed with the State of Michigan will provide oversight and supervision of the display scheduled for Saturday, March 10, 2007 at 5:00 p.m. at 4072 E. Grand River, Howell, MI. Said fire works display company will provide a minimum of one million dollars of liability insurance, naming Genoa Charter Township as an additional insured. The petitioner will provide a drawing of the site to the township manager prior to the event. Said plans will also include a provision for emergency procedures in the event of any injury to the applicant or to any spectators. The motion carried unanimously.

9. Request for approval of Resolution related to the Lake Chemung Aquatic Plant Control Project.

A. Disposition of Resolution No. 1 (to proceed with the project and directing the preparation of the plans and cost estimates).

Moved by Smith, supported by Wildman, to approve the resolution with changes to the date of the special assessment project from 2007 to the summer of 2008. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None. Absent – None.

B. Disposition of Resolution No. 2 (to approve the project, scheduling the first hearing and directing the issuance of statutory notices).

Moved by Ledford, supported by Mortensen, to approve the resolution with minor

changes as discussed. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Wildman, Mortensen, Skolarus and McCririe. Nays – None. Absent – None.

10. Tabled – A request for approval of Resolution for Genoa Charter Township to consent to the terms of the proposed Consent Judgment to vacate a portion of North Avenue in Crooked Lake Highlands Subdivision recommended by the Township Attorney.

Administrative Business:

Archinal advised the board that the Oak Pointe Country Club would like to continue doing business as the new facility is being rebuilt. Their plan includes the placement of a large tent, temporary parking and a portable kitchen on the existing site. Any new building will need to go through full site plan approval. The new club house will take 12 to 18 months to complete. It was the consensus of the board to allow the township manager to make any day-to-day decisions related to this temporary arrangement.

Smith asked that the new fire hall as well as the township site and a Latson Road site be equipped with an early warning system in the case of severe weather. It was the consensus of the board to include that application in any new site plan.

The regular meeting of the Genoa Charter Township Board was adjourned at 8:10 p.m.



Paulette A. Skolarus
Genoa Township Clerk

(press/argus 03/14/07)

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

The following motion would be appropriate:

No conditions for impact assessment

Conditions for site plan:

1. The Tetra Tech letter of February 28, 2007
2. Dust control measures be taken.

07-09

GENOA TOWNSHIP

GENOA TOWNSHIP APPLICATION FOR SITE PLAN REVIEW	JAN 26 REC'D
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RECEIVED

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

RBS Companies, Inc.

APPLICANT NAME & ADDRESS*: 2250 Genoa Business Park, Ste. 100, Brighton, MI 48114

GBP Land, LLC

OWNER'S NAME & ADDRESS: 2250 Genoa Business Park, Ste. 100, Brighton, MI 48114

SITE ADDRESS: Unit 4, Genoa One Condominium PARCEL #(s): See plans

APPLICANT PHONE: (810) 844-0013 OWNER PHONE: (810) 844-0013

LOCATION AND BRIEF DESCRIPTION OF SITE:

Unit 4, Genoa One Condominium, Genoa Business Park

BRIEF STATEMENT OF PROPOSED USE:

17,000+ SF Office Building and related site improvements

THE FOLLOWING BUILDINGS ARE PROPOSED:

One office building

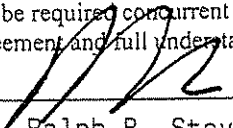
I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: Ralph B. Stoy

ADDRESS: 2250 Genoa Business Park Dr., Ste. 100, Brighton, MI 48114

** 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:		
<u>1) Ralph B. Stoy</u>	<u>of RBS Companies, Inc.</u>	<u>at (810) 844-0023</u>
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: <u></u>	DATE: <u>Jun 29-07</u>
PRINT NAME: <u>Ralph B. Stoy</u>	PHONE: <u>(810) 844-0013</u>
ADDRESS: <u>2250 Genoa Business Park Dr., Ste. 100, Brighton, MI 48114</u>	

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"/>	Application form and fee: 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"/>	Applicant information: 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"/>	Scale: 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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2- 4.99	1" = 50'													
1- 1.99	1" = 30'													
0- .99	1" = 20'													
		<u>COVER SHEET CONTAINING</u>												
<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 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.												
		<u>EXISTING CONDITION SHEETS ILLUSTRATING</u>												
<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.

- A. Any reference to non-residential PUD should be called redevelopment PUD;
- B. Section 6.3 and 6.4 should have the last sentences deleted out of each of them;
- C. Section 2.5 should reference one side yard and not two.

Support by Curt Brown. **Motion carried unanimously.**

Motion by Steve Morgan that a recommendation be made to the Township Board that a conditional PUD site plan revised February 21st, 2007 be approved, subject to the following:

- 1. An easement agreement must be submitted, executed by the applicant and the Genoa-Oceola Water authority, granting petitioner access to 2160 East Grand River, Howell for ingress/egress purposes;
- 2. The comments in the Tetra Tech letter dated March 7, 2007 and LSL letter dated February 28th, 2007;
- 3. Petitioner will submit a due care plan and affidavit of additional soil borings necessary prior to construction to the staff engineer for the Township and receive DEQ approval.

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

Motion by Barbara Figurski to recommend that the impact assessment of January 3rd, 2007 be adopted by the Township Board, subject to the Howell Fire Department recommendations contained in their letter of March 12, 2007.

Support by Teri Olson. **Motion carried unanimously.**

OPEN PUBLIC HEARING # 3 - Review of a site plan application, impact assessment and site plan for 17,000 sq. ft. office building located at Unit 4, Genoa Business Park Drive, Sec. 13, petitioned by RBS Companies, Inc. (07-09)

Ralph Stoy present for petitioner. He provides color renderings and a sample board to the Planning Commission. The tenant will have a 25% ownership interest in the building.

Jeff Purdy references his letter of February 28th. The architecture and building materials must be approved by the Planning Commission.

Petitioner agrees to adhere to the ordinance as it relates to landscaping and other concerns in the LSL letter.

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:

- Done {
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 28th, 2007;~~ Done
 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)



LSL Planning, Inc.

Community Planning Consultants

February 28 2007

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Subject: Unit 4 Genoa Business Park - Site Plan Review #2
Location: North end of Genoa Business Park Drive, north of Grand River Avenue, east of Euler Road
Zoning: IND Industrial District
Applicant: RBS Companies, Inc.
2250 Genoa Business Park, Suite 100
Brighton, MI

Dear Planning Commission:

At the Township's request, we have reviewed the revised site plan, dated 2/19/07, for the development of a new office building in the Genoa One Condominium complex. The site is located at the terminus of Genoa Business Park Drive, north of Grand River Avenue and east of Euler Road. The site is currently zoned IND Industrial District. The request has been reviewed in accordance with the Genoa Township Zoning Ordinance.

A. Summary of Issues

1. ✓ Planning Commission approval is required for the proposed architecture, including materials and colors.
2. ✓ There are 16 shrubs shown on the landscape plan that are unaccounted for in the table.
3. ✓ The amount of dense yew evergreen shrubs requires Planning Commission approval.
4. ✓ Planning Commission approval is required for the proposed waste receptacle location.
5. ✓ A separate sign permit is required for proposed signage.

B. Proposal

The applicant proposes to construct a 17,096 square foot office building for multiple tenants within the Genoa One Condominium complex. The submittal identifies both general office space, as well as medical office space. Professional and corporate offices are permitted uses in the IND.

C. Site Plan Review

1. **Dimensional Requirements.** The site plan has been reviewed for compliance with the dimensional standards of the Zoning Ordinance for the IND as described below.

District	Lot Size		Minimum Yard Setbacks (feet)				Max. Height	Lot Coverage
	Lot Area (acres)	Width (ft.)	Front Yard	Side Yard	Rear Yard	Parking Lot		
IND	1	150	85	25	40	20 front 20 side/rear	30	40% bldg 85% impervious
Provided	2.36	360	85	25 (W) 135 (E)	40	20 front 20 side	22	16% bldg 49% impervious

2. **Building Elevations.** The building elevation drawing identifies the primary material as brick. Accent materials include an 8-inch stone band along the top and bottom of the windows and EIFS columns near building entrances. The building has a pitched roof with asphalt shingles. A color rendering has also been provided, which shows the use of red brick and green shingles. Planning Commission approval is required for the proposed architecture, including materials and colors.
3. **Parking.** The Zoning Ordinance requires 1 space for each 300 square feet of usable floor area for general office uses and 1 space for each 200 square feet of usable floor area for medical offices, resulting in the need for 64 parking spaces. The site plan provides 77 spaces, including 4 barrier free spaces. The parking spaces and drive aisles conform to minimum dimensional requirements. The plan also identifies an area east of the entrance drive as future parking. It is important to note that any additional parking above and beyond the 77 spaces proposed will require Planning Commission approval for excess parking. Further, the location noted for future parking encroaches into the required side yard setback for parking spaces.
4. **Loading.** Section 14.08.08 requires 1 loading space for the proposed office building, which are to be 500 square feet in area and located in a rear or side yard not directly visible to a public street. The plan provides a loading area 10 feet wide by 50 feet in length on the east side of the building.
5. **Access.** The site proposes a driveway connecting to the northerly terminus of Genoa Business Park Drive. Due to the location of the property, there are no driveways creating alignment or spacing issues.
6. **Pedestrian Circulation.** The plan proposes a 7-foot wide concrete sidewalk along the building, providing separation between the building and parking lot. There are also 5-foot wide sidewalks connecting the building to the parking lot.
7. **Landscaping & Greenbelt.** The following table summarizes the ordinance requirements for landscaping.

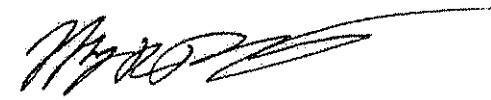
Location	Amount of Planting Required	Amount of Planting Provided	Additional Landscaping Required
Front Yard greenbelt	20 foot greenbelt; 9 canopy trees	20 foot greenbelt; 9 canopy trees	None (a)

Detention pond	6 canopy OR evergreen trees; 60 shrubs	6 evergreen trees; 60 shrubs	None (b)
Parking lot	8 canopy trees; 770 sq. ft. landscaped area	8 canopy trees; 3 evergreen trees; approx. 1,000 sq. ft. landscaped area	None

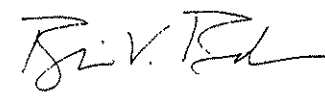
- a. Due the condition of the property as a flag lot, we have applied the greenbelt planting requirements across the entire front yard of the property.
 - b. The plan identifies an additional 16 shrubs around the detention pond that are not identified on the table.
 - c. The quantity of dense yew evergreen shrubs exceeds the 33% maximum for any one species; however, these shrubs are above and beyond minimum requirements. The applicant requests that they be allowed as a uniform, decorative feature. The Zoning Ordinance allows the Planning Commission to modify the landscaping requirements.
- 8. Waste Receptacle and Enclosure.** Section 12.04 requires waste receptacles to be located in the rear or non-required side yard, unless otherwise approved by the Planning Commission. The proposed waste receptacle is located in the southwest corner of the property within the required front and side yard setback. The proposed location requires Planning Commission approval. The site plan identifies a 16' x 16' concrete base pad and Sheet DT1 identifies a 6-foot tall brick enclosure that matches the building, both of which meet Ordinance requirements.
- 9. Exterior Lighting.** The plan identifies 8 light poles, 2 of which contain double fixtures. Two of the poles are 25 feet in height, two are 22 feet and the remaining four are 12-foot tall ornamental poles. The details indicate that all fixtures will be metal halide, including 400, 240 and 175 watt. All but the ornamental style poles will be shoebox style fixtures. The revised submittal includes detail on lighting intensity and cut sheets for the proposed fixtures. The revised plan complies with Ordinance requirements.
- 10. Signs.** The submittal does not identify any proposed signage. All proposed signage must be in accordance with the requirements of Article 16. A separate sign permit is also required.
- 11. Impact Assessment.** An Impact Assessment (1/25/07) 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.

GENOA TOWNSHIP

MAR 01 REC'D

RECEIVED

February 28, 2007

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

**Re: Midwest Management Office Development
Site Plan Review #2**

Dear Mr. Archinal:

As requested, we have performed a review of the above-referenced revised site plan as prepared by Desine Inc., dated February 21, 2007. This site is located on the north side of Genoa Business Park Drive, Lot #4. The petitioner is proposing a 17,096 square foot office building with medical lease space. We have reviewed the above referenced plans and the outstanding engineering issues have been satisfactorily addressed. The Planning Commission should note the following non-action items associated with this site:

DRAINAGE AND GRADING

1. The petitioner is connecting to the existing storm sewer system within the Genoa Business Park. As you are aware, the existing retention pond for Genoa Business Park is showing signs of failure. A site plan to convert the retention pond to a detention pond was approved by the Township in November 2006. It is our understanding that construction for conversion of the existing pond started last week. No additional flow from this site should be directed to the Genoa Business Pond site until the pond has been converted to a detention pond.
2. The proposed site drainage has been designed in accordance with the Livingston County Drain Commissioner's standards.

NON-ACTION ITEMS

3. A permit must be obtained from the Livingston County Building Department for the installation of the sanitary sewer and water leads.
4. Construction plans will be required for the proposed water main and sanitary sewer.

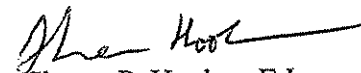
Mr. Michael Archinal
Midwest Management Office Development
February 28, 2007
Page 2

5. The petitioner is proposing a live tap to the sanitary sewer system and water system. A representative of Genoa Township must be present to observe these live taps.
6. The petitioner should be aware that tap in fees for the proposed connection to the municipal sanitary sewer and water main will apply. The petitioner should refer to the Genoa Township Memorandum dated January 31, 2007, for the tap in fee amount.

Please call if you have any questions.

Sincerely,


Tessa L. Humphriss, P.E.
Project Manager


Shawn P. Hooker, E.I.
Project Engineer

:cpl
200-12736-07-017.12

Copy: Mr. Gary McCririe, Genoa Township
Mr. Christopher Grzenkowicz, Desine

K:\LETTERS\Genoa Twp Midwest Mgmt SPR 1.doc



Brighton Area Fire Department

615 W. Grand River

Brighton, Michigan 48116

810-229-6640 Fax: 810-229-1619

February 27, 2007

Re: Site Plan

Amy Ruthig, Deputy City Planner
Genoa Township
2911 Dorr Road
Brighton, MI 48116

**Subject: SITE PLAN REVIEW – Midwest Management Office Development
Unit 4 – Genoa Business Park Drive**

Dear Amy:

The Brighton Area Fire Department received a set of revised plans dated 2/19/07 and revision letter dated 2/20/07 for the above mentioned project. This office has reviewed the site plan submitted in connection with a request for (The construction of a new 17,000 SF single story structure) on property located on Genoa Business Park Drive – Unit 4.

As revised we have no objections to this proposal.

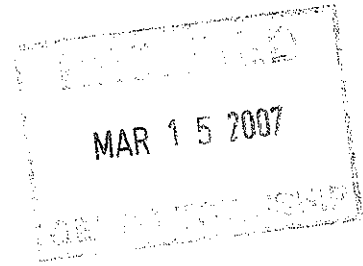
If there are any questions concerning this matter, please contact the Fire Inspector at (810) 225-8033.

Respectfully yours,

A handwritten signature in cursive script, appearing to read "Jim Corcoran".

Inspector (Jim Corcoran)
Brighton Area Fire Department-Fire Marshal Division

cc: File



IMPACT ASSESSMENT
for the
MIDWEST MANAGEMENT OFFICE DEVELOPMENT

Developer:
GBP Land LLC
2250 Genoa Business Park Drive
Suite 100
Brighton, Michigan 48114

Prepared by:
DESINE INC.
2183 Pless Drive
Brighton, Michigan 48114

January 25, 2007

January 25, 2007

Introduction

This impact assessment has been prepared pursuant to Section 18.07 of the Genoa Township Zoning Ordinance. This assessment addresses the impact of development of the proposed Midwest Management Office Development on the natural features, economic condition and social environment of the Township.

The site consists of approximately 2.36 acres of property zoned **Industrial (IND)** district, located North of Grand River, on the North end of Genoa Business Park Drive in Section 13, as shown in Figure 1. The site is Unit 4 of the Genoa Business Park.

The proposed Midwest Management Office Development will contain a total of 17,096 square feet of gross floor area, including 13,300 square feet of general office space for Midwest Management and 3,796 square feet of medical lease space. Parking areas necessary to service this building will be located on the South side of the building, providing spaces for approximately 77 vehicles on the property. The office center will be a one story, wood and steel frame structure with a brick and cast stone exterior. Appurtenant features including parking areas, drives, unloading/loading area and landscaping are also presented on the Site Plan.

An aerial photograph of the area depicting the proposed site improvements is provided in Figure 2.

A. IMPACT ON NATURAL FEATURES

The existing topography of the site is flat to gently rolling with slopes ranging from 1 percent to 5 percent. Elevation difference across the property is approximately 6 feet. Surface water on the property flows generally from Southwest to Northeast toward the existing storm water retention basin located at the Northeast corner of the property. The general topography of the area is shown on the Existing Conditions Plan.

The soils on the subject property are primarily Boyer-Oshtemo loamy sands. These soils are generally well-drained, moderately permeable, loamy sands. Soil classifications are prepared by the United States Department of Agriculture, Soil Conservation Service, and "Soil Survey of Livingston County". The Soils Map, shown in Figure 3, shows the locations of specific soil types as classified.

January 25, 2007

Development of the project will require land balancing to establish final grades and provide proper drainage for the office center. The proposed grades mesh with the existing site grades at the property lines.

The limits of disturbance have been depicted on the grading plan. Grading for this project will maintain the general character of the existing site. Development of this project will result in an overall balancing of the usable materials available on the site with exporting of excess topsoil and importing of additional fill material.

Vegetation throughout a majority of the site is wooded with scattered individual trees and groups of trees. No landmark trees have been identified on the site. Woodland areas consist primarily of cherry and pine with scattered oak and cedar. Elm, willow, box elder and other less desirable tree species are also present.

The proposed improvements will require the removal of trees located on the property. Trees within the limits of grading will be removed. Trees outside of the limits of grading will be preserved. Existing trees are shown on the Existing Conditions Plan. Those trees to be preserved are noted on the Existing Conditions Plan.

Landscaping is proposed for the developed portion of the site to reduce the visual impact of the proposed project. Areas of tree removal will be landscaped to minimize the impact on adjoining properties. The developed portion of the site, not otherwise covered, shall have lawn or other ground cover established

No wetland areas are present on the project site.

Surface drainage characteristics of the site will be affected. Development of the project will reduce the permeable area of the property resulting in an overall increase in the surface water runoff created by the development. Surface water runoff generated by the improvements will be discharged to the existing retention basin for the Genoa Business Park.

The existing retention basin was originally designed to accept storm water runoff from the entire Genoa Business Park area in a developed state. However, over recent months the retention basin has shown signs of failure. Construction Plans proposing conversion of the existing retention basin to a detention basin have been prepared by Desine Inc. and approved by Genoa Township. Construction of the outlet controls for the basin are anticipated to take place during the spring of 2007. The detention basin conversion was designed to accept storm water runoff from the project site in a developed state based on maximum allowable lot coverage.

January 25, 2007

The overall impact of surface drainage alterations will not significantly impact local aquifer characteristics or groundwater recharge capacity. Surface water runoff from the overall site will flow into the existing storm water basin. Following construction of the basin outlet controls, surface drainage will flow from the basin to the existing wetlands on the adjacent properties to the east. Surface infiltration changes will alter the localized flow path and flow duration without any long term and offsite aquifer changes.

Wildlife habitats exist on the property. These include primarily wooded area and turf areas. Wildlife supported in these areas are generally smaller woodland creatures, field animals, birds and geese. Larger animals, such as deer, may traverse the site. The previously completed development of the property and the adjoining development limits the quality of the upland habitats available.

The project site does not currently support significant wildlife habitats and development of these areas will not have a significant impact on the overall habitat quality. No significant adverse impact to existing natural features is anticipated due to the proposed development of this property.

B. IMPACT ON STORM WATER MANAGEMENT

The site will require grading to accommodate the development as proposed. Earthwork will be required to direct storm water flow from the developed portions of the site into the storm water collection system. This system will discharge surface water runoff generated by development of the property to the existing storm water basin.

Catch basins will collect surface water from parking and drive areas, building areas, and open space areas. Grading on the site will mesh with existing grades on adjoining properties. No adverse impact to adjoining properties is anticipated due to the construction and grading of the property.

Soil erosion and sedimentation are controlled by the Soil Erosion Control Act No. 347 of the Public Acts of 1972, as amended and is administered by the Livingston County Drain Commissioner. Silt fencing will be required around the majority of the site. The Contractor shall comply with all regulations including soil erosion and sedimentation control during and after construction.

The Contractor shall be responsible for initiating and maintaining adequate dust control measures during and after construction until the project site is fully stabilized and a vegetative cover established.

January 25, 2007

Impact to adjoining properties due to the construction of this site will be minimized by implementing soil erosion and sedimentation control methods. No adverse impact to adjacent properties due to surface water runoff will be created as a result of the proposed improvements.

C. IMPACT ON SURROUNDING LAND USES

Property to the North of the site is zoned Industrial (IND) and is occupied by Eldred and Sons landscaping supplies. Property to the East is zoned Office Service (OSD) and is occupied by the Genoa Medical Center. Property to the South is zoned Industrial (IND) and contains an office lease building currently utilized for professional offices and continuing education. Property to the West of this site is zoned Industrial District (IND) and is currently under redevelopment.

The Genoa Township Future Land Use Plan designates this property for Neighborhood Commercial uses. The surrounding property is designated for a mix of Neighborhood Commercial, Office / Research and Industrial uses.

The proposed use is consistent with the development occurring in the area and is consistent with the long term planning within the Township. The landscaping and architecture proposed will allow this site to be developed in harmony with the surrounding area. The impact of the improvements to the surrounding area have been minimized. All areas disturbed by construction will require restoration.

The proposed use of the property as general and medical office space will not create any significant emissions of smoke, airborne solids, odors, gases, vibrations, noise or glare discernable and substantially annoying or injurious to persons and/or property beyond the lot lines. Radioactive emissions and electromagnetic radiation shall not be emitted in excess of quantities established as safe in accordance with the ordinance when measured at the property lines. No flammable liquids, gases or explosives shall be stored or used on the property. No underground or above ground storage tanks are proposed on the property.

January 25, 2007

D. IMPACT ON PUBLIC FACILITIES AND SERVICES

Police protection will be provided by the Livingston County Sheriff and the Michigan State Police. Additional services required to accommodate this building are anticipated to be minor.

Fire protection will be provided by the Brighton Area Fire Department. Adequate fire protection systems are proposed within the building and as a part of the development of the site. Additional fire protection services required to accommodate this building are anticipated to be minor.

Construction of this building will not create any direct adverse impact on the schools.

E. IMPACT ON PUBLIC UTILITIES

The property is presently located within municipal sewer and water districts. The proposed building will be connected to the existing sanitary sewer and water main.

Water service to the building will be provided from the existing 8 inch diameter water main located on the West side of Genoa Business Park Drive. The water main will be extended through the site as necessary to provide adequate water supply and fire protection. An easement for repair, maintenance and access will be provided for this water main extension. Capacity is available within the existing water system to provide adequate service to this development.

Sanitary sewer service for the development will be provided from the existing sanitary sewer main located along the East side of Genoa Business Park Drive. The sanitary sewer will be extended through the site as necessary to provide adequate sanitary service. An easement for repair, maintenance and access will be provided for this sanitary sewer extension. Capacity is available within the existing sanitary sewer system to provide adequate service to this development.

The site is serviced by electric, gas, phone and cable systems located along Genoa Business Park Drive. Utility companies have indicated the ability to provide the necessary utilities to operate the proposed building.

January 25, 2007

F. STORAGE AND HANDLING OF ANY HAZARDOUS MATERIALS

The proposed general office space will not utilize or store any potentially hazardous or polluting materials other than standard household type cleaning products.

The proposed medical lease spaces within the office building may require the use of potentially polluting materials, which are standard in the health care industry. All solid wastes should be properly disposed of through a licensed waste disposal firm on a regular basis. A Pollution Incident Prevention Plan should be provided as a part of zoning compliance review for any proposed medical use (or other use associated with potentially polluting or hazardous materials) at the time of build out of the lease space(s).

G. IMPACT ON TRAFFIC AND PEDESTRIANS

The project site is located along the Grand River corridor. Grand River, in the area of the proposed development, is major arterial public street consisting of four directional traffic lanes and a center left turn lane. Access to the site from Grand River Avenue will be provided via Genoa Business Park Drive. Genoa Business Park Drive is a two lane local private street.

Traffic generated from this site based on the proposed use is estimated at 322 directional trips per day with 33 directional trips during the peak hour. The anticipated traffic generated by this development is consistent with the current growth in the community. No significant impact on the major thoroughfares of Livingston County is anticipated as a result of this development.

This facility will provide service to pedestrian traffic through a pedestrian sidewalk connection from the proposed parking area to the building entrance locations. The project location is not conducive to generate significant volumes of pedestrian traffic. No adverse impact on pedestrian traffic is anticipated as a result of developing the proposed project.

H. SPECIAL PROVISIONS

The project site is bound by the Master Deed and Bylaws of record for the Genoa One Condominium. No additional special provisions or requirements are currently proposed for this facility.

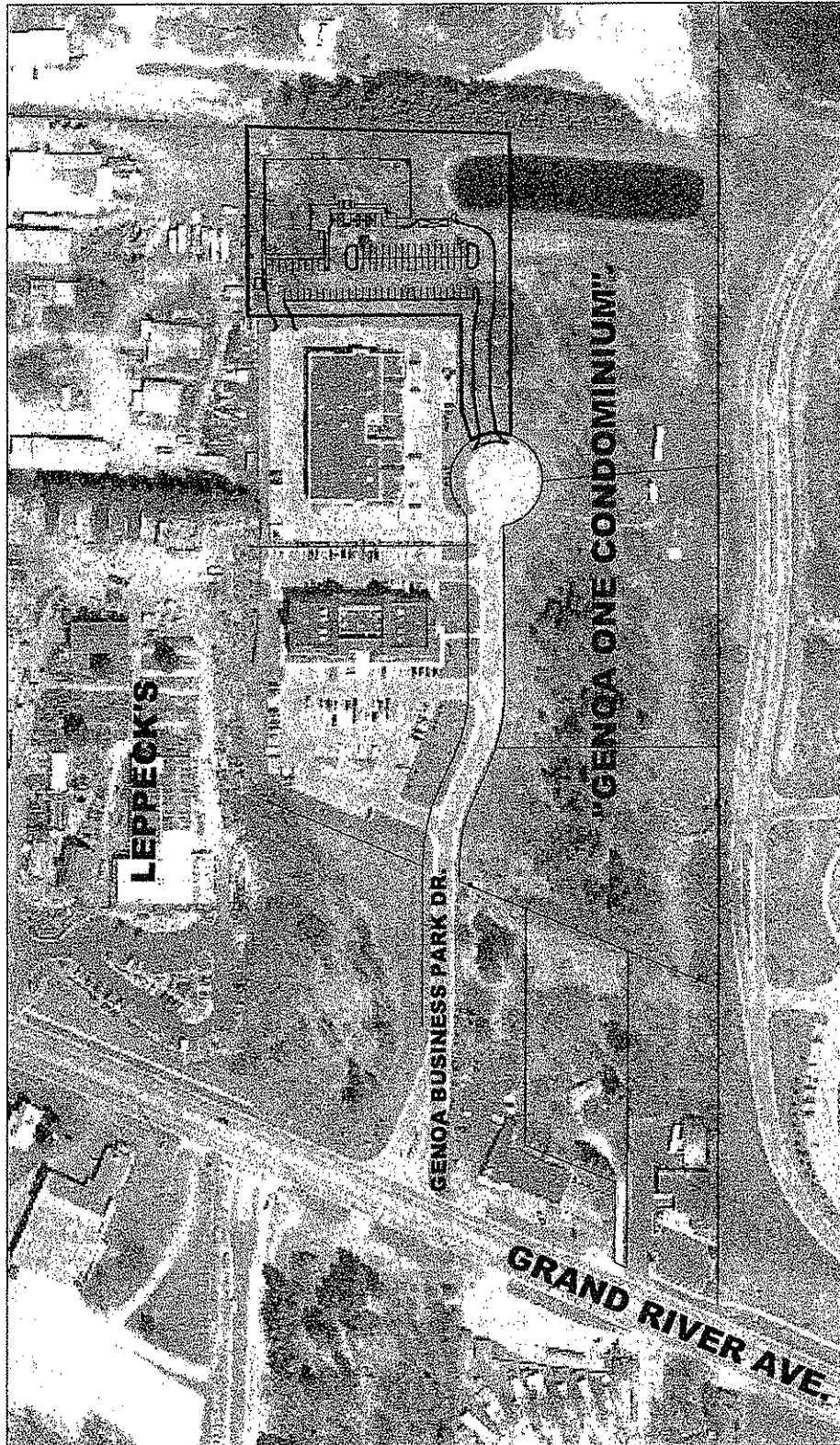
January 25, 2007

I. SITE LIGHTING

All site lighting shall meet the requirements of the Genoa Township ordinances. Exterior building mounted site lighting shall be shielded and down directed. Pole mounted site lighting is proposed for this project. All pole-mounted lighting shall be shielded and down directed on the site. General site lighting, excluding safety and emergency lighting, shall be used between the times from dusk to 12:00 a.m. and from 5:00 a.m. to dawn.

J. HOURS OF OPERATION

Hours of operation will generally be between 8:00 a.m. to 5:00 p.m. Monday through Friday for the general office use. Hours of operation for the medical office operations will generally be between 7:00 a.m. to 9:00 p.m. Monday through Saturday. Deliveries and service will typically be scheduled throughout the day during regular business hours.



AERIAL PHOTOGRAPH

NOT TO SCALE

<p>PROJECT: MIDWEST MANAGEMENT OFFICE DEVELOPMENT FIGURE 2</p>	<p>CLIENT: GBP LAND LLC 2250 GENOA BUSINESS PARK DRIVE STE. 100 (810) 844-0023</p>	<p>SCALE: N/A PROJECT No.: 71210 DWG NAME: 210-COV</p>
--	--	--

DESIGN INC
 (810) 227-9533
 CIVIL ENGINEERS
 LAND SURVEYORS
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114



SOILS MAP

NOT TO SCALE

SOIL LEGEND

- | | | | |
|----|--------------------------|----|-----------------------------|
| Ap | Arkport fine sandy loam | Hm | Hillsdale-Miami Loams |
| Ba | Barry sandy loam | Ho | Houghton Muck |
| Be | Berville loam | Lm | Linwood muck |
| Br | Boyer loamy sand | Lo | Locke sandy loam |
| Bt | Boyer-Oshtemo Loamy Sand | Ml | Metamora sandy loam |
| Bb | St. Clair Clay Loam | Mn | Metea loamy sand |
| Br | Boyer Loamy Sand | Mo | Miami Loam |
| Bu | Brady loamy sand | Mr | Miami-Conover loams |
| Bv | Breckenridge loamy sand | Mw | Minoa-thetford complex |
| Bw | Broonson loamy sand | Oa | Oakville fine sand |
| By | Brookston loam | Ol | Ottokee loamy sand |
| Cc | Carlisle muck | Om | Owosso-Miami sandy loam |
| Cr | Calwood fine sandy loam | Pa | Palms Muck |
| Cv | Conover Loam | Sv | Spinks-Oakville Loamy Sands |
| Cx | Conover-Miami loams | St | Blount Loam |
| Fo | Fox Sandy Loam | Tm | Tawas Muck |
| Fr | Fox-Boyer Complex | Wc | Warners loam |
| Gd | Gilford Sandy Loam | We | Wasepi Sandy Loam |
| Hd | Hillsdale loamy sand | Wh | Washtenaw Silt Loam |
| Hi | Hillsdale sandy loam | | |

SLOPE LEGEND

- | | |
|---|-------------------------|
| A | 0 TO 2 PERCENT SLOPES |
| B | 2 TO 6 PERCENT SLOPES |
| C | 6 TO 12 PERCENT SLOPES |
| D | 12 TO 18 PERCENT SLOPES |
| E | 18 TO 25 PERCENT SLOPES |
| F | 25 TO 40 PERCENT SLOPES |

PROJECT: MIDWEST MANAGEMENT OFFICE DEVELOPMENT FIGURE 3	CLIENT: GBP LAND LLC 2250 GENOA BUSINESS PARK DRIVE STE. 100 (810) 844-0023	SCALE: N/A PROJECT No.: 71210 DWG NAME: 210-COV
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(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

GENOA TOWNSHIP - GENERAL FUND
 BUDGET WORKSHEET
 PROPOSED AMENDED BUDGET FOR THE 9 MONTHS ENDING 3/31/07
 PROPOSED BUDGET FOR THE YEAR ENDING 3/31/08
 REVISION 2/19/07

ACCT #	ACCOUNT DESCRIPTION	ACTUAL FOR THE 9 MONTHS ENDING 3/31/06		BUDGET REMAINING		PROPOSED AMENDED BUDGET FOR 9 MONTHS ENDING 3/31/2007		PROPOSED BUDGET 1 YR ENDING 3/31/2008	
		12/31/2006	6 MONTHS	3/31/2007	ENDING	900,000	5,000	925,000	5,000
REVENUES									
000-403-000	CURRENT REAL PROP TAXES	68,375	68,375	875,000	(806,625)	900,000	925,000	925,000	5,000
000-407-000	DELINQUENT TAXES - REAL/PER	1,848	1,848	7,000	(5,152)	5,000	5,000	5,000	5,000
000-423-000	COLLECT FEES/EXCESS OF ROLL	176,377	176,377	325,000	(148,623)	325,000	330,000	330,000	330,000
000-423-100	COLLECTION FEES - SCHOOLS	213	213	16,500	(16,287)	16,500	16,500	16,500	16,500
000-445-000	PENAL TIES & INTEREST ON TAXES	938	938	2,500	(1,562)	2,500	2,500	2,500	2,500
000-475-000	ORDNANCE FINES	0	0	1,800	(1,800)	0	0	0	0
000-476-000	LICENSES & PERMITS	8,275	8,275	16,000	(7,725)	12,000	13,000	13,000	13,000
000-476-100	CABLE FRANCHISE FEES	112,737	112,737	175,000	(62,263)	165,000	190,000	190,000	190,000
000-477-000	METRO ACT FEES	0	0	13,500	(13,500)	13,500	13,500	13,500	13,500
000-480-000	TRAILER FEES	1,794	1,794	2,500	(706)	2,500	3,000	3,000	3,000
000-574-000	STATE SHARED REVENUES	464,769	464,769	810,000	(345,231)	830,000	1,100,000	1,100,000	1,100,000
000-608-000	CHARGES FOR SERVICES - APPLICA. FEES	46,046	46,046	60,000	(13,954)	60,000	65,000	65,000	65,000
000-631-000	REFUSE COLLECTION FEES	2,886	2,886	420,000	(417,120)	450,000	610,000	610,000	610,000
000-642-000	CHARGES FOR SERV.PRTG.	898	898	1,500	(602)	1,300	1,600	1,600	1,600
000-664-000	INTEREST INCOME	21,202	21,202	32,000	(10,798)	32,000	42,000	42,000	42,000
000-668-000	RENTS & ROYAL TIES	25,500	25,500	50,000	(24,500)	50,000	51,000	51,000	51,000
000-676-000	ADMIN FEE/UTILITY OPERATING	0	0	25,000	(25,000)	25,000	25,000	25,000	25,000
000-676-100	ADMIN FEE/LIQUOR LAW FUND	3,300	3,300	3,500	(200)	3,300	5,000	5,000	5,000
000-678-300	TAXES ON LAND TRANSFER	148,162	148,162	135,000	13,162	148,162	155,000	155,000	155,000
000-678-700	WHITE PINES/STREET LIGHTING	0	0	700	(700)	629	650	650	650
000-695-000	OTHER MISC REVENUE	1,202	1,202	5,000	(3,798)	1,600	2,900	2,900	2,900
000-699-001	SCHOOL ELECTIONS	12,194	12,194	14,000	(1,806)	12,194	10,000	10,000	10,000
	TOTAL REVENUES	1,096,710	1,096,710	2,991,500	(1,894,790)	3,056,185	3,566,650	3,566,650	3,566,650

GENOA TOWNSHIP - GENERAL FUND
 BUDGET WORKSHEET
 PROPOSED AMENDED BUDGET FOR THE 9 MONTHS ENDING 3/31/07
 PROPOSED BUDGET FOR THE YEAR ENDING 3/31/08
 REVISION 2/19/07

ACCT #	ACCOUNT DESCRIPTION	ACTUAL FOR		BUDGET		PROPOSED	
		6 MONTHS 12/31/2006	appr 6/19/06 BUDGET FOR THE 9 MONTHS ENDING 3/31/2007	BUDGET REMAINING	AMENDED BUDGET FOR 9 MONTHS ENDING 3/31/2007	PROPOSED BUDGET 1 YR ENDING 3/31/2008	
	EXPENDITURES & TRANSFERS OUT TO OTHER FUNDS						
101-703-000	TRUSTEES - SALARIES	12,242	16,000	3,758	18,750	25,000	
171-703-000	SUPERVISOR - SALARY	23,750	34,875	11,125	35,625	47,500	
172-703-000	TWP MGR - SALARY	41,500	67,000	25,500	70,000	90,000	
191-703-000	ELECTION - SALARIES	44,406	12,000	(32,406)	45,000	35,000	
209-703-000	CONTRACTUAL - SALARIES	114,307	160,000	45,693	175,000	240,000	
210-801-000	PROFESSIONAL - LEGAL	41,200	95,000	53,800	75,000	100,000	
215-703-000	CLERK - SALARY	23,250	34,125	10,875	34,875	46,500	
223-801-000	PROFESSIONAL - AUDITOR	9,550	13,000	3,450	13,000	16,000	
241-801-000	PROFESSIONAL - ENGR/PLANNING	35,554	50,000	14,446	55,000	75,000	
243-801-000	TAX ROLL PREPARATION	3,624	8,000	4,376	5,000	15,000	
247-703-000	BOARD OF REVIEW - SALARIES	0	2,500	2,500	2,500	2,500	
247-964-000	TAX CHARGEBACKS	1,748	5,000	3,252	5,000	25,000	
253-703-000	REPAIRS AND MAINTENANCE	23,250	34,125	10,875	34,875	46,500	
265-775-000	TREASURER - SALARY	17,160	40,000	22,840	35,000	50,000	
265-910-000	INSURANCE	118,954	155,000	36,046	165,000	245,000	
265-920-000	UTILITIES - ELECTRIC/GAS	7,617	14,200	6,583	14,200	20,000	
284-703-000	SALARIES - OTHER	98,875	140,000	41,125	150,000	200,000	
284-704-000	RETIREMENT	46,514	56,000	9,486	57,000	80,000	
284-715-000	PAYROLL TAXES - FICAMEDICARE	28,101	43,000	14,899	43,000	60,000	
284-720-000	MESC - UNEMPLOYMENT TAXES	0	5,000	5,000	5,000	5,000	
284-727-000	PRTG., POSTAGE, OFFICE SUPPLIES	44,162	46,500	2,338	55,000	65,000	
284-850-000	TELEPHONE	5,200	9,000	3,800	9,000	12,000	
284-861-000	MILEAGE & TRAVEL EXPENSES	852	3,000	2,148	2,500	3,000	
284-862-000	CAR ALLOWANCE	3,000	4,500	1,500	4,500	6,000	

GENOA TOWNSHIP - GENERAL FUND
 BUDGET WORKSHEET
 PROPOSED AMENDED BUDGET FOR THE 9 MONTHS ENDING 3/31/07
 PROPOSED BUDGET FOR THE YEAR ENDING 3/31/08
 REVISION 2/19/07

ACCT #	ACCOUNT DESCRIPTION	ACTUAL FOR 6 MONTHS		BUDGET FOR THE 9 MONTHS		BUDGET REMAINING	PROPOSED AMENDED BUDGET FOR 9 MONTHS		PROPOSED BUDGET 1 YR	
		12/31/2006	3/31/2007	ENDING	ENDING		ENDING	ENDING	3/31/2007	3/31/2008
284-955-000	TRUCK LEASE	2,179	6,000	3,821	3,500	4,500				
284-956-001	ESCROW LOSSES	0	2,000	2,000	2,000	2,000				
284-957-000	DUES	10,354	15,000	4,646	15,000	18,000				
284-958-000	MTG. FEES & MISC EXPENSES	10,240	25,000	14,760	20,000	25,000				
284-959-000	APPLICATION FEES EXPENSES	32,002	75,000	42,998	60,000	65,000				
301-703-000	ORDINANCE OFFICER - SALARY	18,168	21,000	2,832	28,000	39,000				
336-999-001	FIRE SUB STATION EXPENSES	5,810	12,000	6,190	12,000	15,000				
441-801-010	ROAD IMPROVEMENT	161,347	200,000	38,653	165,000	100,000				
441-803-000	DUMP MAINTENANCE	393,432	585,000	191,568	595,000	800,000				
441-803-100	LG. BULKY ITEM DISPOSAL	4,176	5,200	1,024	6,000	9,000				
441-804-000	DUST CONTROL/CHLORIDE	25,441	65,000	39,559	30,000	100,000				
441-805-000	STORMWATER - NPDES MANDATE	1,879	10,000	8,121	8,000	10,000				
441-971-000	WHITE PINES ST. LIGHTING	259	500	241	600	800				
751-881-000	RECREATION	24,197	90,000	65,803	90,000	90,000				
916-962-000	DRAINS AT LARGE	0	31,000	31,000	31,000	31,000				
929-977-000	CAPITAL OUTLAY	78,055	25,000	(53,055)	100,000	25,000				
966-999-010	TRANS - OUT FUTURE RD IMPROVEMENT #261	0	100,000	100,000	150,000	0				
966-999-013	TRANS - OUT ROAD PROJECTS FUND #284	0	150,000	150,000	200,000	0				
966-999-027	TRANS - OUT PARKS & RECREATION #270	0	100,000	100,000	25,000	25,000				
966-999-028	TRANS - OUT BLDG. & GR. - reserves - #271	0	25,000	25,000	200,000	200,000				
966-999-051	TRANS - OUT BLDG. & GR. - firehall - #271	0	0	0	75,000	75,000				
966-999-110	CONTINGENCIES	0	75,000	75,000	3,020,925	3,744,300				
	TOTAL EXPENDITURES/TRANSFERS OUT	1,512,355	2,665,625	1,153,170	3,020,925	3,744,300				
	REVENUES OVER (UNDER) EXPENDITURES & TRANSFERS OUT	(415,645)	325,975	(741,620)	35,260	(177,650)				
	BEGINNING FUND BALANCE	1,405,829	1,405,829	0	1,405,829	1,441,089				
	ENDING FUND BALANCE	990,184	1,731,804	(741,620)	1,441,089	1,263,439				
		12/31/06	3/31/07		3/31/07	3/31/08				

GENOA TOWNSHIP
LIQUOR LAW FUND #212
PROPOSED BUDGET WORKSHEET
FOR THE YEAR ENDING 3/31/08
REVISION 2/19/07

ACCOUNT#	ACCOUNT DESCRIPTION	apr. 6/19/06			PROPOSED BUDGET FOR THE YR ENDING 3/31/2008
		ACTUAL FOR 6 MONTHS 12/31/2006	BUDGET FOR THE 9 MONTHS ENDING 3/31/2007	BUDGET REMAINING	
REVENUES					
000-570-000	STATE SHARED REVENUE	11,998	9,000	2,998	12,000
000-664-000	INTEREST INCOME	25	15	10	50
000-695-000	OTHER INCOME	0	50	(50)	0
	TOTAL REVENUES	12,023	9,065	2,958	12,050
EXPENDITURES					
000-956-000	MISC. EXPENSE	100	50	(50)	100
330-702-000	LIQUOR LAW ENFORCEMENT WAGES	4,400	4,950	550	6,600
330-704-000	RETIREMENT	440	495	55	660
330-715-000	PAYROLL TAXES	337	400	63	505
330-716-000	LIQ. LAW ADMIN FEES - GENOA	3,300	3,500	200	3,500
	TOTAL EXPENDITURES	8,577	9,395	818	11,365
	NET REVENUES/EXPENDITURES	3,446	(330)	3,776	685
	BEGINNING FUND BALANCE	1,380	1,380	0	1,050
	ENDING FUND BALANCE	4,826	1,050	3,776	1,735

GENOA TOWNSHIP
 FUTURE ROAD IMPROVEMENT FUND #261
 BUDGET WORKSHEET
 PROPOSED AMENDED BUDGET FOR THE 9 MONTHS ENDING 3/31/07
 PROPOSED BUDGET FOR THE YEAR ENDING 3/31/08
 REVISION 2/19/07

ACCOUNT#	ACCOUNT DESCRIPTION	ACTUAL FOR 6 MONTHS 12/31/2006	appx. 6/19/06 BUDGET FOR THE 9 MONTHS ENDING 3/31/2007	BUDGET REMAINING	PROPOSED AMENDED BUDGET FOR THE 9 MONTHS ENDING 3/31/2007	PROPOSED BUDGET FOR THE YEAR ENDING 3/31/2008
REVENUES						
000-664-000	INTEREST INCOME	16,999	40,000	(23,001)	25,000	30,000
000-673-000	CONTRIBUTION FROM DEVELOPER	0	0	0	0	0
NEW	OPERATING TRANSFER IN (#264 RD FUND)	0	0	0	0	400,000
000-699-000	OPERATING TRANSFER IN (G/F)	0	100,000	(100,000)	100,000	400,000
	TOTAL REVENUES	16,999	140,000	(123,001)	125,000	830,000
EXPENDITURES						
441-968-100	WHITE HORSE DRIVE IMPROVEMENTS	117,578	0	(117,578)	120,000	0
NEW ACCT	CHALLIS - CONRAD RD SURFACING	0	0	0	0	1,400,000
906-956-000	MISC	0	300	300	300	300
	TOTAL EXPENDITURES	117,578	300	(117,278)	120,300	1,400,300
	NET REVENUES/EXPENDITURES	(100,579)	139,700	(240,279)	4,700	(570,300)
	BEGINNING FUND BALANCE	1,138,666	1,138,666	0	1,138,666	1,143,366
	ENDING FUND BALANCE	1,038,087	1,278,366	(240,279)	1,143,366	573,066

GENOA TOWNSHIP
 ROADLAKE IMPROVEMENT ADVANCES FUND #284
 BUDGET WORKSHEET
 PROPOSED AMENDED BUDGET FOR THE 9 MONTHS ENDING 3/31/07
 PROPOSED BUDGET FOR THE YEAR ENDING 3/31/08
 REVISION 2/19/07

ACCOUNT#	ACCOUNT DESCRIPTION	ACTUAL FOR 6 MONTHS 12/31/2006	apr. 6/19/06 BUDGET FOR THE 9 MONTHS ENDING 3/31/2007	BUDGET REMAINING	PROPOSED AMENDED BUDGET FOR THE 9 MONTHS 3/31/2007	PROPOSED BUDGET FOR THE YEAR ENDING 3/31/2008	final asses. Yr.
REVENUES							
000-684-000	INTEREST INCOME	1,884	1,000	884	2,100	2,000	12/07
453-085-120	ASSESSMENTS - CHEMUNG WEED	340	0	340	42,408	42,408	12/07
458-049-100	ASSESSMENTS - CHEMUNG, NORFOLK	0	21,500	(21,500)	21,609	21,609	12/09
	ASSESSMENTS - PARDEE LAKE	101	6,800	(6,699)	7,400	0	12/06
454-672-000	ASSESSMENTS - PARDEE LAKE 2	0	0	0	20,000	20,000	12/10
455-672-000	ASSESSMENTS - PRAIRIE VIEW	2,357	97,000	(94,643)	97,821	97,821	12/08
456-672-000	ASSESSMENTS - WHITE PINES	0	35,415	(35,415)	35,415	35,415	12/08
	ASSESSMENTS - ROLLING MEADOWS	1,426	27,000	(25,574)	17,820	17,820	12/09
	ASSESSMENTS - LONG POINTE	2,919	4,670	(1,751)	3,503	3,503	12/09
	ASSESSMENTS - STATE STREET	0	3,000	(3,000)	3,000	3,000	12/10
	ASSESSMENTS - HOMESTEAD RD IMPR.	0	0	0	0	22,000	12/07
000-699-000	OPER TRANS IN FROM #261 (NORFOLK)	0	0	0	150,000	0	
000-699-000	OPERATING TRANS IN FROM GF (PV)	0	0	0	0	0	
	OPERATING TRANS IN FROM #261 (W/P)	0	0	0	0	0	
	OPERATING TRANS IN FROM #261 (RM)	0	0	0	0	0	
	OPERATING TRANS IN FROM #261 (LP)	0	0	0	0	0	
	OPERATING TRANS IN FROM #261 (ST STR)	0	0	0	0	0	
	ASSESSMENTS - OTHER	0	0	0	0	0	
	OTHER INCOME	0	0	0	0	0	
	TOTAL REVENUES	9,007	346,385	(357,378)	401,076	255,576	
EXPENDITURES							
453-801-000	LAKE CHEMUNG WEEDS	6,063	12,000	5,937	12,000	15,000	
454-801-000	PRAIRIE VIEW CONTRACT	46,159	0	(46,159)	46,159	0	
456-801-000	ROLLING MEADOWS	8,977	0	(8,977)	9,000	0	
457-801-000	LONG POINTE DRIVE	0	0	0	0	0	
458-801-000	CHEMUNG, NORFOLK	0	0	0	0	0	
	STATE STREET	0	0	0	0	0	
	HOMESTEAD ROAD IMPROVEMENT	0	20,000	20,000	0	20,000	
	MISCELLANEOUS	0	300	300	300	350	
	PARDEE LAKE WEEDS	0	10,000	10,000	15,000	22,000	
	TRANS OUT - #261 RD. IMPR. - (CHALLIS CONRAD)	0	0	0	0	400,000	
	OTHER ROADS	0	0	0	0	15,000	
	OTHER LAKES	0	0	0	0	15,000	
	TOTAL EXPENDITURES	61,199	42,300	(18,899)	82,459	487,350	
	NET REVENUES/EXPENDITURES	(52,192)	304,085	(356,277)	318,617	(221,774)	
	BEGINNING FUND BALANCE	157,350	157,350	0	157,350	475,987	
	ENDING FUND BALANCE	105,158	481,435	(356,277)	475,987	254,193	

GENOA TOWNSHIP
 FUTURE DEVELOPMENT - PARKS/RECREATION FUND #270
 BUDGET WORKSHEET
 PROPOSED AMENDED BUDGET FOR 9 MONTHS ENDING 3/31/07
 PROPOSED BUDGET FOR THE YEAR ENDING 3/31/08
 REVISION 2/19/07

ACCOUNT#	ACCOUNT DESCRIPTION	ACTUAL FOR 6 MONTHS ENDING 12/31/2006	appt. 6/19/06 BUDGET FOR THE 9 MONTHS ENDING 3/31/2007	BUDGET REMAINING	PROPOSED AMENDED BUDGET FOR THE 9 MONTHS ENDING 3/31/2007	PROPOSED BUDGET FOR THE YEAR ENDING 3/31/2008
REVENUES						
000-664-000	INTEREST INCOME	10,158	18,000	(7,842)	18,000	18,000
000-699-000	OPERATING TRANS IN FROM GF	0	100,000	(100,000)	200,000	200,000
NEW	PROCEEDS FROM LOAN/FINANCING OF LAND	0	0	0	0	755,000
000-699-001	MISC REVENUE	0	100	(100)	100	100
	TOTAL REVENUES	10,158	118,100	(107,942)	218,100	973,100
EXPENDITURES						
NEW	SIDEWALKS (GRAND RIVER)	0	0	0	0	200,000
536-972-000	LAND FOR RECREATION	0	0	0	0	1,456,000
536-972-000	PROF CONTRACTUAL EXP	4,427	0	(4,427)	5,000	0
NEW	DEBT SERVICE PMTS	0	0	0	0	156,200
	MISCAUDITING	0	250	250	300	250
	TOTAL EXPENDITURES	4,427	250	(4,177)	5,300	1,811,450
	NET REVENUES/EXPENDITURES	5,731	117,850	(112,119)	212,800	(838,350)
	BEGINNING FUND BALANCE	729,315	729,315	0	729,315	942,115
	ENDING FUND BALANCE	735,046	847,165	(112,119)	942,115	103,765

GENOA TOWNSHIP
 BUILDINGS & GROUNDS RESERVE FUND #271
 BUDGET WORKSHEET
 PROPOSED AMENDED BUDGET FOR 9 MONTHS ENDING 3/31/07
 PROPOSED BUDGET FOR THE YEAR ENDING 3/31/08
 REVISION 2/19/07

ACCOUNT#	ACCOUNT DESCRIPTION	ACTUAL FOR THE 6 MONTHS ENDING 12/31/2006	appt. 6/19/06 BUDGET FOR THE 9 MONTHS ENDING 3/31/2007	BUDGET REMAINING	PROPOSED AMENDED BUDGET FOR THE 9 MONTHS ENDING 3/31/2007	PROPOSED BUDGET FOR THE YEAR ENDING 3/31/2008
REVENUES						
000-664-000	INTEREST INCOME	614	1,000	(386)	1,000	5,050
000-699-000	OPERATING TRANS IN FROM GF - RESERVES	0	25,000	(25,000)	25,000	25,000
NEW	OPERATING TRANS IN FROM GF - FIREHALL	0	0	0	200,000	200,000
NEW	PROCEEDS FROM LOAN - FNB FIREHALL	0	0	0	0	400,000
	MISC INCOME	0	0	0	0	0
	TOTAL REVENUE	614	26,000	(25,386)	226,000	630,050
EXPENDITURES						
	CAPITAL OUTLAY - FIREHALL	0	0	0	0	600,000
	OTHER	0	0	0	0	0
	TOTAL EXPENDITURES	0	0	0	0	600,000
	NET REVENUES/EXPENDITURES	614	26,000	(25,386)	226,000	30,050
	BEGINNING FUND BALANCE	25,353	25,353	0	25,353	251,353
	ENDING FUND BALANCE	25,967	51,353	(25,386)	251,353	281,403
	FUND BALANCE DESIGNATION					
	RESERVES FOR CAPITAL REPLACEMENT	25,967	51,353		51,353	77,363
	NEW FIREHALL	0	0		200,000	204,040
	ENDING FUND BALANCE	25,967	51,353		251,353	281,403

GENOA TOWNSHIP
 DPW UTILITY FUND #503
 BUDGET WORKSHEET
 PROPOSED AMENDED BUDGET FOR 9 MONTHS ENDING 3/31/07
 PROPOSED BUDGET FOR THE YEAR ENDING 3/31/08
 REVISION 2/19/07

ACCOUNT#	ACCOUNT DESCRIPTION	ACTUAL FOR THE 6 MONTHS ENDING 12/31/2006	apr. 6/19/06 BUDGET FOR THE 9 MONTHS ENDING 3/31/2007	BUDGET REMAINING	PROPOSED AMENDED BUDGET FOR THE 9 MONTHS ENDING 3/31/2007	PROPOSED BUDGET FOR THE YEAR ENDING 3/31/2008
REVENUES						
000-664-000	INTEREST INCOME	0	250	(250)	50	250
000-695-000	OTHER INCOME	0	0	0	0	0
	FEES FROM WATER/SEWER DISTRICTS	0	0	0	0	0
000-610-000	MARION TWP SEWER	6,309	12,798	(6,489)	13,500	17,500
000-610-011	G/O SEWER	56,359	95,528	(39,169)	97,000	127,500
000-610-592	OP WATER/SEWER	26,558	46,115	(19,557)	47,000	62,000
000-610-593	LE WATER/SEWER	11,552	24,328	(12,776)	24,500	33,000
000-610-595	PC WATER/SEWER	6,226	13,828	(7,602)	14,000	19,000
000-610-650	MHOG WATER	59,098	98,402	(39,304)	102,000	132,000
	TOTAL REVENUES	186,102	291,249	(125,147)	298,050	391,250
EXPENDITURES						
172-703-000	DIRECTOR SALARY	32,500	50,000	17,500	50,000	73,000
209-703-000	OTHER SALARIES	51,780	77,000	25,220	80,000	109,000
223-801-000	AUDITORS/ACCOUNTING SERVICES	0	4,000	4,000	4,000	5,000
265-775-000	REPAIRS & MAINTENANCE	670	2,500	1,830	1,500	2,000
265-910-000	INSURANCE /BCBS/STANDARD INS	28,357	49,000	20,643	49,000	63,000
265-920-000	TRAILER - ELECTRICITY	0	2,400	2,400	2,400	2,400
284-704-000	RETIREMENT	8,700	12,700	4,000	13,300	18,000
284-715-000	EMPLOYERS SHARE FICA	6,631	11,500	4,869	11,000	14,400
284-726-000	POSTAGE & PRINTING	207	6,000	5,793	5,000	6,000
284-727-000	OFFICE SUPPLIES	6,226	3,000	(3,226)	8,000	5,000
284-728-000	COMPUTER & SOFTWARE EXPENSES	3,273	7,000	3,727	5,000	7,000
284-729-000	SUPPLIES & TOOLS	4,514	2,000	(2,514)	12,000	15,000
284-730-000	CONFERENCES	306	0	(306)	750	1,000
284-850-000	TELEPHONE - CUSTOMER LINE	451	550	99	750	1,000
284-850-001	TELEPHONE - G/O PLANT	0	6,000	6,000	6,000	9,000
284-850-002	TELEPHONE - MOBILE PHONES	1,119	1,800	681	1,800	2,500
284-862-000	TRUCK EXPENSES/AUTO REIMB.	3,705	6,000	2,295	5,000	8,000
284-862-001	TRAILER RENTAL EXPENSES	2,250	5,625	3,375	3,375	4,500
284-956-000	UNIFORMS & CLOTHING	1,136	1,900	764	1,900	2,500
284-956-002	ADMINISTRATION EXPENSES	0	25,000	25,000	25,000	25,000
284-960-000	METER SERVICES - CONTRACTOR	600	0	(600)	1,000	2,000
966-999-000	TRANSFER TO TRUCK/EQUIP SINKING FUND	0	10,000	10,000	10,000	10,000
966-999-100	CONTINGENCIES	0	5,000	5,000	0	5,000
	TOTAL EXPENDITURES	152,425	288,975	136,550	296,775	390,300
	NET REVENUES OVER (UNDER) EXPENDITURES	13,677	2,274	11,403	1,275	850
	BEGINNING FUND BALANCE	0	0	0	0	1,275
	ENDING FUND BALANCE	13,677	2,274	11,403	1,275	2,225

Lake Edgewood Phase III #854	Budget	YTD Actual	Proposed Budget
	07/01/06-3/31/07	03/14/07	04/01/07-3/31/08
Opening Balance	\$ 72,312.00	\$ 72,466.00	\$ 92,973.00
Revenue			
Assessments/Tax Levy	\$ 17,439.00	\$ 21,914.00	\$ 18,986.00
Assessments/Payoffs	\$ -	\$ -	\$ -
Interest	\$ 1,800.00	\$ 2,290.00	\$ 2,200.00
Miscellaneous	\$ -	\$ -	\$ -
Total Revenue	\$ 19,239.00	\$ 24,204.00	\$ 21,186.00
Expenditures			
Bond Payments	\$ 22,953.00	\$ 3,976.00	\$ 22,559.00
Auditing/Misc.	\$ 200.00	\$ -	\$ 200.00
Total Expenditures	\$ 23,153.00	\$ 3,976.00	\$ 22,759.00
Ending Balance	\$ 68,398.00	\$ 92,694.00	\$ 91,400.00

Bond Pymts Due May & Oct

Grand River Water #855	Budget	YTD Actual	Proposed Budget
	07/01/06-03/31/07	03/14/07	04/01/07-3/31/08
Opening Balance	\$ 185,466.00	\$ 187,629.00	\$ 317,364.00
Revenue			
Assessments/Tax Levy	\$ 147,944.00	\$ 139,568.00	\$ 137,508.00
Assessments/Payoffs	\$ -	\$ -	\$ -
Interest	\$ 2,700.00	\$ 4,560.00	\$ 6,500.00
Miscellaneous	\$ -	\$ -	\$ -
Total Revenue	\$ 150,644.00	\$ 144,128.00	\$ 144,008.00
Expenditures			
Bond Payments	\$ 128,926.00	\$ 14,463.00	\$ 131,676.00
Auditing/Misc.	\$ 500.00	\$ 500.00	\$ 500.00
Bond Refunding	\$ -	\$ -	\$ -
Total Expenditures	\$ 129,426.00	\$ 14,963.00	\$ 132,176.00
Ending Balance	\$ 206,684.00	\$ 316,794.00	\$ 329,196.00

Bond Pymts Due May & Oct

Oak Pointe Water #856	Budget	YTD Actual	Proposed Budget
	07/01/06-03/31/07	03/14/07	04/01/07-3/31/08
Opening Balance	\$ 130,457.00	\$ 130,602.00	\$ 227,288.00
Revenue			
Assessments/Tax Levy	\$ 98,639.00	\$ 89,199.00	\$ 96,885.00
Assessments/Payoffs	\$ -	\$ 4,360.00	\$ -
Interest	\$ 1,700.00	\$ 2,797.00	\$ 3,500.00
Miscellaneous	\$ -	\$ -	\$ -
Total Revenue	\$ 100,339.00	\$ 96,346.00	\$ 100,385.00
Expenditures			
Bond Payments	\$ 83,607.00	\$ -	\$ 83,607.00
Auditing/Misc.	\$ 200.00	\$ -	\$ 200.00
Bond Refunding	\$ -	\$ -	\$ -
Total Expenditures	\$ 83,807.00	\$ -	\$ 83,807.00
Ending Balance	\$ 146,989.00	\$ 226,948.00	\$ 243,866.00

Bond Pymt Due May

Lk Edgewood Wtr Ext #857	Budget	YTD Actual	Proposed Budget
	07/01/06-3/31/07	03/14/07	04/01/07-3/31/08
Opening Balance	\$ 27,659.00	\$ 27,630.00	\$ 60,661.00
Revenue			
Assessments/Tax Levy	\$ 40,752.00	\$ 39,770.00	\$ 39,065.00
Assessments/Payoffs	\$ -	\$ -	\$ -
Interest	\$ 900.00	\$ 788.00	\$ 1,100.00
Miscellaneous	\$ -	\$ -	\$ -
Total Revenue	\$ 41,652.00	\$ 40,558.00	\$ 40,165.00
Expenditures			
Bond Payments	\$ 7,192.00	\$ 7,192.00	\$ 38,774.00
Auditing/Misc.	\$ 200.00	\$ 386.00	\$ 400.00
Total Expenditures	\$ 7,392.00	\$ 7,578.00	\$ 39,174.00
Ending Balance	\$ 61,919.00	\$ 60,610.00	\$ 61,652.00

Bond pymts due April & Oct

Grand Oaks Water #858	Budget	YTD Actual	Proposed Budget
	07/01/06-3/31/07	03/14/07	04/01/07-3/31/08
Opening Balance	\$ 109,584.00	\$ 109,549.00	\$ 147,840.00
Revenue			
Assessments/Tax Levy	\$ 33,425.00	\$ 34,401.00	\$ 41,008.00
Assessments/Payoffs	\$ -	\$ -	\$ -
Interest	\$ 2,300.00	\$ 3,458.00	\$ 4,500.00
Miscellaneous	\$ -	\$ -	\$ -
Total Revenue	\$ 35,725.00	\$ 37,859.00	\$ 45,508.00
Expenditures			
Bond Payments	\$ 7,699.00	\$ 7,699.00	\$ 44,752.00
Auditing/Misc.	\$ 500.00	\$ 500.00	\$ 500.00
Total Expenditures	\$ 8,199.00	\$ 8,199.00	\$ 45,252.00
Ending Balance	\$ 137,110.00	\$ 147,408.00	\$ 148,096.00

Bond pymts April & Oct

Dorr Rd Sewer & Water #859	Budget	YTD Actual	Proposed Budget
	07/01/06-3/31/07	03/14/07	04/01/07-3/31/08
Opening Balance	\$ 111,250.00	\$ 111,449.00	\$ 146,799.00
Revenue			
Assessments/Tax Levy	\$ 38,677.00	\$ 47,367.00	\$ 45,899.00
Assessments/Payoffs	\$ -	\$ -	\$ -
Interest	\$ 1,100.00	\$ 1,767.00	\$ 2,600.00
Total Revenue	\$ 39,777.00	\$ 49,134.00	\$ 48,499.00
Expenditures			
Bond Payments	\$ 13,950.00	\$ 13,950.00	\$ 67,100.00
Auditing/Misc.	\$ -	\$ -	\$ 200.00
Total Expenditures	\$ 13,950.00	\$ 13,950.00	\$ 67,300.00
Ending Balance	\$ 137,077.00	\$ 146,633.00	\$ 127,998.00

Bond pymts April & Oct

Pine Creek Sewer #860	Budget	YTD Actual	Proposed Budget
	07/01/06-3/31/07	03/14/07	04/01/07-3/31/08
Opening Balance	\$ 174,241.00	\$ 177,084.00	\$ 170,112.00
Revenue			
Assessments/Tax Levy	\$ 78,792.00	\$ 52,291.00	\$ 51,520.00
Assessments/Payoffs	\$ -	\$ 4,970.00	\$ -
Interest	\$ 3,400.00	\$ 5,269.00	\$ 7,000.00
Miscellaneous	\$ -	\$ -	\$ -
Total Revenue	\$ 82,192.00	\$ 62,530.00	\$ 58,520.00
Expenditures			
Bond Payments	\$ 69,660.00	\$ 69,660.00	\$ 69,660.00
Auditing/Misc.	\$ 200.00	\$ -	\$ 200.00
Total Expenditures	\$ 69,860.00	\$ 69,660.00	\$ 69,860.00
Ending Balance	\$ 186,573.00	\$ 169,954.00	\$ 158,772.00

N.E. Tri Lakes Sewer #862	Budget	YTD Actual	Proposed Budget
	07/01/06-03/31/07	03/14/07	04/01/07-3/31/08
Opening Balance	\$ 215,715.00	\$ 215,784.00	\$ 260,439.00
Revenue			
Assessments/Tax Levy	\$ 47,481.00	\$ 46,525.00	\$ 47,954.00
Assessments/Payoffs	\$ -	\$ -	\$ -
Interest	\$ 5,500.00	\$ 6,892.00	\$ 9,500.00
Miscellaneous	\$ -	\$ -	\$ -
Total Revenue	\$ 52,981.00	\$ 53,417.00	\$ 57,454.00
Expenditures			
Bond Payments	\$ 59,225.00	\$ 9,612.00	\$ 58,135.00
Auditing/Misc.	\$ 400.00	\$ -	\$ 400.00
Total Expenditures	\$ 59,625.00	\$ 9,612.00	\$ 58,535.00
Ending Balance	\$ 209,071.00	\$ 259,589.00	\$ 259,358.00

Bond Pyrnits Due May & Nov

Homestead Sewer #863	Budget	YTD Actual	Proposed Budget
	07/01/06-03/31/07	03/14/07	04/01/07-3/31/08
Opening Balance	\$ 81,943.00	\$ 81,945.00	\$ 90,744.00
Revenue			
Assessments/Tax Levy	\$ 9,513.00	\$ 8,562.00	\$ 8,819.00
Assessments/Payoffs	\$ -	\$ -	\$ -
Interest	\$ 1,000.00	\$ 1,092.00	\$ 1,650.00
Miscellaneous	\$ -	\$ -	\$ -
Total Revenue	\$ 10,513.00	\$ 9,654.00	\$ 10,469.00
Expenditures			
Bond Payments	\$ 990.00	\$ 990.00	\$ 40,990.00
Auditing/Misc.	\$ 100.00	\$ -	\$ 100.00
Total Expenditures	\$ 1,090.00	\$ 990.00	\$ 41,090.00
Ending Balance	\$ 91,366.00	\$ 90,609.00	\$ 60,123.00

Bond Pyrnits Due May & Nov

Tri Lakes Road #864	Budget	YTD Actual	Proposed Budget
	07/01/06-03/31/07	03/14/07	04/01/07-3/31/08
Opening Balance	\$ 74,076.00	\$ 74,028.00	\$ 149,520.00
Revenue			
Assessments/Tax Levy	\$ 74,225.00	\$ 75,713.00	\$ 76,925.00
Assessments/Payoffs	\$ -	\$ 4,554.00	\$ -
Interest	\$ 1,300.00	\$ 2,282.00	\$ 3,400.00
Miscellaneous			
Total Revenue	\$ 75,525.00	\$ 82,549.00	\$ 80,325.00
Expenditures			
Bond Payments	\$ 62,504.00	\$ 6,252.00	\$ 66,378.00
Auditing/Misc.	\$ 850.00	\$ 990.00	\$ 1,000.00
Bond Refunding	\$ -		
Total Expenditures	\$ 63,354.00	\$ 7,242.00	\$ 67,378.00
Ending Balance	\$ 86,247.00	\$ 149,335.00	\$ 162,467.00

Bond Pymts Due May & Oct

LK Edgewood Phase I #865	Budget	YTD Actual	Proposed Budget
	07/01/06-03/31/07	03/14/07	04/01/07-3/31/08
Opening Balance	\$ 159,246.00	\$ 159,302.00	\$ 230,527.00
Revenue			
Assessments/Tax Levy	\$ 65,583.00	\$ 63,462.00	\$ 56,697.00
Assessments/Payoffs	\$ -	\$ 11,820.00	\$ -
Interest	\$ 3,900.00	\$ 3,817.00	\$ 5,500.00
Miscellaneous	\$ -		
Total Revenue	\$ 69,483.00	\$ 79,099.00	\$ 62,197.00
Expenditures			
Bond Payments	\$ 8,344.00	\$ 8,344.00	\$ 124,102.00
Auditing/Misc.	\$ -	\$ -	\$ 200.00
Total Expenditures	\$ 8,344.00	\$ 8,344.00	\$ 124,302.00
Ending Balance	\$ 220,385.00	\$ 230,057.00	\$ 168,422.00

Bond Pymts Due May & Nov

Genoa Oceola Sewer I #866	Budget	YTD Actual	Proposed Budget
	07/01/06-03/31/07	03/14/07	04/01/07-3/31/08
Opening Balance	\$ 272,499.00	\$ 273,398.00	\$ 502,821.00
Revenue			
Assessments/Tax Levy	\$ 223,297.00	\$ 243,370.00	\$ 236,036.00
Assessments/Payoffs	\$ -	\$ 520.00	\$ -
Interest	\$ 6,400.00	\$ 5,776.00	\$ 8,500.00
Miscellaneous	\$ -	\$ -	\$ -
Total Revenue	\$ 229,697.00	\$ 249,666.00	\$ 244,536.00
Expenditures			
Bond Payments	\$ 27,146.00	\$ 20,543.00	\$ 350,599.00
Auditing/Misc.	\$ 400.00	\$ 400.00	\$ 400.00
Total Expenditures	\$ 27,546.00	\$ 20,943.00	\$ 350,999.00
Ending Balance	\$ 474,650.00	\$ 502,121.00	\$ 396,358.00

Bond Pyrnts Due May & Nov

Tri Lakes Sewer #867	Budget	YTD Actual	Proposed Budget
	07/01/06-03/31/07	03/14/07	04/01/07-3/31/08
Opening Balance	\$ 691,850.00	\$ 694,945.00	\$ 669,928.00
Revenue			
Assessments/Tax Levy	\$ 121,069.00	\$ 122,684.00	\$ 131,168.00
Assessments/Payoffs	\$ -	\$ 3,999.00	\$ -
Interest	\$ 12,500.00	\$ 19,890.00	\$ 25,000.00
Miscellaneous	\$ -	\$ -	\$ -
Total Revenue	\$ 133,569.00	\$ 146,573.00	\$ 156,168.00
Expenditures			
Bond Payments	\$ 172,050.00	\$ 172,050.00	\$ 168,950.00
Auditing/Misc.	\$ 100.00	\$ -	\$ 100.00
Total Expenditures	\$ 172,150.00	\$ 172,050.00	\$ 169,050.00
Ending Balance	\$ 653,269.00	\$ 669,468.00	\$ 657,046.00

Bond pyrnts due Sept & March

Genoa Ocoela II Sewer #868	Budget	YTD Actual	Proposed Budget
	07/01/06-03/31/07	03/14/07	04/01/07-3/31/08
Opening Balance	\$ 588,963.00	\$ 591,223.00	\$ 536,524.00
Revenue			
Assessments/Tax Levy	\$ 194,144.00	\$ 184,477.00	\$ 205,436.00
Assessments/Payoffs	\$ -	\$ 8,264.00	\$ -
Interest	\$ 9,050.00	\$ 20,000.00	\$ 27,000.00
Miscellaneous	\$ -	\$ -	\$ -
Total Revenue	\$ 203,194.00	\$ 212,741.00	\$ 232,436.00
Expenditures			
Bond Payments	\$ 282,285.00	\$ 269,540.00	\$ 280,355.00
Auditing/Misc.	\$ 400.00	\$ 400.00	\$ 400.00
Total Expenditures	\$ 282,685.00	\$ 269,940.00	\$ 280,755.00
Ending Balance	\$ 509,472.00	\$ 534,024.00	\$ 488,205.00

Lk Edgewood Phase II #869	Budget	YTD Actual	Proposed Budget
	07/01/06-03/31/07	03/14/07	04/01/07-03/31/08
Opening Balance	\$ 85,388.00	\$ 85,413.00	\$ 125,728.00
Revenue			
Assessments/Tax Levy	\$ 16,624.00	\$ 15,520.00	\$ 20,948.00
Assessments/Payoffs	\$ -	\$ -	\$ -
Interest	\$ 900.00	\$ 857.00	\$ 1,200.00
Miscellaneous	\$ -	\$ -	\$ -
Total Revenue	\$ 17,524.00	\$ 16,377.00	\$ 22,148.00
Expenditures			
Bond Payments	\$ 28,978.00	\$ 4,489.00	\$ 28,313.00
Auditing/Misc.	\$ 100.00	\$ -	\$ 100.00
Total Expenditures	\$ 29,078.00	\$ 4,489.00	\$ 28,413.00
Ending Balance	\$ 73,834.00	\$ 97,301.00	\$ 119,463.00

Bond pymts due Oct & May

Grand River Widening #870	Budget	YTD Actual	Proposed Budget
	07/01/06-03/31/07	03/14/07	04/01/07-03/31/08
Opening Balance	\$ 58,636.00	\$ 59,757.00	\$ 143,651.00
Revenue			
Assessments/Tax Levy	\$ 105,711.00	\$ 107,996.00	\$ 111,983.00
Assessments/Payoffs	\$ -	\$ -	\$ -
Interest	\$ 300.00	\$ 511.00	\$ 750.00
Miscellaneous/Fr Const Acct	\$ -	\$ -	\$ -
Total Revenue	\$ 106,011.00	\$ 108,507.00	\$ 112,733.00
Expenditures			
Bond Payments	\$ 23,812.00	\$ 23,813.00	\$ 120,938.00
Auditing/Misc.	\$ 850.00	\$ 830.00	\$ 850.00
Total Expenditures	\$ 24,662.00	\$ 24,643.00	\$ 121,788.00
Ending Balance	\$ 139,985.00	\$ 143,621.00	\$ 134,596.00

Bond pymts due May & Oct

LKEdgewood West Water #872	Budget	YTD Actual	Proposed Budget
	07/01/06-03/31/07	03/14/07	04/01/07-03/31/08
Opening Balance	\$ 264,743.00	\$ 264,919.00	\$ 421,635.00
Revenue			
Assessments/Tax Levy	\$ 248,127.00	\$ 216,703.00	\$ 281,104.00
Assessments/Payoffs	\$ -	\$ 6,821.00	\$ -
Interest	\$ 3,650.00	\$ 4,442.00	\$ 6,000.00
Misc/Fr Const Acct to Close	\$ -	\$ 7,645.00	\$ -
Total Revenue	\$ 251,777.00	\$ 223,524.00	\$ 287,104.00
Expenditures			
Bond Payments	\$ 67,108.00	\$ 67,108.00	\$ 299,434.00
Auditing/Misc.	\$ 500.00	\$ 200.00	\$ 300.00
Total Expenditures	\$ 67,608.00	\$ 67,308.00	\$ 299,734.00
Ending Balance	\$ 448,912.00	\$ 421,135.00	\$ 409,005.00

Bond pymts due Oct & April

LKEdgewood West Sewer #873	Budget	YTD Actual	Proposed Budget
	07/01/06-03/31/07	03/14/07	04/01/07-03/31/08
Opening Balance	\$ 452,768.00	\$ 408,176.00	\$ 1,125,215.00
Revenue			
Assessments/Tax Levy	\$ 307,178.00	\$ 302,537.00	\$ 357,555.00
Assessments/Payoffs	\$ -	\$ 16,312.00	\$ -
LE New User Fund/Pebble Creek REU's	\$ 45,000.00	\$ 463,500.00	\$ -
Interest	\$ 6,300.00	\$ 7,575.00	\$ 11,000.00
Total Revenue	\$ 358,478.00	\$ 789,924.00	\$ 368,555.00
Expenditures			
Bond Payments/Due fr Const	\$ 103,885.00	\$ 73,885.00	\$ 459,340.00
Auditing/Misc.	\$ -	\$ -	\$ 100.00
Total Expenditures	\$ 103,885.00	\$ 73,885.00	\$ 459,440.00
Ending Balance	\$ 707,361.00	\$ 1,124,215.00	\$ 1,034,330.00

Total due fr Pebble Creek

Oct pymt reduced by bal in const.
Bond Pymts Due April & Nov

MHOG Plant Expansion #875	Budget	YTD Actual	Proposed Budget
	07/01/06-03/31/07	03/14/07	04/01/07-03/31/08
Opening Balance	\$ 1,073,165.00	\$ 1,073,710.00	\$ 1,084,887.00
Revenue			
Interest	\$ 31,400.00	\$ 31,080.00	\$ 46,000.00
Miscellaneous	\$ -	\$ -	\$ -
Total Revenue	\$ 31,400.00	\$ 31,080.00	\$ 46,000.00
Expenditures			
Bond Payments	\$ 128,206.00	\$ 24,103.00	\$ 125,972.00
Auditing/Misc.	\$ 200.00	\$ 200.00	\$ 200.00
Total Expenditures	\$ 128,406.00	\$ 24,303.00	\$ 126,172.00
Ending Balance	\$ 976,159.00	\$ 1,080,487.00	\$ 1,004,715.00

Bond Pymts Due May & Oct

G/O Plant Expansion #876	Budget	YTD Actual	Proposed Budget
	07/01/06-03/31/07	03/14/07	04/01/07-03/31/08
Opening Balance	\$ 2,120,808.00	\$ 1,947,939.00	\$ 1,978,658.00
Revenue			
Interest	\$ 51,400.00	\$ 60,253.00	\$ 90,000.00
Miscellaneous	\$ -	\$ -	\$ -
Total Revenue	\$ 51,400.00	\$ 60,253.00	\$ 90,000.00
Expenditures			
Bond Payments	\$ 33,334.00	\$ 33,334.00	\$ 133,766.00
Auditing/Misc.	\$ 200.00	\$ 200.00	\$ 200.00
Total Expenditures	\$ 33,534.00	\$ 33,534.00	\$ 133,966.00
Ending Balance	\$ 2,138,674.00	\$ 1,974,658.00	\$ 1,934,692.00

Bond pymts due June & Dec

MEMORANDUM

TO: Township Board

FROM: Mike Archinal; Manager *MA*

DATE: 3/14/07

RE: Baetcke Lake Augmentation Well

Please find attached a memo from the President of the Baetcke Lake Association requesting the establishment of a special assessment district for operating costs associated with their augmentation well. This matter was discussed during the Call to the Public at the 3/5/07 meeting:

A Call to the Public was made with the following response: Marilyn Darnell introduced herself as the president of the Baetcke Lake Homeowners Association. She then introduced Bob Brandt who advised the board 83% of the Baetcke residents asked the township to support an augmentation well by means of a special assessment district in 2004. The board rejected their petition at that time. Residents then worked with Insite Environmental to put a test well in place. The system retained a 3" variation level during all of 2006. It costs the association \$2,594.00 annually to run the pump. This would amount to 12 annual bills for electricity. We are asking for the board's help in establishing such a district.

Public Act 188 authorizes Townships to establish special assessment districts for various improvements and includes in relevant part (M.C.L. 41.722):

“... the construction, improvement, and maintenance of a lake, pond, river, stream, lagoon or other body of water or of an improvement to the body of water.”

You may direct the establishment of a district under this statute if you so desire. Costs associated with the establishment and administration of the district will be spread among the assessed properties. The Township has typically avoided establishing S.A.D.'s for private maintenance issues such as roads. The Township has established an S.A.D. for weed control on Pardee Lake; a private lake.

You may recall that the request for an S.A.D. for the installation of the augmentation well met with substantial opposition from nearby residents. I have copied minutes for your use:

GENOA TOWNSHIP

MAR 09 REC'D

3/6/07

RECEIVED

Gary,

Regarding the appeal from the riparians of Baetcke Lake for help in equalizing the yearly operating cost of their augmentation well. This request is for just a tiny bit of clerical help, namely, the paying of twelve Detroit Edison electricity bills per year plus the application of equal shares of that total to each of the 29 property tax bills that go to the riparian properties that surround Baetcke Lake. With the systems you already have in place it seems this would add just a few hours of routine work each year (for which we will be charged) – AND – it would be a huge declaration by your Board that they indeed cared about fairness in the administration of their duties to their constituency, particularly to those who strive to improve the over-all attractiveness of Genoa Township.

The \$60,000 we invested in restoring our lake with the well project not only serves our riparian interests but also reflects on the quality of management of Genoa Township.

The motto of the Baetcke Lake Association is “Working together works” and we would hope our Township Board would embrace this idea also!

Whatever details are required of us to consummate the empowering action by your Board we stand ready to provide.

We look forward to your favorable response.

Cordially,

A handwritten signature in cursive script, reading "Marilyn J. Darnell".

President, Baetcke Lake Association

12/15/03

2. Preliminary discussion regarding the creation of a special assessment district for Baetcke Lake.

Wendy Peterson and Mark Sweatman of Insight Environmental addressed the board on behalf of the Baetcke Lake Homeowners Association. The following information was provided: Wendy Peterson and Mark Sweatman of Insight Environmental addressed the board on behalf of the Baetcke Lake Homeowners Association. The following information was provided:

- Baetcke Lake is a spring-fed lake with an area of 35 to 40 acres and the springs are no longer working.
 - The lake has a clay base (kettle lake) and is down approximately four feet as of this time.
 - Homeowners around the lake would like to install an augmentation well to supplement the water in the lake.
 - An agreement to purchase land from Bob Herbst is in place to locate a well on his property.
 - John Wilson and Matt Bolang, both of the Livingston County Health Department, have inspected the site for possible use. The Health Department has no objection to issuing the permit for initial testing.
 - A proposal for \$100,000.00 has been put together for an informational meeting (December 30, 2003) with residents whose property abuts the lake.
 - A petition will be submitted to the Township under Act 188 asking that the township create a special assessment district for this project. Total costs will be split between 28 property owners over a four-year period.
 - The process will be accomplished in four phases: Phase I - Determination of a type I well with confirmation of production and geology - cost \$10,000.00. Phase II - The test well will turn into the production well after extensive testing - cost \$40,000.00. Phase III - electrical hookups, etc. will be completed - cost \$16,000.00 to \$20,000.00. Phase IV - operation expenses with price of land - cost \$25,000.00
- Board members raised concerns, however, the board took no formal action concerning this matter.

2/2/04

1. 1st Public Hearing on the Baetcke Lake aquatic weed/lake control petition.

Mark Sweatman – The project will be initiated in three phases. Phase 1 will consist of a review of existing regional and site-specific hydro geologic data, specifically, well logs for the area. Phase 2 will consist of the installation of an observation well at a selected site and the performance of a long-term aquifer test to determine suitability. Phase 3 will consist of the installation of pumping and control systems within the irrigation well at the selected site.

Sweatman – Baetcke Lake is considered to be a “kettle lake”. No surface water flows in

or out of the lake. Our target is to drill below the clay deposit – approximately 150-feet- to reach a ground water source for the project. The well we are proposing is 8” and should generate between 200 and 300 gallons a minute. Typically a residential well 4” to 5” generates 20 gallons a minute. This flow would be equivalent to 15 houses.

A call to property owners was made with the following response: Glen Waggoner – I am not opposed to this special assessment district but am concerned that two property owners who own more than one parcel are not paying their fair share - reference was made to Milne and Peterson. I suggest that an impartial board correct this mismanagement. Skolarus – The petition specifically designated a special assessment to each benefited property owner and the district was established based upon the language in the petition.

Fran Rocheleau – I did not sign the petition. There is a real possibility that our well could be effected in three or four years. If our well is dry we will have no recourse.

A call to the public was made with the following response: Mark Lunau – How does this effect the ground water of residents southeast of this site? McCririe – A hydro geologic study will be made to determine any effect upon neighboring properties. Robert Murray – I am not opposed to people spending their own money, however, I have a well and don’t want to see a negative impact. The board should see the results of that study and then determine if they want to go forward. The D.E.Q. and the drain commissioner’s office are opposed to this project. Margaret Kearney – I live in Prairie View and am concerned with our well. Bill Wennetta – I am here representing the Tri-Lakes Association and want to know where the well will be located. McCririe – The augmentation will be located on a parcel owned by Mr. Herbst. Bette Swift – Mr. Murray was supervisor when the City of Brighton well went in – was there an assessment done? McCririe – Yes. Swift – How about when the Mt. Brighton Golf course was constructed – was there a hydro-geo study done? McCririe – Yes, an extensive study was done.

Sweatman – Fonda Lake has an augmented well - since 1960. Kalamazoo is another example. The city of Brighton well is 110’ to 120’ in depth. Norbert Sikora – I live on Summerhill and am concerned with my well. There is another 150 acres of land to be developed in this area in the next few years. What is the long-term view? McCririe – The hydro-geo study will show that impact.

McCririe – What is causing the low water levels in Baetcke Lake? Sweatman – The question of the watershed has not been looked at anywhere in Michigan. The cost would be in the multiple millions. The person with the biggest concern is the Rocheleau’s. McCririe – Will the study show if you are recycling water? Sweatman – Yes. Mortensen – I believe the resolution should include the phases as discussed in Mr. Sweatman’s letter of 09/24/03. Our township engineers may want to review the study. Ledford – I remember that Ms. Peterson said that the lake was fed by natural springs. Sweatman – As the water table drops, so does the pressure on the natural springs and they no longer generate. Springs are shallow and fed by under ground streams. Peterson – The lake is down approximately 40 inches.

Hunt – This petition and district is established at \$100,000.00. The properties will immediately be liened for that amount of money. Heikkinen – We can terminate the district at such time as it is determined that the project is not viable.

Moved by Ledford, supported by Mortensen, to adjourn the public hearing to the next regular meeting of the board. All property owners will be notified accordingly. The resolutions will include language describing the three phases. Further, a review by the board will be held after the completion of the hydro-geologic study. The motion carried unanimously. The board took no further action with regard to this petition.

3/15/04

11. Continuation of 1st Public Hearing on the Baetcke Lake aquatic weed/lake control petition. (Please pull related material from your March 1, 2004 regular meeting of the Board.)

Wendy Peterson presented the request on behalf of property owners of Baetcke Lake. We have been besieged by incorrect information. This petition represents the most valuable thing that we own – our homes. Reference was made to the Township Zoning Ordinance Section 3.7 that addresses wetland protection. This board has been long on record for preserving natural resources such as Baetcke Lake. Baetcke Lake is unique in that it is only one of two lakes that are down in this area. Our hydrologist talked about the City of Brighton Well, Mt. Brighton, Oak Pointe and the Jackal as perhaps being the cause of this problem. Perhaps the liability is from pervious permitting. We, on Baetcke Lake, have the most to lose. We are committed to the notion that this lake is not coming back.

The D.E.Q. letter does not say that they are not in favor of augmentation wells but in fact says that they do not advocate the implementation of such wells. The Health Department has been out to the site and said that they will give a permit for a preliminary test well. We are not in an eight-year drought. Michigan is the second wettest state in the union. SEMCOG also determined the following: year 2000 – 47” of rain, year 2001 – 44” of rain and 2002 – 35” of rain.

It was first estimated that we would need 43 million gallons of water to bring the lake back up. That determination was based upon 40 acres. The lake is actually 35 acres and is up this spring after all the snow melted. We would now need 19 million gallons of water to return our lake to normal. Item no. 13 on the agenda will allow for 304 dwelling units just south of Brighton Road. They will need 48 million gallons of water each year (drawn from the same aquifer). That water will not return to the same aquifer but will be piped out of the watershed and down Chilson Road.

Oakland County implements 53 augmentation wells. We do not want to improve our property values; we just want to preserve them. Please do the right thing and pass the resolution as originally presented.

Elizabeth Swift – I have been a resident since 1961 and my family has owned this

property since 1923. You have allowed unbridled development that has impacted our lake. Triangle Lake has had an augmentation well in place since the 1960's. They have used that well for 40 years and not one well has gone dry.

Peter Liesecki – I have lived here for 20 years. I cannot say anything more impressive than what Ms. Peterson has said. This situation is gut wrenching to us. Our marine life is being devastated. Please listen to the information that is being provided to you. We want our grandchildren to play in that lake. We need your approval.

Messing – In recent years the lake level of the Crooked Lakes has been down. Last year it was back to normal. However, Round Lake and Baetcke are down and they are close together. Perhaps the township should determine just what is causing this problem. Bill Wernette – A large amount of ground water is being used for lawns and golf courses. The township should look into that. Jeff Keeney – I have a 38' well on Sundance and I am very concerned. I would expect the township to pay me should I lose my well. Letters of objection were received from Paul B. Karty, Richard Zahler and Patricia Petrat.

Moved by Skolarus, supported by Mortensen, to approve Resolution No. 2 for the Baetcke Lake project. The motion failed as follows: Aye – Skolarus. Nay – Ledford, Smith, Hunt, Combs, Mortensen and McCririe.

I look forward to discussing this matter with you at the March 19, 2007 Board meeting.



JENNIFER M. GRANHOLM
GOVERNOR


STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



STEVEN E. CHESTER
DIRECTOR

November 3, 2003

TO: Local Health Departments
Environmental Health Division

FROM: Michael S. Gaber, C 
Well Construction U
Groundwater Section
Water Division

SUBJECT: Lake Augmentation Wells

The Department of Environmental Quality (DEQ) has received numerous inquiries from both local health departments (LHD) and the general public regarding the use of augmentation wells to enhance the levels of inland lakes across the state. Such wells rarely fulfill their intended purpose, and the DEQ does not advocate their installation and usage.

Much of the problem with lake augmentation wells lies in the sheer scale of such an undertaking. For example, it takes roughly 27,150 gallons of water to raise the level of a one-acre lake one inch. Accordingly, a 100-acre lake would require 2,715,000 gallons of water to raise the level of the lake one inch. These calculations do not consider any water loss from the system due to leakage through the lake bottom or evaporation from the lake surface (about ¼ inch per day). When water loss is accounted for, the amount of water required often cannot be practically delivered by a well. Limited information provided to the DEQ suggests only 1 in 4 augmentation wells fulfill their intended use.

Additional problems may be related to large scale groundwater withdrawals via the augmentation wells, and subsequent lowering of the regional groundwater table. This could have adverse effects on nearby private/public wells, and pumping from shallower depths can impact surface water bodies such as lakes and ponds. The augmentation well may also be drawing some of its water through the bottom of the lake it is discharging into.

There are no state statutes or administrative rules that prohibit the installation of such wells. Augmentation wells meet the "well" definition of Section 12701(1)(d) of the Public Health Code (§333.12701 of 1978 PA 368) and their construction is regulated by the minimum standards in the Michigan Water Well Construction Code. While there is not a well code requirement that a hydrogeologic assessment be conducted (except in R. 325.1613 when minimum isolation distance deviations are being considered), a hydrogeologic assessment or a yield test would help identify potential interference to surrounding active water wells due to lowering of water levels.

Local Health Departments

2

November 3, 2003

If a new augmentation well discharges water into a wetland or surface water body, additional permits may be needed. The Michigan Natural Resources and Environmental Protection Act (NREPA) 1994, PA 451, Part 91 (Soil Erosion and Sedimentation Control), Part 301 (Inland Lakes and Streams), and Part 303 (Wetland Protection), may be applicable depending on the specific circumstances of the discharge. The construction of a spillway or buried drain line within a wetland or the discharge of the water below the water level of a lake are examples of situations that would typically need permits under NREPA. The local soil erosion/zoning officer should be contacted to find out if a permit is needed.

The attached *DEQ Policy/Procedure DWRP-03-003, Aquifer Test Requirements for Public Water Supply Wells*, contains detailed specifications for performing yield tests. Although these procedures are aimed at establishing a maximum withdrawal rate for Type I public water supply wells or delineating their wellhead protection areas, the data generated from the yield test can be used to predict impacts on surrounding wells. The yield test procedures can also be applied to other high capacity wells, such as irrigation wells. If an LHD intends to ask for a yield test as part of the well permitting process, it is advised that a statement such as the following be placed on the permit:

"Wells with large withdrawal rates (>70 gallons per minute) may adversely impact surrounding wells by lowering of water within those wells. Impacts are influenced by hydrogeologic factors, distances between wells, and pumping rates. Completion of a yield test by a competent hydrogeologist is recommended."

The DEQ, Water Division, Groundwater Section (GWS) can provide basic training to LHD staff on analysis of yield tests and other hydrogeologic data in the evaluation of augmentation well sites.

If you have any further questions, please contact me at 517-241-1374.

MSG:CKP

Attachment

cc: Richard A. Powers, DEQ
James K. Cleland, DEQ
Wm. Elgar Brown, DEQ

MEMORANDUM

TO: Township Board

FROM: Michael Archinal, Manager *M.A.*

DATE: 3/16/07

RE: Site Plan Compliance
Tax I.D. #11-14-200-015

Please find attached the minutes from September 5, 1995 that approved the Sherwin Williams paint store. One of the conditions of approval was that the applicant provide an easement to an adjoining property. This easement was never provided. The adjoining property is a flag shaped lot with little frontage on Grand River. The, "flag pole" section of the lot is immediately adjacent to Grand Beach Drive, a private road. The land owner will have difficulty getting a driveway permit from the Road Commission. For the development of his property it is imperative that he gain access through the Sherwin Williams site. The owner of the Sherwin Williams has been uncooperative.

I look forward to discussing this matter with you at the 3/19/07 meeting.

Moved by McCririe, supported by Skolarus, to approve the final plat for Pine Creek Ridge Phase III as presented. The motion carried unanimously.

5. Consideration of a request to rezone from AG (Agricultural) to PRF (Public Recreational Facilities), for a proposed "Bread of Life Tabernacle" Church, located on Herbst Road, between Dorr and Hubert Road, in Section 23: Ray Lanning, Desine, Inc.

Moved by Kull, supported by Hunt, to approve the impact assessment as presented. The motion carried unanimously.

Moved by McCririe, supported by Kull, to approve the rezoning as requested. The motion carried unanimously.

6. Request for approval of the impact assessment corresponding to site plan for a proposed retail paint store, located along the south side of Grand River, east of Grand Beach Drive on approximately 1.7 acres, in Section 14: WXZ Development.

Moved by Skolarus, supported by Hunt, to approve the impact assessment as presented. Further, that prior to the issuance of a land use permit, the easement language for the service drive will be approved by Township Attorney Heikkinen and properly executed. The motion carried unanimously.

7. Request for approval of the impact assessment corresponding to site plan for a proposed medical and general office building, located on the north side of Grand River, west of Grand Oaks Drive, on approximately 3.5 acres, in Section 05: David Reader, Boss Engineering.

Moved by McCririe, supported by Kull, to approve the impact assessment as presented. The motion carried unanimously.

8. Request for approval of the impact assessment corresponding to site plan for a proposed Cellular One phone tower & facility, located at 2025 Euler Road, Brighton, in Section 13: Detroit Cellular Telephone.

Moved by McCririe, supported by Hunt, to approve the impact assessment as presented. The motion carried as follows: Ayes - McCririe, Hunt, Murray and Kull. Nays - Skolarus. Absent - Brown.

9. Consideration of a replacement for Trustee David Johnson.

Moved by Skolarus, supported by Hunt, to approve the Supervisor's recommendation of Mr. Craig Jarvis to fill the recently vacated position of David Johnson for a term to expire on November 20, 1996. The motion carried unanimously.

GENOA TOWNSHIP
PLANNING COMMISSION
AUGUST 22, 1995

(Regular meeting adjourned from August 14, 1995)

MINUTES

The Planning Commission meeting was called to order by Chairman Colley at 7:00 p.m. at the Genoa Township Hall. The following board members were present constituting a quorum for the transaction of business: Bill Colley, Kathy Robertson, Don Pobuda and Gary McCririe. Also present were: Jim Stornant, Township Zoning Administrator; Jeff Purdy, Township Planner; and twelve persons in the audience.

Moved by McCririe, supported by Pobuda, to approve the Agenda as presented. The motion carried.

A CALL TO THE PUBLIC was made with no response.

1. OPEN PUBLIC HEARING #1...REVIEW OF A SITE PLAN AND CORRESPONDING ENVIRONMENTAL IMPACT ASSESSMENT FOR A PROPOSED RETAIL PAINT STORE, LOCATED ALONG THE SOUTH SIDE OF GRAND RIVER, EAST OF GRAND BEACH DRIVE ON APPROXIMATELY 1.7 ACRES. SECTION 14: WXZ DEVELOPMENT. Jim Wymer, Wayne Perry.

Wayne Perry, Desine Engineering - This request is for a 5000 square foot retail paint center, with 2800 square feet of sales area. We have revised the site plan to address drainage and parking concerns as requested by the township planners. Existing drainage is to the south and east of the property. The parking lot is curbed and bituminous, with appropriate green belts as requested. Three canopy trees have been added in the front yard and are included on the new site plan. The warehousing part of this facility is primarily for storage to supplement sales. Access language to properties on both sides of the development have been added to the plan.

Colley - Is there a berm to the west. Perry - It is a landscaped area and can be bermed if the commission requests.

Pobuda - Does the traffic pattern allow movement of materials.
Wyman - This is not a high traffic use. We usually have no more than six customers at a time. Most of our business is contractor business. The warehousing facilities are for our contractor clients.

Robertson - Why is there more parking spaces than needed? Perry - The depth of the lot was determined by the need for truck turn around traffic. Since that area was paved, we added parking spaces.

Colley - Please explain your operation. Wyman - Materials are unloaded with a lift. Only color tinting of paint is done on site.

Colley - Please address McNamee's letter. Perry - We did change the drainage pattern on the site. Surface draining of the curbed parking lot is calculated at a 1/2% grade. Their 1% request appears to be appropriate when there are not curb and gutters. Colley - The 1% does appear to be appropriate. Settling may occur, and the length of the parking facility is extensive. Is there some physical reason why you cannot meet the 1% requirement. Perry - This would require a significant amount of fall with a parking lot 150 feet in length. We are restricted to sheet flow. Colley - What about ditching. Perry - Yes, we intend to ditch down the center, as requested by the township engineer.

McCririe - The use of your warehouse is incidental to your store and the intent is not to lease that space to other users. Wyman - That is correct. Colley - This is not warehousing when the facility is for storage.

Stornant - What rate does the water come off the lot. Perry - It comes to the southeast of the property and is at the agricultural rate. That discharge is cut in half and directed to the back of the property. It will dissipate into the top soil as the current run off to this site does. There is a difference in elevation of 7 1/2 feet as the property sits today. The water will end up in the county drain.

McCririe - How much water will stand in the detention basin. Perry - There should be no water in there except after a storm. Can this plan be designed without a fence. Perry - We can design this property so that a fence is not necessary.

Colley - The standing water after a storm is two feet. Perry - That is correct.

A call to the public was made with the following response: Joe Fader - The water flow will go to a ditch (Bonine's Pond). That is fine with us. What is the general plan for that entire parcel? It appears that the land is locked behind this development. Purdy - We know that the zoning is NSD.

Colley - The warehouse should be called a storage area in an effort to clarify that issue. Are floor drains included in the storage area? Perry - We do not intend to have any drains in this facility.

Colley - This application should also be conditional upon the township engineer's approval.

Wyman - There is very little development near this site. We understand that we may be setting a precedent here. This

building will have a gabled roof with asphalt shingles. The colors will be earthtone or muted (usually light gray with the metal trim being a darker shade of gray). We have added three different types of masonry to add character to the building. The blocks will be scored and unpainted, with some split faced block lines to give the building a horizontal feature. The sign will be right above the door (with a blue background and white letters with a red Sherman Williams logo). Lighting on the overhang will light the signage. A pylon sign does meet the requirements of the ordinance. It is 42 square feet with a height of 15'.

Colley - Does the building signage meet the ordinance. Purdy - The signage must meet the 10% restriction of the ordinance. The plan calls for 80 square foot signage on the building.

Pobuda - What is the potential for fire? Wyman - The quantities of paint are within the standards of the law. We do provide the local fire department with that information.

* PLANNING COMMISSION DISPOSITION OF WXZ DEVELOPMENTS PETITION.

A. RECOMMENDATION REGARDING ENVIRONMENTAL IMPACT ASSESSMENT.

Moved by McCririe, supported by to recommend approval of the impact assessment to the township board. The motion carried.

B. DISPOSITION OF SITE PLAN.

Moved by McCririe, supported by Pobuda, to approve the site plan with the following conditions:

- three canopy trees will be provided in the front yard meeting the township zoning ordinance
- warehouse area on the site plan be re-labeled storage and is determined to be acceptable and incidental to this use
- that the proposed cedar enclosure for the dumpster is acceptable
- that the detention basin is to be redesigned as to not require fencing and approved by the Livingston County Drain Commissioner
- that the petitioner provide easement language satisfactory to the township attorney for the service drive on the east and west sides of the building
- the building shall contain no floor drains
- all signage shall conform to the township zoning ordinance
- review and approval by the township's engineers
- finally, contingent upon the township board's approval of the impact assessment

The motion carried unanimously.

2. OPEN PUBLIC HEARING # 2...REVIEW OF A SITE PLAN AND CORRESPONDING ENVIRONMENTAL IMPACT ASSESSMENT FOR A PROPOSED

MEMORANDUM

TO: Board Members, Charter Township of Genoa
FROM: Greg Tatara, Utilities Director
DATE: March 9, 2007
RE: Proposed Septage Receiving Facility Operating Plan

.....

I have reviewed the proposed Septage Receiving Facility Operating Plan and cover letter received at Genoa Township on March 8, 2007. The Proposed Operating Plan will not cause any impact to the various Genoa Township Wastewater Service Districts or our Utility Department. This operation of this facility and the corresponding ban on land application should improve surface and groundwater quality throughout Livingston County. Additionally, the Michigan Department of Environmental Quality recently updated its Part 117 Rules, which placed significant restrictions on the practice of land application. Some of the restrictions included screening of septage, application at agricultural uptake rates, and the banning of winter land application. Therefore, the rule updates had the potential to significantly impact the cost to residents to have on-site disposal systems pumped and maintained. As a result, residents of Genoa Township served by on-site disposal systems should see a future benefit in more reasonable pumping costs and the ability to have service throughout the year.

Based on the overall benefits that can be realized, I don't find any negative impacts associated with the operation of the septage receiving facility.

**Livingston County
Department of Public Works**

2300 E. Grand River, Suite 105 • Howell, Michigan 48843-7581
(517) 546-7150 • Fax (517) 545-9658

March 5, 2007

GENOA TOWNSHIP

MAR 08 REC'D

RECEIVED

Township Board
Genoa Township
2911 Dorr Rd
Brighton MI 48116

Re: Proposed Septage Receiving Facility Operating Plan

Dear Governing Board/Council:

Livingston County is in the process of constructing a septage receiving facility located south of Clyde Road on Runyan Lake Road, in Section 9 of Hartland Township. The septage receiving facility is proposed to open in the spring of 2007.

This receiving facility is being constructed as a result of concern over the existing land application practice, new State regulations, and the environmental impacts from continued reliance on surface application of septic tank waste in Livingston County.

Pursuant to Part 117 of P.A. 451, 1994, this notice is being submitted to all Cities, Villages, and Townships located in whole or in part within the service area of the proposed facility. Livingston County has passed an ordinance that bans all land disposal of septage waste within its service area once the receiving station is operational. All septage originating within the service area must be disposed of at a municipal treatment plant or receiving facility such as the one being constructed in Hartland Township.

Livingston County is currently soliciting written comments on the proposed plan until March 25, 2007. The plan can also be viewed at the office of the Livingston County Drain Commissioner or at the following web address: <http://co.livingston.mi.us/Drain/>.

Please feel free to contact us, should you have any questions. Thank you.

Sincerely,



Brian Jonckheere
Director, Department of Public Works
Livingston County Drain Commissioner

Enclosures

LIVINGSTON COUNTY
SEPTAGE RECEIVING FACILITY
OPERATING PLAN

I. Authority

This Operating Plan for the Livingston County Septage Receiving Facility (“the Facility”) is established pursuant to Act 381 PA of 2004 and Part 117 of 1994 PA 451, as amended, being MCL 324.11701 *et seq.*, and the rules promulgated thereunder by the Michigan Department of Environmental Quality.

II. Definitions

- (a) “Domestic septage” means liquid or solid material removed from a septic tank, cesspool, portable toilet, type III marine sanitation device, or similar storage or treatment works that receives only domestic sewage. Domestic septage does not include liquid or solid material removed from a septic tank, cesspool, or similar facility that receives either commercial wastewater or industrial wastewater and does not include grease removed from a grease interceptor, grease trap, or other appurtenance used to retain grease or other fatty substances contained in restaurant waste.
- (b) “Septage Receiving Facility procedures manual” means specific criteria established by Livingston County detailing procedures for such items as; registration and bonding requirements of licensed septage haulers, sampling requirements, billing procedures, capacity priority, and general operation and maintenance for the Livingston County Receiving Facility.
- (c) “Operating plan” means a plan developed in accordance with PA 381 of 2004 by Livingston County for receiving septage waste that specifies the location; categories of septage waste that will be received; capacity; the service area; and hours of operation.

III. Purpose

This Operating Plan sets forth the rules for the operation of the Facility, owned by Livingston County, for the purpose of receiving septage waste from licensed septage waste haulers that are registered and bonded with the Livingston County Septage Receiving Facility.

IV. Location

The Facility is located at 4682 Runyan Lake Road, approximately 1400 feet south of Clyde Road in Hartland Township, Livingston County, Michigan, on the site of and integrated with the Clyde Road Lift Station.

V. Service Area

The Facility shall receive and dispose of septage waste generated in:

1. Livingston County; and
2. The Facility will receive septage waste generated outside the service area, provided that adequate capacity is available to collect septage wastes generated within the County. Septage waste generated within Livingston County shall have first priority for capacity should peak demand exceed system capacity.

VI. Categories of Septage Waste

The Facility will receive categories of septage waste, which include domestic septage and non-processed commercial wastewater with wastewater characteristics that are similar to domestic septage.

VII. Capacity

Hydraulic Capacity

The Facility has an initial design hydraulic capacity of 67,000 gallons per day, translating into a potential yearly volume of 24,455,000 gallons. The septage will be transported via pump stations and transmission lines to the Genesee County District 3 Waste Water Treatment Plant for final treatment and disposal in accordance with the Districts NPDES permit.

Based on initial design parameters, the approximate daily average and peak daily flows in gallons per day of septage received at the Facility are 40,000 gpd and 67,000 gpd respectively.

Nutrient/Organic Capacity

The Livingston County Septage Receiving Station does not treat the waste beyond basic screening and limited aeration. The Facility is a collection and transport node to the Genesee County District 3 Wastewater Plant, which ultimately treats the septage waste. The District 3 Plant is governed by its current NPDES discharge permit, which defines the allowable loading rates. Projected loadings from the septage Facility are included in the current District 3 NPDES permit.

VIII. Facility Features

Receiving: Deliveries are received at a heated, enclosed facility, using a drive-thru pattern in one of two truck bays. Access to the facility is made by use of a pre-paid proximity card. A hauler simply presents a proximity card within eight feet of one of the sensor pedestals outside the bay door to activate the door. Once inside, the hauler connects the delivery truck to the station via the use of cam-lock couplings.

Discharge: Waste is directed through a rock trap and then a bar-screen type screening unit. Screenings are pressed in the screening unit and automatically bagged before being discharged to a dumpster. Waste flows are monitored with an in-line meter and automatically deducted from the hauler's account upon completion of the dumping event. Following the log-out procedure using the system touch pad, two (2) labels are automatically printed in the central process room. Labels are applied to the sample bottle required from each load, as well as to the manifest form to be submitted by the hauler. In addition, a two-part receipt is printed for the hauler indicating the hauler's name, truck number, date, time, volume discharged, pH, and volume remaining on hauler's account.

Treatment: Waste passing through the screening unit is directed below into one of two aerated 30,000-gallon underground septage tanks. Grit is contained in a sump at one end of the tank, down-slope from the discharge line. Two rotary lobe pumps transfer (40-50 gpm) the septage to the adjoining lift station wet well for transmission north to the Genesee County District 3 Wastewater Plant.

IV. Hours of Operation

The hours of operation for the Facility are limited to 7:00 a.m. to 7:00 p.m. on Monday through Friday, and from 7:00 a.m. to 2:00 p.m. on Saturday, except in cases of emergency.

X. Septage Waste Haulers

The Facility shall only receive septage waste from a licensed septage waste hauler using a licensed septage waste vehicle. Each hauler must also be registered and bonded with Livingston County. Each septage waste hauler disposing of septage waste in the Facility shall post a surety, in the form of cash in an escrow account or a performance bond, in the amount of \$25,000.

XI. Operator

The Facility will be operated by the office of the Livingston County Drain Commissioner, acting on behalf of Livingston County.

XII. Operating Conditions.

A. Access: Access to the Facility by licensed septage waste haulers shall be made solely through the intersection of Clyde and Runyan Lake Roads.

B. Transfer: The transfer of septage waste from a septage waste vehicle to the Facility will occur inside the Facility using a drive-through traffic pattern. Each transfer of septage waste from a septage waste vehicle will be through a four-inch or six-inch hose firmly connected to the Facility.

C. Discharge: Septage waste received at the Facility will be discharged into the Hartland sewer system for transportation to the Genesee County District 3 Wastewater Treatment Plant for treatment.

D. Testing: All septage waste received at the Facility will be tested in accordance with the Genesee Industrial Pretreatment Program.

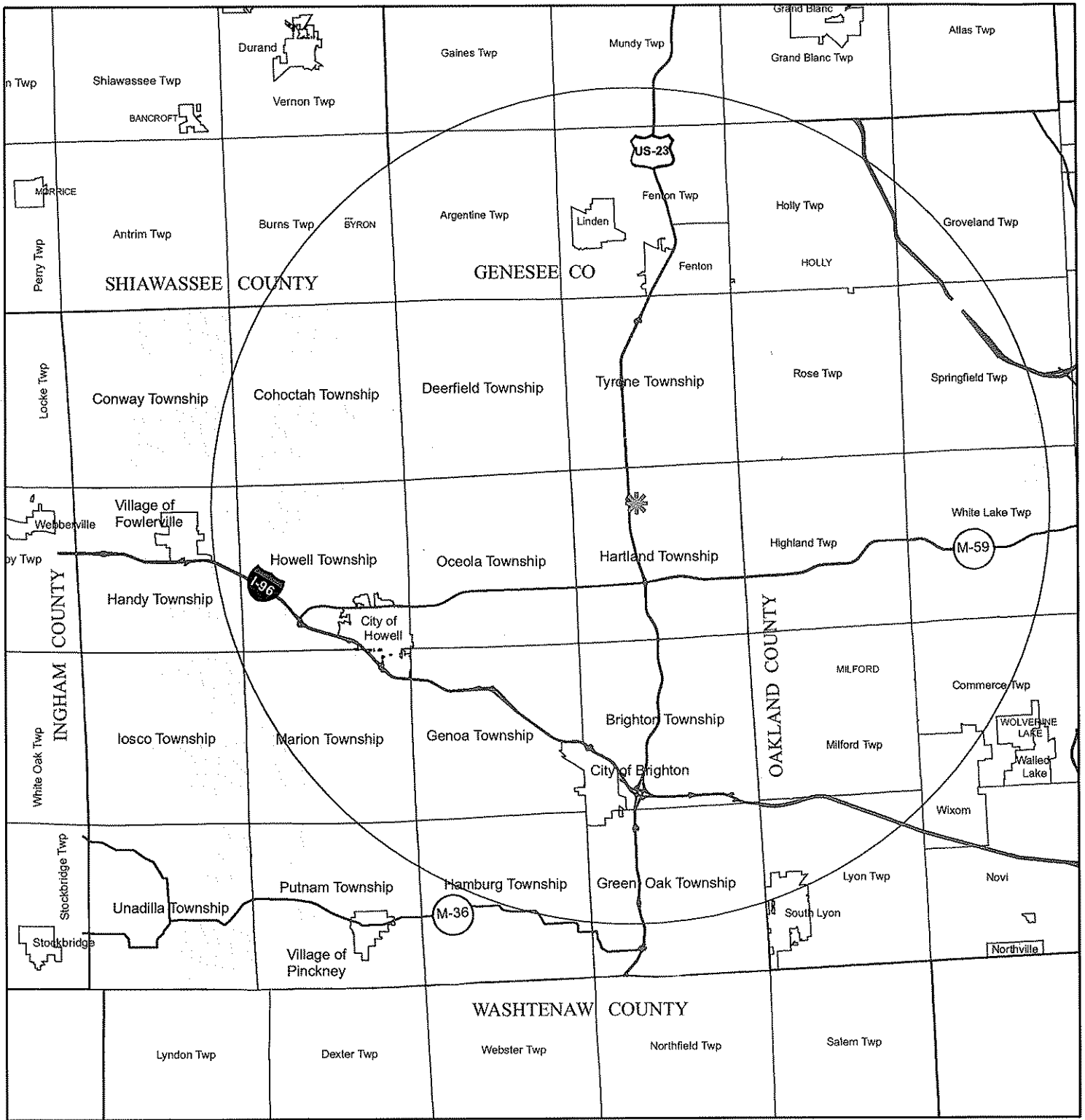
E. Maintenance: All components of the Facility will be operated and maintained in good condition and repair, in compliance with the local, state, and federal standards, rules, and regulations generally applicable to septage waste receiving facilities. Due care will be taken to prevent nuisance conditions, including odor control.

XIII. Fees and Billing

The Facility will charge a fee for receiving septage waste, which fee shall not exceed the actual costs of operating the Facility, including the reasonable cost of doing business as defined by common accounting practices. The initial fee is estimated at \$0.0725 per gallon (\$72.50 per 1000 gal.), and may be subsequently modified.

XIV. Approval and Modification

This Operating Plan shall not take effect until approved by the Michigan Department of Environmental Quality (MDEQ). Any major modifications to this Operating Plan must also be approved by the MDEQ.



Livingston County Septage Receiving Station Service Area



Septage Receiving Station



15 Mile Mandatory Municipal Treatment Zone, P.A. 451



Map Prepared by:
 Livingston County
 Information Technology Department
 G.I.S. Division
 517-540-0118
 304 E Grand River, Ste. 101
 Howell, Michigan 48843

Note: Pursuant to Part 117, P.A. 451, Livingston County enacted an ordinance prohibiting the land application of septage within Livingston County and requiring that all septage originating anywhere within the County be taken to a municipal treatment facility.

Livingston County
 Drain Commissioner
 517-546-0040
 2300 E Grand River
 Howell MI 48843

Printed Feb 27, 2007



James A. Craig II
Superintendent of Schools

TO: Brighton Charter Township
City of Brighton
Genoa Charter Township
Green Oak Charter Township
Hamburg Township

FROM: James A. Craig II, Superintendent of Schools

RE: Personal Property Tax Resolution

DATE: March 13, 2007

A handwritten signature in black ink, appearing to be 'James A. Craig II', is written over the 'FROM:' line of the email header.

In regards to the attached resolution concerning the collection of personal property tax, please do not consider the request for information as outlined in the resolution as a request under the Freedom of Information Act.

If you should have any questions, please don't hesitate to contact me.

Attachments



March 13, 2007

Ms. Polly Skolarus, Clerk
Genoa Charter Township
2911 Dorr Road
Brighton, MI 48116

James A. Craig II
Superintendent of Schools

Dear Ms. Skolarus,

The Board of Education of the Brighton Area Schools approved the attached resolution on March 12, 2007 and directed it be sent to each municipality within the Brighton school district. The intent of the resolution is three-fold: first, to inform each municipality within the school district about the impact of uncollected Personal Property Taxes (PPT); secondly; request from each municipality the current status of any outstanding PPT owed; and thirdly, to encourage each municipality to aggressively pursue the collection of any delinquent taxes.

The way the state of Michigan determines funding of education is based on the assumption that 100% of the tax revenue is collected. Any uncollected portion is a direct loss in funding for Brighton students. In recent years, there has been an increase in the amount of delinquent PPT. This loss of tax revenue results in a reduction of funding for the students of Brighton. As finances continue to tighten in this state, the Board and administration want to make sure that the district receives all funds that it is entitled to including any delinquent taxes.

Any loss of tax revenue has a detrimental effect on the funds available to provide educational programs and services to the Brighton community. Your assistance in identifying the current status of outstanding delinquent Personal Property Taxes and your actions to collect all taxes due will not only be of assistance to the school district, but also to all of the governmental units that levy taxes within your jurisdiction.

Sincerely,

A handwritten signature in black ink, appearing to read 'JC', is written over the printed name of James A. Craig II.

James A. Craig II
Superintendent of Schools

enclosure

**Board of Education
Resolution on the
Collection of Personal Property Taxes**

The Municipalities of the Brighton Area School District:

- Brighton Charter Township
- Green Oak Charter Township
- Genoa Charter Township
- Hamburg Township
- City of Brighton

By law collect and disburse Personal Property Tax. It is the duty of the municipalities within the Brighton Area Schools to pursue collection of delinquent personal property tax; and

WHEREAS:

1. The Foundation grant to fund the education of Brighton students is made up of two sources: State sources and the local revenue from the Non-Homestead millage; and
2. Local revenue is defined as the total amount to be collected by the Non-Homestead millage levy; and
3. The state deducts the total local revenue to be collected from the total Foundation Grant; and
4. The total Personal Property Tax revenue is included in the local source whether or not it is collected and or received by the district; and
5. When Personal Property Tax is not collected, the uncollected amount reduces the district's per pupil funding (Foundation Grant); and
6. This procedure has been in effect since 1994 when Proposition A was implemented; and
7. Education is about students, uncollected Personal Property Tax reduces opportunities for the students by not allowing the district to receive the full Base Foundation Grant per pupil.

LET IT THEREFORE BE RESOLVED THAT:

1. **The Brighton Area School Board** request that each municipality provide in writing the following information for each of the following tax years: 2001, 2002, 2003, 2004, 2005, and 2006:

The total Personal Property Tax obligation and the amount unpaid as of the end of February 2007 for the following levies:

- Brighton Area Schools Operating Millage (Non-Homestead Millage)
- Brighton Area Schools Voted Millage (Non-Homestead Millage)
- Brighton Area Schools Building and Site Millage (Sinking Fund Millage)
- Brighton Area Schools Debt Millage

2. **The Brighton Area School Board** adopts this resolution and encourages the elected officials of the municipalities within the Brighton Area School District to aggressively pursue the collection of Personal Property Taxes with all the means at their disposal.
3. Copies of this resolution shall be sent to the primary governing body of all the municipalities within the Brighton Area School District for their implementation.

Ayes: 6 Ayes Nays: 0

Resolution Adopted: March 12, 2007 (date)