

**GENOA CHARTER TOWNSHIP BOARD**  
**Regular Meeting**  
**September 16, 2013**  
**6:30 p.m.**

**AGENDA**

Call to Order:

Pledge of Allegiance:

Call to the Public\*:

**Approval of Consent Agenda:**

1. Payment of Bills.
2. Request to approve minutes: September 3, 2013.
3. Request Board approval to remove Parcel #4711-27-101-021 from the East/West Crooked Lake Weed Assessment roll and to correct the 2013 Summer tax roll as submitted by the Township Treasurer.
4. Request for an extension to the Township Manager's employment agreement.
5. Recommendation by the clerk to appoint officials to work the Nov. 5, 2013 Special Election requesting millage approval for roads.
6. Request to award contract in the amount of \$103,865 to Nagle Paving for parking lot expansion and driveway reconstruction.

**Approval of Regular Agenda:**

7. Dangerous building hearing for 5171 Walnut Hills.
8. Review of site plan, special use, and environmental impact assessment for proposed 16,120 square-foot gymnasium and classroom addition for Brighton Nazarene Church, located at 7669 Brighton Road in Section 25, petitioned by Brighton Nazarene Church.
  - Disposition of Petition
    - A. Disposition of Special Use
    - B. Disposition of Environmental Impact Assessment.
    - C. Disposition of Site Plan (July 30, 2013).

9. Consider request to enter into closed session for discussion pending litigation pursuant to Section 8(e) of the 1976 Open Meetings Act.

Correspondence  
Member Discussion  
Adjournment

\*Citizen's Comments- In addition to providing the public with an opportunity to address the Township Board at the beginning of the meeting, opportunity to comment on individual agenda items may be offered by the Chairman as they are presented.

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

DATE: September 16, 2013

TOWNSHIP GENERAL EXPENSES: Thru September 16, 2013	\$211,403.82
September 13, 2013 Bi Weekly Payroll	\$77,255.95
OPERATING EXPENSES: Thru September 16, 2013	<u>\$29,324.96</u>
TOTAL:	\$317,984.73

<u>Check Number</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Check Amount</u>
29998	Absol	Absolute Pest Control	08/27/2013	125.00
29999	MICHAS	Michigan Assoc. of Planning	08/27/2013	60.00
30000	Telecom	Telecom Wiring Services, Inc.	08/27/2013	145.00
30001	USBANK	U. S. Bank Equipment Finance	08/27/2013	75.00
30002	VERIZONW	Verizon Wireless	08/27/2013	15.05
30003	AMER IMA	Applied Imaging	08/30/2013	8.97
30004	Livingst	Livingston County Road Commiss	08/30/2013	174,672.37
30005	TRI COUN	Tri County Supply, Inc.	08/30/2013	116.26
30006	USBANK	U. S. Bank Equipment Finance	08/30/2013	544.06
30007	Certifc	Certified Document Destruction	08/30/2013	35.10
30008	DTE LAKE	DTE Energy	08/30/2013	62.04
30009	ETNA SUP	Etna Supply Company	08/30/2013	30.30
30010	PETTYCAS	Petty Cash	08/30/2013	92.50
30011	Clearwat	Clearwater Systems	09/04/2013	39.00
30012	COOPERST	Cooper's Turf Management LLC	09/04/2013	2,636.65
30013	DTE LAKE	DTE Energy	09/04/2013	48.71
30015	LSL	LSL Planning, Inc.	09/04/2013	5,623.85
30016	MBH	MBH Marketing, LLC	09/04/2013	9,001.28
30017	MICHAS	Michigan Assoc. of Planning	09/04/2013	425.00
30018	MROCZKA	Laura Mroczka	09/04/2013	151.15
30019	NEEDHAM	J. Needham & Sons Plumbing	09/04/2013	295.00
30020	Perfect	Perfect Maintenance Cleaning	09/04/2013	1,183.00
30021	PITNEYBO	Pitney Bowes, Inc.	09/04/2013	660.00
30022	ROJEWSKI	Debra Rojewski	09/04/2013	15.51
30023	USBANK	U. S. Bank Equipment Finance	09/04/2013	237.31
30024	MichMuni	Michigan Municipal Risk Mgmt A	09/04/2013	13,292.13
30025	Equitabl	Equivest Unit Annuity Lock Box	09/13/2013	685.00
30026	AmerAqua	American Aqua	09/06/2013	153.70
30027	MICHAS	Michigan Assoc. of Planning	09/06/2013	720.00
30028	OEX	Office Express Inc.	09/06/2013	254.88

**Report Total: 211,403.82**



Accounts Payable  
Computer Check Register

**Genoa Township**

2911 Dorr Road  
Brighton, MI 48116

(810) 227-5225

User: cathy

Printed: 09/05/2013 - 11:35

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
11163	AETNA LI	Aetna Life Insurance & Annuity	09/13/2013		25.00
Check 11163 Total:					25.00
11164	EFT-FED	EFT- Federal Payroll Tax	09/13/2013		8,084.02 4,504.66 4,504.66 1,053.50 1,053.50
Check 11164 Total:					19,200.34
11165	EFT-PENS	EFT- Payroll Pens Ln Pyts	09/13/2013		1,983.20
Check 11165 Total:					1,983.20
11166	EFT-TASC	EFT-Flex Spending	09/13/2013		871.10
Check 11166 Total:					871.10
30025	Equitabl	Equivest Unit Annuity Lock Box	09/13/2013		685.00
Check 30025 Total:					685.00
11167	FIRST NA	First National Bank	09/13/2013		2,480.00 51,523.37 75.00

Check 11167 Total:

54,078.37

Report Total:

76,843.01

Genoa Charter Township  
User: cathy

Payroll  
Computer Check Register

Printed: 09/05/13 11:10  
Batch: 613-09-2013

<u>Check No</u>	<u>Check Date</u>	<u>Employee Information</u>	<u>Amount</u>
12063	09/13/2013	Galinac Kristina Galinac	412.94
Total Number of Employees: 1		Total for Payroll Check Run:	412.94

**#595 PINE CREEK W/S FUND**  
**Payment of Bills**  
 August 27 through September 10, 2013

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
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no checks issued

11:04 AM

**#593 LAKE EDGEWOOD W/S FUND**  
**Payment of Bills**  
 August 27 through September 10, 2013

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Check	08/30/2013	2406	Brighton Analytical L.L.C.	Customer ID GENOATWP	-154.00
Check	08/30/2013	2407	USA BLUE BOOK	Inv. #131263 8/21/13	-702.80
Check	08/30/2013	2408	DTE Energy	LE Electricity Billings	-4,545.78
Check	09/05/2013	2409	MMRMA	Policy #M0001432 & R0001432 7/1/13 - 7/1/14	-793.23
<b>Total</b>					<b>-6,195.81</b>

11:27 AM

**#592 OAK POINTE WATER/SEWER FUND**  
**Payment of Bills**  
 August 27 through September 10, 2013

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Check	08/29/2013	2779	AT & T	Acct #124552625 8/12/13 - 9/11/13	-60.00
Check	08/30/2013	2780	BRIGHTON ANALYTICAL, LLC	Customer ID GENOATWP	-268.00
Check	08/30/2013	2781	DTE ENERGY	Oak Pointe Electricity Billings	-679.72
Check	08/30/2013	2782	GRUNDY ACE OF HOWELL	Inv. #76076 8/21/13	-14.98
Check	08/30/2013	2783	HACH Company	Inv. #8437406 8/15/13	-208.90
Check	08/30/2013	2784	Wolverine Power Systems, Inc.	Inv. #0078175-IN 8/19/13	-1,162.49
Check	09/04/2013	2785	DTE ENERGY	Oak Pointe Electricity Billings	-8,435.32
Check	09/05/2013	2786	MMRMA	Policy#M0001432 & R0001432 7/1/13 - 7/1/2014	-2,278.92
Check	09/06/2013	2787	CONSUMERS ENERGY	OP Billings from 7/31/13 - 8/29/13	-121.95
<b>Total</b>					<b>-13,230.28</b>

**#503 DPW UTILITY FUND**  
**Payment of Bills**  
**August 27 through September 10, 2013**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Check	08/27/2013	2578	Brian Buczek Collision Center	Workfile ID #251AF21b	-954.87
Check	08/27/2013	2579	Verizon Wireless	Acct #481002220-00001	-15.06
Check	08/30/2013	2580	D&G Equipment, Inc.	Inv. #93137 & #92401	-307.89
Check	08/30/2013	2581	HOWELL TRUE VALUE HARDWARE	Inv. #065734 8/22/13	-394.36
Check	08/30/2013	2582	Victory Lane Quick Oil Change	Inv. #2925 8/23/13	-94.46
Check	09/04/2013	2583	MWEA	Inv. #8519	-60.00
Check	09/05/2013	2584	MMRMA	Policy #M0001432 & R0001432 7/1/13-7/1/14	-7,964.97
Check	09/06/2013	2585	PAETEC	Account #2119355 9/1/13	-39.35
Check	09/06/2013	2586	Tractor Supply Co.	Acct #6035 3012 0324 0252	-67.91
<b>Total</b>					<b>-9,898.87</b>

**Genoa Charter Township Election Commission  
Special Meeting  
Sept. 3, 2013**

**MINUTES**

Clerk Skolarus called the special meeting of the Election Commission to order at 6:25 p.m. at the Genoa Charter Township Hall. The following Commission members were present constituting a quorum for the transaction of business: Paulette Skolarus, Jean Ledford and Todd Smith. Also present were the following board members: Gary McCririe, Robin Hunt, Jim Mortensen and Linda Rowell. In addition there were seven persons in the audience.

Moved by Smith and supported by Ledford to approve the Agenda as presented. The motion carried unanimously.

1. Discussion of a request by the clerk to combine precincts for the Nov. 5, 2013 Special Election requesting millage approval for roads.

Skolarus advised the commission that a combination of precincts within the same polling place would be a cost saving to the board for the Nov. 5, 2013 special election. She stated that a recommendation to the regular board for approval would be required. A list of persons scheduled to work the November election would be provided to the board at the next meeting of the Election Commission.

2. Request for approval of a recommendation to the Township Board to approve the combination of precincts as follows: 4 & 8, 5 & 12, 1 & 9, 3 & 11, 6 & 7, and 2 & 10.

Moved by Ledford and supported by Smith to recommend the combining of precincts as discussed. The motion carried unanimously.

The special meeting of the Election Commission was adjourned at 6:29 p.m.

**GENOA CHARTER TOWNSHIP BOARD  
Regular Meeting  
September 3, 2013**

**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. All persons listed above remained for the regular meeting.

A Call to the Public was made with no response.

**Approval of Consent Agenda:**

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

**1. Payment of Bills.**

**2. Request to approve minutes: August 19, 2013**

**3. Request for approval of an amendment to Fund No. 264 adding White Pines street lighting.**

**4. Request for approval of an amendment to the General Fund Budget increasing Parks and Recreation from \$100,000 to \$130,000 to allow for the expenditure to SELCRA and reducing the ending fund balance for the fiscal year ending March 31, 2014.**

**5. Request for approval of a recommendation to the Township Board to approve the combination of precincts as follows: 4 & 8, 5 & 12, 1 & 9, 3 & 11, 6 & 7, and 2 & 10 as recommended by the Election Commission.**

**6. Consider approval for a proposal from Scodeller Construction for crack sealing roads in the Forest Ponds and Woodland Springs at Lake Chemung subdivisions for a total cost of \$19,900.**

**7. Consider approval for a request from Livingston Sunrise Rotary Foundation for approval of a charitable gaming license.**

**Approval of Regular Agenda:**

Moved by Smith and supported by Rowell to approve for action all items listed under the regular agenda. The motion carried unanimously.

**8. Review of a special use application, impact assessment and site plan for proposed outdoor storage and a 22,000 square foot addition of a manufacturing facility located at 1326 Grand Oaks Drive, Howell MI 48843, petitioned by Michigan Rod Products, Inc.**

**A. Disposition of Special Use for outdoor storage.**

Moved by Smith and supported by Ledford to approve the Special Land Use for outdoor storage with the condition that the height of materials stored outside shall not exceed 10 feet. *Note: This Special Land Use complies with the standards provided in Sections 19.03.* The motion carried unanimously.

**B. Disposition of Environmental Impact Assessment. (Aug. 26, 2013)**

Moved by Hunt and supported by Skolarus to approve the impact assessment subject to dust control management procedures being added to the document. The motion carried unanimously.

**C. Disposition of Site Plan. (Aug. 26, 2013)**

Moved by Ledford and supported by Smith to approve the site plan with the following condition: Prior to issuance of a land use permit, Township Staff shall verify compliance with the requirements of the Fire Department and Township Engineer. The motion carried unanimously.

**9. Review of a special use application, impact assessment and site plan for proposed service center expansion, new collision center, and parking lot located at Maxey Ford, 2798 E. Grand River Avenue, Howell MI 48843, petitioned by SRM Associations, LLC.**

**A. Disposition of Special Use for major expansion of existing special use.**

Moved by Ledford and supported by Smith to approve the expansion of the existing special land use which includes an addition onto the existing building and the construction of a new collision center. This Special Land Use is recommended for approval with the following conditions:

1. Vehicles horns/alarms shall not be used to locate vehicles on the site.
2. All lighting shall be downward directed and comply with the Township ordinance.
3. No outdoor speaker system will be allowed.

*Note: This Special Use is recommended for approval because it complies with the standards provided in Section 19.03. The motion carried unanimously.*

**B. Disposition of Environmental Impact Assessment. (Aug. 26, 2013)**

Moved by Skolarus and supported by Hunt to approve the impact assessment with the following condition: Page 12 of the PIP Plan should be corrected to show the Brighton Area Fire Department, the Livingston County Sheriff, and Donald Arbic of the Emergency Management Department. The motion carried unanimously.

**C. Disposition of Site Plan. (Aug. 26, 2013)**

Moved by Ledford and supported by Hunt to approve the site plan with the following conditions:

1. The concrete pad for the dumpster enclosure shall be extended by 3 feet.
2. The Zoning Board of Appeals will need to approve any new deviations from the Sign Ordinance.
3. The Township Engineer shall review and approve the revised plans prior to issuance of a land use permit. This includes a review of the additional curb and gutter along the east property line.
4. A note will be added to the plan indicating that Saturday construction will be coordinated with the Elks Club to the east.
5. A note will be added to the plan that reasonable effort will be made to preserve the trees in the area of installation for the masonry wall.
6. All requirements of the Brighton Area Fire Department shall be met.
7. The petitioner has agreed to combine the two parcels and will make an appointment with the township assessor.
8. Recorded copies of the Utility Easements for both the water and sewer main shall be provided to the Township prior to issuance of the Land Use Permit.

The motion carried unanimously.

**10. Review of a special use application, impact assessment and site plan for proposed grading within the natural features setback and construction of a new 2,368 square foot office building located on the north side of Grand River Avenue, east of Kellogg Road, Sec. 14, petitioned by Dr. Brad Rondeau.**

**A. Disposition of Special Use for grading within natural features setback.**

Moved by Skolarus and supported by Mortensen to approve the special use permit for grading within the natural features setback with the following conditions:

1. The area within the setback will be restored and maintained in a natural undisturbed state following construction.



2. A recorded shared access easement shall be approved by the Township Attorney and provided prior to issuance of the land use permit. This should be an ingress/egress easement that would require connection and use of the Dr. Bonine driveway in the event a higher traffic generating user occupies the Dr. Rondeau property.

*Note: This Special Land Use is recommended for approval because it complies with the standards provided in Sections 19.03. The motion carried unanimously.*

**B. Disposition of Environmental Impact Assessment. (July 30, 2013)**

Moved by Ledford and supported by Hunt to approve the impact assessment subject to the following:

1. The REU data in Item G will be corrected to reflect medical office.
2. A statement will be added that the grading in the natural features setback will be restored and maintained in a natural state post construction.
3. Appendix D will be added under item L in regard to parking.

The motion carried unanimously.

**C. Disposition of Site Plan. (July 30, 2013)**

Moved by Hunt and supported by Smith to approve the site plan with the following conditions:

1. The conditions of the Township Engineer in the letter dated August 5, 2013 and the Brighton Fire Department letter of August 6, 2013 will be met.
2. Signage, as proposed, is not accepted by the Planning Commission and will be consistent with the ordinance or a variance will be sought from the Zoning Board of Appeals;
3. The proposed cross access easement with Dr. Bonine will be added to the site plan and an approved recorded document will be provided prior to issuance of the Land Use Permit.

The motion carried unanimously.

**11. Review of newsletter articles for September publication.**

Newsletter articles were reviewed and changes will be made as discussed by the board. *Note: A letter objecting to the paving of Cunningham Lake Road was received from Roxane Collins asking that the beautiful tree lined road remain as it is since the homeowners on Cunningham Lake Road were never involved in the decision to pave and do not wish it to go forward.*

Archinal – i have received a request to use township property for hay and to make a legitimate donation of that product. It was recommended that Archinal speak with the township attorney and Mr. Bill Bamber concerning this request.

The regular meeting of the Genoa Charter Township Board was adjourned at 7:25 p.m.



Paulette A. Skolarus  
Genoa Township Clerk

(Press/argus 09/06/2013)

**Genoa Township**  
2911 Dorr Rd.  
Brighton, MI 48116  
(810)227-5225

# Memo

**To:** Genoa Township Board  
**From:** Robin L. Hunt  
**Date:** 9/11/2013  
**Re:** Correction to Special Assessment Roll X0240 & 2013 Summer Tax Roll

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In reviewing the 2013 tax roll it has come to our attention that the following parcel is tax exempt and should not have been levied the East/West Crooked Lake Weed Assessment. This is a park parcel located on Anchor Lane and all surrounding parcels received the weed assessment individually.

I am therefore requesting Board Approval to remove the amount levied against special assessment code X0240 – East/West Crooked Lake Weed, as well as the amount levied on the 2013 Summer Tax bill with the corresponding administration fees as follows:

Parcel ID #4711-27-101-021

Reduction to Special Assessment District X0240 - \$223.89

Parcel ID #4711-27-101-021

Correction to Tax Roll: X0240 - \$44.78 Administration Fee - \$0.44

Please let me know if you have any questions. Thank you for your consideration.

Special Assessment.....: X0240 (East/West Crooked Lk Weed)  
Special Assessment Des...: East/West Crooked Lake Weed Control  
APR Interest Rate.....: 0.000000  
Interest Calculation.....: Declining Balance  
Number of Years.....: 5  
Start Year.....: 2013  
Special Assessment Status: Active  
Parcel Number.....: 4711-27-101-021

.....  
Owner.....: LOT OWNERS  
Address.....: 4103 ANCHOR LANE, BRIGHTON, MI 48116  
Assessment Amount.....: 223.89  
Total Principal Paid.....: 44.78  
Total Interest Paid.....: 0.00  
Total Penalty Paid.....: 0.00  
Total Addtl Penlty Paid..: 0.00  
Total Penalties/Interest.: 0.00  
Total Unpaid Balance.....: 179.11

.....  
\*\* Current Installment Information \*\*  
Current Installment.....: 44.78  
Principal Amount.....: 44.78  
Interest Amount.....: 0.00  
Penalty Amount.....: 0.00  
Addtl Penlty Amount.....: 0.00  
Payment Date.....: 06/13/2013  
Payment Amount.....: 44.78

**Genoa Charter Township**

**2013 Summer Tax**

4711-27-101-021

<p align="center"><b>MESSAGE TO TAXPAYER</b></p> <p>THE 2013 SUMMER TAXES ARE DUE SEPT. 14, 2013. CREDIT CARDS ARE NOT ACCEPTED. OFFICE HOURS ARE M-FRI 9:00-5:00. FOR YOUR CONVENIENCE THERE IS A DROP BOX LOCATED AT THE FRONT ENTRANCE, OR PAY BY MAIL TO: GENOA TOWNSHIP, 2911 DORR RD., BRIGHTON, MI 48116. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT THE TREASURER'S OFFICE AT 810-227-5225 ROBIN L. HUNT, TREASURER</p>	<p align="center"><b>PAYMENT INFORMATION</b></p> <p>WHEN PAYING IN PERSON, PLEASE BRING THIS ENTIRE FORM WITH YOU FOR A STAMPED PAID RECEIPT. TAXES CAN BE PAID ONLINE WITH A CREDIT CARD OR ECHECK AT WWW.GENOA.ORG. CREDIT CARD PAYMENTS CANNOT BE MADE AT THE TWP OFFICES.</p>																											
<p align="center"><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To: LOT OWNERS 4103 ANCHOR LANE BRIGHTON, MI 48116</p> <p align="right">BRIGHTON</p> <p>Prop #: 4711-27-101-021      Sch ol: 47010 Prop Addr: VACANT</p> <p>Legal Description: S&amp;W 1/4 SEC 16 T42N R23E W6E1/4 NE1/4 SILVER ANCHOR PARK</p>	<p align="center"><b>TAX DETAIL</b></p> <p>Taxable Value: 0 705-EXEMPT OTHER REA State Equalized Value: 0 Class: 705 P.R.E. %: 0.0000 Princ. Residence Exemption Has Reduced Bill By: 0.00</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p align="center">Taxes are Based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>BR SCHOOL OPER</td> <td style="text-align: right;">15.94530</td> <td style="text-align: right;">EXEMPT</td> </tr> <tr> <td>BR SCH OPER VOTE</td> <td style="text-align: right;">2.05470</td> <td style="text-align: right;">EXEMPT</td> </tr> <tr> <td>East/West Crk</td> <td></td> <td style="text-align: right;">44.78</td> </tr> </tbody> </table> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">Total Tax</td> <td style="text-align: right;">18.00000</td> <td style="text-align: right;">14.78</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td style="text-align: right;">0.44</td> </tr> <tr> <td><b>TOTAL AMOUNT DUE</b></td> <td></td> <td style="text-align: right;"><b>45.22</b></td> </tr> <tr> <td>PREV. PAYMENTS</td> <td></td> <td></td> </tr> <tr> <td><b>BALANCE DUE</b></td> <td></td> <td style="text-align: right;"><b>45.22</b></td> </tr> </table>	DESCRIPTION	MILLAGE	AMOUNT	BR SCHOOL OPER	15.94530	EXEMPT	BR SCH OPER VOTE	2.05470	EXEMPT	East/West Crk		44.78	Total Tax	18.00000	14.78	Administration Fee		0.44	<b>TOTAL AMOUNT DUE</b>		<b>45.22</b>	PREV. PAYMENTS			<b>BALANCE DUE</b>		<b>45.22</b>
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<p align="center"><b>OPERATING FISCAL YEARS</b></p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <table style="width:100%;"> <tr> <td>County:</td> <td>01-01-14 - 12-31-14</td> </tr> <tr> <td>Twp/City:</td> <td>04-01-13 - 03-31-14</td> </tr> <tr> <td>School:</td> <td>07-01-13 - 06-30-14</td> </tr> <tr> <td>State:</td> <td>10-01-13 - 09-30-14</td> </tr> </table> <p>Does NOT affect when the tax is due or its amount</p>	County:	01-01-14 - 12-31-14	Twp/City:	04-01-13 - 03-31-14	School:	07-01-13 - 06-30-14	State:	10-01-13 - 09-30-14																				
County:	01-01-14 - 12-31-14																											
Twp/City:	04-01-13 - 03-31-14																											
School:	07-01-13 - 06-30-14																											
State:	10-01-13 - 09-30-14																											

Taxpayer's Copy (if paying by mail please retain this portion for your records)  
(if paying in person please bring entire form for a stamped paid receipt)

Treasurer's Copy (Please return this voucher with your payment)

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.
<b>THIS TAX IS DUE BY: 09/14/2013</b>
After 09/14/2013 additional fees apply
2013 Summer Tax for Prop #: 4711-27-101-021

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

**Make Check Payable To: GENOA TOWNSHIP**

Property Addr: VACANT

**TOTAL AMOUNT DUE: 45.22**

4711-27-101-021

Amount Remitted: \_\_\_\_\_

**To: LOT OWNERS  
ZOPPA ROBERT  
4103 ANCHOR LANE  
BRIGHTON MI 48116**

**GENOA TOWNSHIP  
MANAGER'S EMPLOYMENT AGREEMENT**

**THIS AGREEMENT** is made by and between, GENOA CHARTER TOWNSHIP, with offices at 2911 Dorr Road, Brighton, Michigan 48116, hereinafter referred to as "Employer" and Michael Archinal, of 2705 Hubert Road, Brighton, Michigan 48116, hereinafter referred to as "Manager".

WITNESSETH:

- 1) Employer hereby employs Manager and Manager hereby accepts employment subject to the terms of this Agreement as hereinafter set forth.
- 2) The term of this Agreement is fifteen (15) months commencing April 1, 2013 and terminating March 31, 2014, unless sooner terminated by either party.
  - i) If the Township desires to terminate for misfeasance or malfeasance the termination shall be effective on the date written notice is delivered to Manager and Manager shall not be entitled to severance pay.
  - ii) If the Township desires to terminate Manager for any reason other than misfeasance or malfeasance, the Employer shall give Manager written notice of its intention to do so. In such event the Employer shall pay to Manager a lump sum severance pay equal to two (2) week's salary for each year of service less the usual, normal and lawful sums withheld from Manager's salary for compliance with State and Federal laws.
  - iii) If the Manager desires to resign and terminate his employment, he shall give to Employer sixty (60) days written notice of his intentions to do so. The Township shall have no obligation to give the Manager severance pay.
- 3) The duties of the Manager shall include such work as may be required by Employer together with the described duties as recited in the addendum attached hereto. The Manager shall work 40 hours per week and, in addition, shall attend all Township Board meetings, unless expressly excused from attendance by the Supervisor. Manager shall devote his entire time and attention and his best energies and abilities to the performance of such duties as may be assigned to him by Employer, and shall serve Employer faithfully and diligently and use his utmost endeavors to promote the interests of Employer.
- 4) Employer agrees to pay Manager and Manager agrees to accept as compensation, the gross sum of \$103,946 for the term of the contract. The sum shall be paid to Manager in equal biweekly payments during the term of the contract.
- 5) Employer agrees to pay Manager a per diem for attendance at monthly meetings of the Southeastern Livingston County Recreation Authority. The per diem shall be equal to the current per diem rate for Trustees

- 6) Employer agrees to pay Manager for incidental expenses incurred in relation to activities approved by the Township.
- 7) Manager shall have all other benefits as described in the Genoa Township Personnel and Policy Manual as may be modified from time to time by the Employer.
- 8) Employer agrees to pay the cost of and provide for the benefit of the employee and during the term of this contract a term life insurance policy having a death benefit of \$250,000.
- 9) Employer agrees to pay Manager a car allowance of \$6,000 per year paid in 12 monthly installments.
- 10) Employer agrees to participate in the Municipal Employees Retirement System (MERS) and contribute the amount necessary for a C1 (New) MERS pension plan.
- 11) Employer agrees to pay for travel and subsistence expenses for the Manager to attend the Annual Conference of the International City Management Association provided the conference occurs in the continental United States
- 12) The effective date of this agreement is January 1, 2013.
- 13) The Agreement shall be binding upon and inure to the benefit of the Manager and his heirs and assigns and personal representatives and the Charter Township of Genoa.

IN WITNESS WHEREOF, the Township, the Manager, through its Supervisor and Clerk, have executed this Agreement after grant of authority to do so by the Genoa Charter Township Board on September 3, 2013 and Michael Archinal, The Manager, has set his hand and seal, on the date indicated.

MANAGER – EMPLOYEE

GENOA CHARTER TOWNSHIP - EMPLOYER

\_\_\_\_\_  
 Michael C. Archinal  
 Dated: September 16, 2013

By: \_\_\_\_\_  
 Gary T. McCririe  
 Its Supervisor  
 Dated: September 16, 2013

By: \_\_\_\_\_  
 Paulette A. Skolarus  
 Its Clerk  
 Dated: September 16, 2013

11/05/2013

**GENOA TOWNSHIP ELECTION OFFICIALS**  
**Road Millage Proposal (1.5 mils)**

Chrysler Building (see map)

**Pct. 1 & 9 Cleary University - 3187**

Ann Brennan, Co-Chair - R

Joyce Matevia, Co-Chair - D

Ken Frasheski - D

Gerald Matevia - D

Cheryle Frasheski - D

Vic Watson - R

**Pct. 5 & 12 Chilson Hills - 1820**

Kelly Lollo, Co-Chair - D

Kathryn Poppy, Co-Chair - R

Cecelia McClure - R

Paul Sebastian - R

Ted Hysen - D

Kathy Wisser - R

**Pct. 2 & 10 Three Fires School - 2176**

Shawn Collins, Co-Chair - D

Mary Burgener, Co-Chair - R

Mary Scheloske - D

Mike Gogolin - R

Chuck Bowman - R

Debra Gammon - R

**Pct. 4 & 8 Church of the Nazarene - 2584**

Mary Lynn Bodalski, Co-Chair - R

Diane Assenmacher, Co-Chair - R

Carol McGrath - D

Tom Kolinski - R

Connie Jones - D

Miriam Kolinski - R

**Pct. 3 & 11 Community Bible - 2379**

P.J. Sapienza, Co-Chair - D

John Saunders, Co-Chair - R

Jean Lizak - D

Karen Brender - R

Steve Lizak - R

Lou Doucette - R

**Pct. 6 & 7 Hornung Elementary - 2954**

Kristen Sapienza, Co-Chair - D

Bob Assenmacher, Co-Chair - R

Cindy DUBY - R

Dawn Napper - D

Terry Quattro - R

Donna Nelson - R

**Alternates**

Barb Lewis

Janet Adamski

Janet Laduke

Jennifer McCauley

Bill Despot

John Vettraino

Toni Rynicke

**Receiving Board**

Jennifer Kern

Susan Sitner

## MEMORANDUM

TO: Township Board

FROM: Michael Archinal. 

DATE: 9/12/13

RE: Parking Lot Expansion

Attached you will find a recommendation for contract award from Tetra Tech for the construction of a 37 spot parking lot and reconstruction of our driveway. The successful bidder is Nagle Paving Company with a bid of \$103,865. The bid documents called for removal of the existing asphalt driveway. Nagle has provided a voluntary alternative of crushing and shaping the existing asphalt and paving over. This method is actually better than removal because it enhances the structural integrity and drainage of the base.

We will work with Howell Parks and Recreation and the contractor to ensure that we do not schedule construction during a large event. Access will be provided throughout the project.

Please consider the following action:

**Moved by \_\_\_\_\_, supported by \_\_\_\_\_, to award a contract in the amount of \$103,865 to Nagle Paving for parking lot expansion and driveway reconstruction at the Township Hall.**





**TETRA TECH**

September 10, 2013

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

**Re: Genoa Township Hall Parking Lot  
Recommendation of Award**

Dear Mr. Archinal:

On behalf of the Township, bids were received for the Genoa Township Hall Parking Lot Project, Contract 12736-13014-S-1, on Thursday, September 5, at 2:00 p.m. Seven (7) bids were received and publically opened. The project was bid based on two divisions. Division A consisted of the new parking lot improvements and Division B consisted of repairs to the existing entrance drive to the township hall. A summary of the bid tabulation is attached.

Nagle Paving Company was the apparent low bidder with a base bid of \$67,165.00 for Division A and \$36,700.00 for Division B. The total bid price for both Divisions is \$103,865.00.

Nagle Paving Company provided a completed Contractor's Qualification Statement which included their MDOT prequalification and sufficient project and staff experience documentation to confirm their suitability to complete the work. A copy of the Contractor's Qualification Statement is attached for the Township's files and reference.

Based on this information, we recommend the Township accept the bid for both Division A and B from Nagle Paving Company, with a base bid of \$67,165.00 for Division A, \$36,700.00 for Division B, for a total bid price of \$103,865.00, and authorize the signing of the Agreement, once the required insurance and bonding documentation is received.

A Notice of Award is attached for the Township's signature to notify the bidder of the Township's intent to enter into a contract for the work.

Once the contract documents are fully executed, we will schedule a preconstruction meeting with Nagle Paving Company and a representative from the Township staff to initiate the construction phase of the work.

Tetra Tech  
401 South Washington Square, Suite 100, Lansing, MI 48933  
Tel 517.316.3930 Fax 517.484.8140 [www.tetrattech.com](http://www.tetrattech.com)

**Mr. Michael Archinal**  
**Genoa Township Hall Parking Lot**  
**Recommendation of Award**  
**September 10, 2013**  
**Page 2**

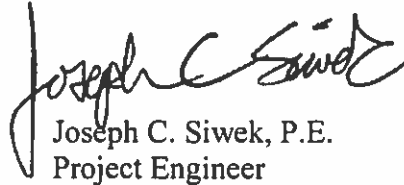
We look forward to working with Genoa Township on the completion of this project.

If you have any questions or comments, please call us.

Sincerely,



Gary J. Markstrom, P.E.  
Vice President



Joseph C. Siwek, P.E.  
Project Engineer

Attachments: Bid Summary  
Contractor's Qualification Statement  
Notice of Award

<b>Client Name:</b>	Genoa Township					
<b>Contract Title:</b>	Genoa Township Hall Parking Lot			<b>Contract Number:</b>	12736-13014-S-1	
<b>Bid Date:</b>	5-Sep-13			<b>Time of Bid Opening:</b>	2:00 PM	
<b>Bidder</b>	<b>Addendum Acknowledged</b>	<b>Executed Bid Security</b>	<b>Proposal Signed</b>	<b>Div A Amount</b>	<b>Div B Amount</b>	<b>Total Amount</b>
Nagle Paving Company	Y	Y	Y	\$ 67,165	\$ 36,700	\$ 103,865.00
D&H Asphalt Company	Y	Y	Y	\$ 66,630	\$ 47,020	\$ 113,650.00
Asphalt Specialists Inc.	Y	Y	Y	\$ 83,748	\$ 48,900	\$ 132,648.00
Fonson, Inc <sup>1</sup>	Y	Y	Y	\$ 85,120	\$ 48,500	\$ 133,620.00
Pavex Corp.	Y	Y	Y	\$ 76,571.85	\$ 62,166.32	\$ 138,738.17
Mike and Son Asphalt, Inc <sup>2</sup>	Y	Y	Y	\$ 85,900	\$ 55,900	\$ 141,800.00
Allied Construction	Y	Y	Y	\$ 88,305	\$ 73,558	\$ 161,863.00

1) Voluntary Alternate to crush and shape, deduct \$7,300

2) Voluntary Alternate to crush and shape, deduct \$6,000

NAGLE PAVING COMPANY  
39525 W. 13 MILE, SUITE 300  
NOVI, MI 48377

SECTION 00110 - CONTRACTOR'S QUALIFICATION STATEMENT

This Section shall be completed upon request of OWNER to demonstrate Bidder's qualifications to enter into Contract with and to perform the Work for OWNER.

1. Project Information:

OWNER:

GENOA TOWNSHIP

Address:

2911 DORA RD.

BRIGHTON, MI 48116

Project:

TOWNSHIP HALL PARKING LOT

Contract No.

12736-13014-S-1

2. Bidder Information:

Name of Organization:

NAGLE PAVING COMPANY

Address:

39525 W. 13 MILE, SUITE 300

NOVI, MI 48377

Telephone:

248-553-0600

Facsimile:

248-553-0669

3. Surety company:

Name of Surety:

WESTERN SURETY CO.

Agent's Name:

GRIFFIN SMALEY WICKERSON

Surety Rating:

0.73 A.M. Best's Rating

Address:

37000 GRAND RIVER

FARMINGTON HILLS, MI 48335

Telephone:

248-471-0970

Facsimile:

248-471-0641

4. Type of Organization, check if:

Corporation  Partnership  Joint Venture  Sole Proprietorship

NAGLE PAVING COMPANY  
39525 W. 13 MILE, SUITE 300  
NOVI, MI 48377

If Corporation:

Date and State of Incorporation STATE OF MICHIGAN

List of Executive Officers 1958

Name	Title
<u>MICHE SANTI</u>	<u>PRESIDENT</u>
<u>ROB NAGLE</u>	<u>VICE PRESIDENT</u>

If Partnership:

Date and State of Organization: \_\_\_\_\_

Names of Current General Partners  
\_\_\_\_\_  
\_\_\_\_\_

Type of Partnership

- General       Publicly Traded  
 Limited       Other (describe): \_\_\_\_\_

If Joint Venture:

Date and State of Organization: \_\_\_\_\_

Name, Address and Form of Organization of Joint Venture Partners: (Indicate managing partner by an asterisk \*)

\_\_\_\_\_  
\_\_\_\_\_

If Sole Proprietorship:

Date and State of Organization: \_\_\_\_\_

Name and Address of Owner or Owners  
\_\_\_\_\_  
\_\_\_\_\_

5. Completed Projects: In Schedule A, provide the following for projects completed within the past five years (If joint venture, list each participant's projects separately):

- A. List major engineered construction projects completed by this organization. UPON AWARD
- B. Has your organization ever failed to complete any work awarded to it? NO
- C. Has your organization ever failed to substantially complete a project in a timely manner?

NO

NAGLE PAVING COMPANY  
39525 W. 13 MILE, SUITE 300  
NOVI, MI 48377

- D. Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers? N/A
- E. Has your organization filed any lawsuits or requested arbitration with regard to construction contracts? N/A
- F. Has any Corporate officer, partner, joint venture participant or proprietor ever failed to complete a construction contract awarded to him or her in their own name or when acting as a principal of another organization? NO
- G. Is your organization a member of a controlled group of corporations as defined in I.R.C. Sec. 1563?  
 Yes  No
- If yes, show names and addresses of affiliated companies.
- \_\_\_\_\_
- \_\_\_\_\_

6. Current Projects: In Schedule B, provide the following (If joint venture, list each participant's projects separately):
- A. List major engineered construction projects under current contract by this organization. UPON AWARE
- B. Are there any projects that are beyond final completion date? NONE
- C. Are there any projects that have liquidated damages presently being assessed? NO
- D. Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers? NO
- E. Has your organization filed any lawsuits or requested arbitration on any of these projects? NO

7. Financial Resources:

- A. Provide complete financial statement for firm.
- B. Provide in Schedule C, equipment owned by firm. Include manufacturer's name, description, size and or capacity, and age.
- C. Provide the following information with respect to an accredited banking institution familiar with your organization.

Name of Bank: COMMERCIA BANK

Address: FARMINGTON HILLS - MI

\_\_\_\_\_

Account Manager: LAURN GOLBA

Telephone: 248-442-1665

Facsimile: \_\_\_\_\_

NAGLE PAVING COMPANY  
39525 W. 13 MILE, SUITE 300  
NOVI, MI 48377

D. What is your approximate total bonding capacity (circle one)?

\$500,000 to \$2,000,000

\$2,000,000 to \$5,000,000

\$5,000,000 to \$10,000,000

\$10,000,000 or more

8. Experience Record: In Schedule D, provide:

A. Details of the construction experience of the principal individuals of your organization directly involved in construction operations.

B. Indicate general types of work performed with your own work force.

9. Safety: Describe the permanent safety program you maintain within your organization (use attachment if necessary).

UPON AWARD

A. Submit a copy of the Bidder's current Experience Modification Rates (EMR). ✓ 0.74

B. Submit Bidder's OSHA Form 200 recordable incidence rate for the last calendar year, per 200,000 man-hours, for:

1. Total cases. UPON AWARD
2. Lost workday cases.
3. Non-fatal cases per number of lost workdays.

I hereby certify that the information submitted herewith, including any attachment is true to the best of my knowledge and belief.

Subscribed and sworn to before me on

9-5-2013

By:

Sean Morrissey  
Title: SEAN MORRISSEY MANAGER

Dated:

9-5-13

Signature

Printed:

Dawn M Conlon  
County, Michigan

Dawn M Conlon

Notary Public

DAWN M. CONLON  
Notary Public, State of Michigan, County of Macomb  
My Commission Expires December 27, 2018  
Acting in the County of Macomb

COMPLETED PROJECTS  
 SCHEDULE A

Name, Location, and Description of Project	Owner	Design Engineer	Date Completed	Contract Price	5.B. Yes/No	5.C. Yes/No	5.D. Yes/No	5.E. Yes/No	5.F. Yes/No	Reference/Contact Include Address & Phone
LIVONIA 2012 PAVING	CITY OF LIVONIA	OHM	2013 # SPRING	\$1,500,000	NO	NO	NO	NO	NO	OHM GARY SMOLINSKI 234-466-4512
FARMINGTON HILLS 2012	FARMINGTON HILLS MI	F HILLS ENGINEERING	2013 # SPRING	\$1,500,000	NO	NO	NO	NO	NO	CITY OF FARMINGTON HILLS JERRY SCHROT 248-871-2557
WEST BLOOMFIELD TWP. 2012	NASH ACRES	JOHNSON ANDERSON	2013 # SPRING	\$400,000	NO	NO	NO	NO	NO	NANCY KOZINSKI J/A 248
WASHTENAW COUNTY PARKS	WASHTENAW COUNTY	STRATEC	2013 #	\$25,000	NO	NO	NO	NO	NO	BRIAN SIMONS 234-214-2578
DE LA SALLE H.S. PK LOT	DE LA SALLE H.S.	NOWAIC FRAUS	2013 #	\$1,300,000	NO	NO	NO	NO	NO	BRAD BRICKEL 248-635-7726
UOFM PK LOT	UOFM	UOFM	2013 #	\$300,000	NO	NO	NO	NO	NO	ENGINEERING UOFM
GRACE LAKE PK LOT	SOVERIGN PARTNERS	NAGLE	2013 #	\$450,000	NO	NO	NO	NO	NO	PATRICK LEAHY 347-933-1322
WIXOM 2012 PAVING	CITY OF WIXOM	HRC	2012 #	\$500,000	NO	NO	NO	NO	NO	MKE DARGA 248-454-6300
BEVERLY HILLS PAVING	BEVERLY HILLS MI	HRC	2012 #	\$100,000	NO	NO	NO	NO	NO	DAN MITCHELL 248-454-6300

If any of questions 5.B. through F is yes, then attach written explanation.



CURRENT PROJECTS  
 SCHEDULE B

Name, Location, and Description of Project	Owner	Design Engineer	Date Completed	Contract Price	6.B. Yes/No	6.C. Yes/No	6.D. Yes/No	6.E. Yes/No	Reference/Contact Include Address & Phone
WEST BLOOMFIELD CIVIC.	WEST BLOOMFIELD TWP.	NOWAK FRANS	2013	2,000,000 <sup>00</sup>	NO	NO	NO	NO	NOWAK FRANS 248-332-7931
FARMINGTON HILLS STAMAN ACRES	F. HILLS	F. HILLS	2013	1,500,000 <sup>00</sup>	NO	NO	NO	NO	FARMINGTON HILLS 248-881-2537
MONROE H.S. PK. LOT	MUNICIPAL PUBLIC SCHOOLS	JOHN KOHLER	2013	500,000 <sup>00</sup>	NO	NO	NO	NO	GEORGE ODELL 234-242-6880
CITY OF NOVI	CITY OF NOVI	OHM	2013	60,000 <sup>00</sup>	NO	NO	NO	NO	GARY SMOLEWSKI OHM 234-522-6711
BINGHAM FARMS BROOKS LANE	BINGHAM FARMS	AEW	2013	85,000 <sup>00</sup>	NO	NO	NO	NO	JENNIFER CHEHAR AEW
FORD MOTOR CO.		SME	2013	6,000,000 <sup>00</sup>	NO	NO	NO	NO	JASON 234-454-9800 SWARTZENBURGER
HOLLY STATE PARK	STATE OF MICHIGAN	NOWAK FRANS	2013	450,000 <sup>00</sup>	NO	NO	NO	NO	STEVE SUTTON 248-332-7931
WASHTENAW COUNTY	COUNTY COURT HOUSE	MID WEST	2013	1,000,000 <sup>00</sup>	NO	NO	NO	NO	JASON FEE 234-260-1449

If any of questions 6.B. through E is yes, then attach written explanation.

FINANCIAL RESOURCES  
SCHEDULE C

NAGLE PAVING COMPANY  
39525 W. 13 MILE, SUITE 300  
NOVI, MI 48377

Owned Equipment Description	Manufacturer's Name	Size or Capacity	Age	Condition	Location Stored
PAVERS	CAT / ROAD TECH	12'	3YRS	NEW	LIUONIA
LOADERS	CAT	VARIOUS	2YRS	NEW	LIUONIA
DOZERS	CAT	VARIOUS	1YRS	NEW	LIUONIA
ROLLERS	HYSTER	VARIOUS	5YRS	NEW	LIUONIA
COMPACTORS	CAT	VARIOUS	4YRS	NEW	LIUONIA
GRADERS	DRESSER	VARIOUS	10YRS	USED	LIUONIA
SEMI TRKS	STERLING	VARIOUS	2YRS	NEW	LIUONIA
EXCAVATORS	CAT	VARIOUS	1YRS	NEW	LIUONIA
ASPHALT PLANT	AZTEC	500 T per/hr	20YRS	NEW	LIUONIA
MILL / PULVERIZERS	CAT	8' WIDE	3YRS	NEW	LIUONIA
BACKHOES	CAT	2YDS	2YRS	NEW	LIUONIA

NAGLE PAVING COMPANY  
 39525 W. 13 MILE, SUITE 300  
 NOVI, MI 48377

EXPERIENCE RECORD  
 SCHEDULE D

Person's Name	Position	Date started with this Firm	Year started in Construction	Prior positions and experience in Construction
MIKE SANTI	PRESIDENT	1974	1959	TO MANY TO LIST
ROB NAGLE	VICE PRES.	1983	1983	TO MANY TO LIST
JIM OLIVER	OPERATIONS MANAGER	1980	1978	TO MANY TO LIST
CARLY BRENNAN	V.P.	1982	1982	TO MANY TO LIST
ROB WILSON	ESTIMATOR	2000	2000	TO MANY TO LIST
SEAN MORRISSEY	ESTIMATOR	2012	1983	TO MANY TO LIST

General Types of Work Performed by Own Work Force: EVERYTHING "PARKING LOT" CONSTRUCTION

SEE MDOT PRE-QUAL ATTACHED



STATE OF MICHIGAN  
 DEPARTMENT OF TRANSPORTATION  
 LANSING

RICK SNYDER  
 GOVERNOR

KIRK T. STEUDLE  
 DIRECTOR

September 27, 2012

Nagle Paving Company  
 39525 W 13 Mile Rd Ste 300  
 Novi MI 48377-2361

02114

248-553-0600

Dear Vendor:

In accordance with our Administrative Rules we have established your numerical rating which is based on a financial rating of \$ 122,606,000.00, covering the classifications in the amounts stated below. This prequalification rating is effective until April 30, 2014.

- |        |      |  |
|--------|------|--|
| 122606 | Cb   | - Hot Mix Asphalt/Bituminous Paving        |
| 20000  | Ea   | - Grading, Drainage Structures & Agg. Cons |
| 2000   | J    | - Concrete C, C&G, Driveways, Sidewalks    |
| 5000   | N92D | - Crushing & Shaping                       |
| 5000   | N93A | - Cold Milling                             |

It will be assumed that the rating is satisfactory unless the Prequalification Committee is notified in writing to the contrary within 15 days after the bidder has been advised of the rating granted. The Department, may declare a prequalified bidder ineligible to bid at any time because of developments subsequent to prequalification which, in their opinion, would affect the responsibility of the bidder or their ability to perform the contract work.

Jill D. Mullins  
 Manager  
 Construction Contracts Section  
 Contract Services Division

**RECEIVED**

OCT 04 2012

NAGLE PAVING CO.

**NOTICE OF AWARD**

Dated: September 16, 2013

TO: Nagel Paving Company  
(BIDDER)

ADDRESS: 39525 W. 13 Mile, Suite 300  
Novi, MI 48377

Contract: Genoa Township  
Genoa Township Hall Parking Lot

Contract No.: 12736-13014-S-1

You are notified that your Bid dated September 5, 2013, for the above Contract has been considered responsive and responsible by OWNER. You are the apparent Successful Bidder and have been awarded a Contract consisting of the resurfacing of approximately 775 linear feet (19,600 square feet) of bituminous driveway, construction of a 12,610 square foot parking lot consisting of 38 spaces, including 163 feet of concrete curb and gutter, and installation of drainage improvements consisting of 143 feet of storm sewer and a catch basin and 2,025 cyd of excavation to expand an existing detention pond.

For all Unit Price Work, an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work times the estimated quantity of that item as indicated in the Unit Price Table located in Section 00400, Bid Form:

The total for all unit prices establishes your Contract Price as:

Division A: Sixty-seven thousand one hundred sixty-five and no/100 dollars (\$67,165.00)  
Division B: Thirty-six thousand seven hundred and no/100 dollars (\$36,700.00)  
Total Bid, Division A and B: One hundred three thousand eight hundred sixty-five and no/100 (\$103,865.00)

Four (4) Copies of each of the proposed Contract Documents will be delivered within 7 days, under separate cover.

You must comply with the following conditions precedent within ten days of the date you receive this Notice of Award.

1. Deliver to the ENGINEER 4 fully executed counterparts of the Contract Documents. (Each of the Contract Documents must bear your signature on Page 6 of Section 00500, Agreement.)
2. Deliver with the executed Contract Documents the Contract security (Bonds) and ten copies of all insurance certificates as specified in the Instructions to Bidders (Article 20), and General Conditions (Paragraphs 5.01, 5.03, 5.04, 5.05 and 5.06), as amended by the Supplementary.

Genoa Township  
Genoa Township Hall Parking Lot  
12736-13014-S-1

00510-1

08/2013

3. Deliver to OWNER with copy to ENGINEER an acknowledged copy of this Notice of Award.

Failure to comply with these conditions within the time specified will entitle OWNER to consider your Bid in default, to annul this Notice of Award and to declare your Bid security forfeited. OWNER will be entitled to such other rights as may be granted by law.

Within ten days after you comply with the above conditions, OWNER will return to you one fully executed counterpart of the Contract Documents.

Genoa Township (OWNER)

By: \_\_\_\_\_  
(AUTHORIZED SIGNATURE)

\_\_\_\_\_  
(TITLE)

ACKNOWLEDGEMENT OF ACCEPTANCE OF NOTICE OF AWARD

CONTRACTOR acknowledges receipt of this Notice of Award this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
(CONTRACTOR)

By: \_\_\_\_\_  
(AUTHORIZED SIGNATURE)

\_\_\_\_\_  
(TITLE)

cc: OWNER w/1  
CONTRACTOR w/1  
Tt (ENGINEER) w/1

END OF SECTION



2911 Dorr Road  
Brighton, MI 48116  
810.227.5225  
810.227.3420 fax  
genoa.org

TO: Genoa Township Board

FROM: Ron Akers, Zoning Official

RE: **Hearing on Dangerous Building Located at 5171 Walnut Hills**

DATE: September 11, 2013

Manager Review:

The Township Staff has pursued removal of a dangerous building at 5171 Walnut Hills. Applying the Abandoned and Dangerous Building Ordinance, the proper notification and hearings have been held to ensure compliance with the Township code and have the owner render the structure safe. The Hearing Official has reviewed the evidence and found the building to be a dangerous building. Per the Abandoned and Dangerous Building Ordinance, this matter is before you to deliberate on the order by the Hearing Official that the structure should be demolished. The Township Board may vote to approve or modify the order which would grant the owner 21 days to comply with the order of the Hearing Officer or to disapprove the order and end the dangerous building process for 5171 Walnut Hills. Please note that there are two timetables for demolition in article 4.04 of the Abandoned and Dangerous Building Ordinance. The base timetable is that in the event the Township Board approves or modifies the order, the owner, agent or lessee shall comply with the order within 60 days after the date of the hearing at the Township Board meeting. There is an additional provision that states, "*In the case of an order of demolition, if the board of appeals of the township determines that the building or structure has been substantially destroyed by fire, wind, flood, or other natural disaster, and the cost of repair of the building or structure will be greater than the state equalized value of the building or structure, the owner, agent, or lessee shall comply with the order of demolition within 21 days after the date of the hearing under this subsection.*" The Fire Department's report demonstrates that the structure was substantially destroyed by fire and that the damage to the structure was estimated to be 100% of the value of the structure (Box G2), thus the cost of repair would exceed the 2013 State Equalized Value of \$166,900 (1/2 of the Estimated True Cash Value).

Please note that a land use waiver for the demolition of the structure was issued on August 8, 2013 and as of September 11, 2013, the agent for the trust in which the property is held, has provided an estimate from Blue Star, Inc for the demolition and Blue Star, Inc has applied for a building permit to demolish the dangerous structure.

MOVED BY \_\_\_\_\_, SUPPORTED BY \_\_\_\_\_, TO APPROVE THE ORDER OF THE DANGEROUS BUILDINGS HEARING OFFICER FOR THE REMOVAL OF THE DANGEROUS STRUCTURE AT 5171 WALNUT HILLS WITH THE FINDING THAT THE BUILDING HAS BEEN SUBSTANTIALLY DESTROYED BY FIRE AND THE COST OF REPAIR TO THE STRUCTURE IS GREATER THAN THE STATE EQUALIZED VALUE OF THE BUILDING FOR 2013.

**SUPERVISOR**

Gary T. McCririe

**CLERK**

Paulette A. Skolarus

**TREASURER**

Robin L. Hunt

**MANAGER**

Michael C. Archinal

**TRUSTEES**

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell



# Genoa Charter Township

2911 Dorr Road · Brighton, MI 48116

(810) 227-5225

Printed from <http://genoa.org/government/ordinances/ordinance-unsafestructures>  
on September 6, 2013 at 3:59pm.

## Unsafe Structures Ordinance

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Ordinance No. 02-16-93: Abandoned and Dangerous Building Ordinance

An ordinance enacted pursuant to the authority of Act 144 of the Public Acts of 1992 to promote the health, safety and welfare of the people by regulating the maintenance, alteration, health, safety and improvement of dwellings; to defined the classes of dwellings affected by the act, to establish administrative requirements; to establish remedies; to provide for enforcement; to provide for the demolition of certain dwellings; and to fix penalties for the violation of this act.

The Township of Genoa, County of Livingston, State of Michigan, ordains:

### Section 1.0: Title

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This ordinance shall be known and cited at the Genoa Township Abandoned and Dangerous Building Ordinance, and it shall be sufficient to any action for enforcement of the provisions hereof to define the same by such title and reference to the number hereof.

### Section 2.0: Dangerous Building and Causes Thereof

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"Dangerous building" means a building or structure that has one or more of the following defects or is in one or more of the following conditions:

- a. A door, aisle, passageway, stairway, or other means of exit does not conform to the approved building code adopted by Livingston County.
- b. A portion of the building or structure is damaged by fire, wind, flood, or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the catastrophe and does not meet the minimum requirements of this act or a building code adopted by Livingston County for a new building or structure, purpose, or location.
- c. A part of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damage property.
- d. A portion of the building or structure has settled to such an extent that wall or other structural portions of the building or structure have materially less resistance to wind than is required in the case of new construction by this ordinance or a building code adopted by Livingston County.
- e. The building or structure, or a part of the building or structure, because of dilapidation, deterioration, decay, faulty construction or the removal or movement of some portion of the ground necessary for the support, or for other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fall or give way.
- f. The building, structure, or a part of the building or structure is manifestly unsafe for the purpose for which it is used.
- g. The building or structure is damaged by fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.
- h. A building or structure used or intended to be used for dwelling purposes, including the adjoining grounds, because of dilapidation, decay, damage, faulty construction or arrangement, or otherwise, is unsanitary or unfit for human habitation, is in a condition that the health officer determines is likely to cause sickness or disease, or is likely to



or grounds adjoining the building or structure incurred by the township to bring the property into conformance with this act shall be reimbursed to the township by the owner or party in interest in whose name the property appears.

6. The owner or party in interest in whose name the property appears upon the last local tax assessment records shall be notified by the assessor of the amount of the cost of the demolition, of making the building safe, or of maintaining the exterior of the building or structure or grounds adjoining the building or structure by first class mail at the address shown on the records. If the owner or party of interest fails to pay the cost within 30 days after mailing by the assessor of the notice of the amount of the cost, the township shall have a lien for the cost incurred by the township to bring the property into conformance under this ordinance. The lien shall not take effect until notice of the lien has been filed or recorded as provided by law. A lien provided for in this subsection does not have priority over previously filed or recorded liens and encumbrances. The lien for the cost shall be collected and treated in the same manner as provided for property tax liens under the general property tax act, Act No. 206 of the Public Acts of 1893, being sections 211.1 to 211.157 of the Michigan Compiled Laws.
7. In addition to other remedies under this ordinance, the township may bring an action against the owner of the building or structure for the full cost of the demolition, of making the building safe, or of maintaining the exterior of the building or structure or grounds adjoining the building or structure. A township shall have a lien on the property for the amount of a judgment obtained pursuant to this subsection. The lien provided for in this subsection shall not take effect until notice of the lien is filed or recorded as provided by law. The lien does not have priority over prior filed or recorded liens and encumbrances.

## **Section 5.0: Penalties for Violations**

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A person who fails or refuses to comply with an order approved or modified by the board of appeals under section 4.0 within the time prescribed by that section is guilty of a misdemeanor, punishable by imprisonment for not more than 120 days, or a fine of not more than \$1,000.00, or both.

## **Section 6.0: Board of Appeals**

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1. The legislative body of the township may establish a board of appeals to hear all of the cases and carry out all of the duties of the legislative body described in section 4.0 (3) and (4).
2. The board of appeals shall be appointed by the legislative body of the township and shall consist of the following members:
  - a. A building contractor.
  - b. A registered architect or engineer
  - c. Two members of the general public
  - d. An individual registered as a building official, plan reviewer, or inspector under the building officials and inspectors registration act, Act No. 54 of the Public Acts of 1986, being sections 338.2301 to 338.2313 of the Michigan Compiled Laws. The individual may be an employee of the township.
3. Board of appeals members shall be appointed for 3 years, except that of the members first appointed, 2 members shall serve for 1 year, 2 members shall serve for 2 years, and 1 member shall serve for 3 years. A vacancy created other than by expiration of a term shall be filled for the balance of the unexpired term in the same manner as the original appointment. A member may be reappointed for additional terms.
4. The board of appeals annually shall elect a chairperson, vice-chairperson, and other officers that the board considers necessary.
5. A majority of the board of appeals members appointed and serving constitutes a quorum. Final action of the board of appeals shall be only by affirmative vote of a majority of the board members appointed and serving.
6. The legislative body of the township shall fix the amount of any per diem compensation provided to the members of the board of appeals. Expenses of the board of appeals incurred in the performance of official duties may be reimbursed as provided by law for employees of the legislative body of the township.
7. A meeting of the board of appeals shall be held pursuant to the open meetings act, Act No. 267 of the Public Acts of 1976, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976.
8. A writing prepared, owned, used, in possession of, or retained by the board of appeals in the performance of an official function shall be made available to the public pursuant to the freedom of information act, Act No. 442 of the Public Acts of 1976, being sections 15.231 to 15.246 of the Michigan Compiled Laws.

**GENOA CHARTER TOWNSHIP  
DANGEROUS BUILDING HEARING**

**August 8, 2013**

**7:00 p.m.**

**MINUTES**

Hearing Officer David Byrwa called the hearing to order at 7:00 p.m. at the Genoa Township Hall. Present were Zoning Official Ron Akers, Hearing Officer David Byrwa and agent for the Pamela S. Brady Revocable Trust, Ryan Brady.

Hearing Officer Byrwa stated that this was a show cause hearing for the dangerous building located at the property known as 5171 Walnut Hills, Brighton, MI 48116 (Parcel ID: 4711-35-201-015).

Written testimony was provided to the Hearing Officer by the Township prior to the hearing, which outlined why the structure was considered a dangerous structure and outlined the communication the Township has had with the applicant. The written testimony also included the Brighton Area Fire Authority Report dated 3/31/2013, a report from the Livingston County Building Department dated 6/24/2013 and a Land Use Waiver that was issued on 8/8/13 prior to the meeting. A copy of the testimony is available for review in the address file at Genoa Township Hall.

Testimony was then received from Mr. Brady, who discussed the issues he has had in the post fire process. He stated that the structure was not released by the insurance company until the second week of July and also stated that there was an issue regarding the foundation of the building which was still under warranty from the original builder. He stated that it was his intent to demolish the structure and clean up the property and that he has secured a contractor to perform the demolition. Mr. Brady provided a copy of the bid proposal from Blue Star, Inc. He discussed how the delay in demolition was due to a miscommunication with DTE Energy and that the house would be demolished when the miscommunication was corrected. Hearing Officer Byrwa asked Mr. Brady to provide a definitive date as to when the property would be demolished. Mr. Brady could not provide that answer and stated that it was based on Blue Star's schedule.

**DECISION:**

Hearing Officer Byrwa decided that the structure on the property known as 5171 Walnut Hills, Brighton, Michigan 48116 be demolished within two (2) weeks or by August 22, 2013, based on the Livingston County Building Department Report and Hearing Officer Byrwa's on-site inspection, being that the building is in eminent danger of collapse, the building is not properly secured, the building is an attractive nuisance to children and the snow fence is not an adequate barrier with the recommendation that if the structure is not removed in two (2) weeks, the Livingston County Building Department should take action to remove the structure via emergency demolition.



**LIVINGSTON COUNTY, MICHIGAN  
DEPARTMENT OF BUILDING INSPECTION**

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2300 E. Grand River, Suite 104  
Phone: 517.548.3130 Fax: 517.546.7461  
Web Site: [co.livingston.mi.us/building](http://co.livingston.mi.us/building)

June 24, 2013

Ron Akers  
Genoa Township Ordinance Official  
2911 Dorr Rd  
Brighton MI 48116

**RE: Unsafe Structure – 5171 Walnut Hills Brighton MI 48816**  
**Property ID: 4711-35-201-015**

Dear Mr. Akers,

The Livingston County Building Department has investigated the building at the location noted above. The building appears to be a single family home that has suffered a total loss from a structure fire. The home burned on or about April 1, 2013. The purpose of the inspection was to determine if this structure is in violation of the Livingston County Maintenance of Housing and Property Code 500.01. The structure was inspected on June 4, 2013.

This inspection was limited to a visual inspection of the exterior of the home. No measurements were taken. No specific structural elements were inspected to determine their code compliance or to test their integrity or strength. The notable issues include but are not limited to:

1. The entire home has been destroyed. It is unlikely that any of the remaining structure is salvageable.
2. The remaining walls are leaning and in danger of imminent collapse.
3. The foundation walls are cracked and bowing, probably caused by the heat. It is unknown whether these walls can be salvaged for a rebuild.
4. The property is accessible and creates an attractive nuisance.
5. There are areas of the property when there is a direct drop off higher than 10 feet to the concrete.
6. It is unknown whether there are working sanitary facilities or a working sanitary system or well system.



































































<b>A</b> 04701 MI 03 31 2013 31 13-0000356 000 <small>Incident # State Incident Date Station Incident Number ZIP Code</small>		<input type="checkbox"/> Conflicts <input checked="" type="checkbox"/> Hazmat <input type="checkbox"/> Activity	<b>NFIRS -1</b> <b>Basic</b>
<b>B Location*</b> <input type="checkbox"/> Check this box to indicate that the address for this incident is geocoded in the incident file. Geocoding is done in Section 8. Alternative 1: Enter Street, either the city or ZIP code.			
<input checked="" type="checkbox"/> Street address <input type="checkbox"/> Intersection <input type="checkbox"/> In front of <input type="checkbox"/> Rear of <input type="checkbox"/> Adjacent to <input type="checkbox"/> Directions			
5171 WALNUT HILLS DR <small>Number/Zipcode Prefix Street or Highway Street Type Suffix</small> BRIGHTON MI 48116 <small>City State ZIP Code</small> <small>Enter street or directions, as applicable</small>			
<b>C Incident Type *</b> 111 Building fire <small>Incident Type</small>		<b>E1 Date &amp; Times</b> Midnight is 0000 Check boxes if dates are the same as Alarm. Alarm Always required. Alarm * 03 31 2013 21:55:40 <small>Arrival * 03 31 2013 22:02:41</small> <input checked="" type="checkbox"/> Arrival * <input type="checkbox"/> Controlled <input type="checkbox"/> Last Unit <input type="checkbox"/> Cleared 04 01 2013 07:54:46 <small>APRIVAL required, unless canceled or did not arrive</small> <small>CONTROLLED Optional, except for wildland fires</small> <small>LAST UNIT CANCELED, required except for wildland fires</small>	
<b>D Aid Given or Received*</b> 1 <input checked="" type="checkbox"/> Mutual aid received 2 <input type="checkbox"/> Automatic aid recvd. 3 <input type="checkbox"/> Mutual aid given 4 <input type="checkbox"/> Automatic aid given 5 <input type="checkbox"/> Other aid given N <input type="checkbox"/> None		<b>E2 Shift &amp; Alarms</b> Local Option 5 01 BRI <small>Shift or Alarm District</small> <b>E3 Special Studies</b> Local Option Special Study I* Special Study Value	
<b>F Actions Taken *</b> 11 Extinguishment by fire <small>Primary Action Taken (1)</small> Additional Action Taken (2) Additional Action Taken (3)		<b>G1 Resources *</b> <input checked="" type="checkbox"/> Check this box and skip this section if an Apparatus or Personnel form is used. Apparatus Personnel Suppression 0013 0039 EMS Other <input type="checkbox"/> Check box if resource counts include aid received resources.	
		<b>G2 Estimated Dollar Losses &amp; Values</b> LOSSES: Required for all fires if known. Optional for non fires. Nonzero Property \$ 341,200 Contents \$ 250,000 PRE-INCIDENT VALUE: Optional Property \$ 341,200 Contents \$ 250,000	
<b>Completed Modules</b> <input checked="" type="checkbox"/> Fire-2 <input checked="" type="checkbox"/> Structure-3 <input type="checkbox"/> Civil Fire Cas.-4 <input checked="" type="checkbox"/> Fire Serv. Cas.-5 <input type="checkbox"/> EMS-6 <input type="checkbox"/> HazMat-7 <input type="checkbox"/> Wildland Fire-8 <input checked="" type="checkbox"/> Apparatus-9 <input checked="" type="checkbox"/> Personnel-10 <input type="checkbox"/> Arson-11		<b>H1* Casualties</b> None Deaths Injuries Fire Service 002 Civilian <b>H2 Detector</b> Required for Confined Fires. 1 <input type="checkbox"/> Detector alerted occupants 2 <input type="checkbox"/> Detector did not alert them U <input type="checkbox"/> Unknown	
		<b>H3 Hazardous Materials Release</b> N <input type="checkbox"/> None 1 <input type="checkbox"/> Natural Gas: slow leak, no evaluation of hazard actions 2 <input type="checkbox"/> Propane gas: <21 lb. tank (see in here 2B2 spill) 3 <input type="checkbox"/> Gasoline: vehicle fuel tank or portable container 4 <input type="checkbox"/> Kerosene: fuel burning equipment or portable storage 5 <input type="checkbox"/> Diesel fuel/fuel oil: vehicle fuel tank or portable 6 <input type="checkbox"/> Household solvents: home/office spill, cleanup only 7 <input type="checkbox"/> Motor oil: from engine or portable container 8 <input type="checkbox"/> Paint: from paint cans totaling < 55 gallons 0 <input type="checkbox"/> Other: Special Hazmat actions required or spill > 5 gal. Please complete the Hazmat form.	
		<b>I Mixed Use Property</b> NN <input type="checkbox"/> Not Mixed 10 <input type="checkbox"/> Assembly use 20 <input type="checkbox"/> Education use 33 <input type="checkbox"/> Medical use 40 <input type="checkbox"/> Residential use 51 <input type="checkbox"/> Row of stores 53 <input type="checkbox"/> Enclosed mall 58 <input type="checkbox"/> Bus. & Residential 59 <input type="checkbox"/> Office use 60 <input type="checkbox"/> Industrial use 63 <input type="checkbox"/> Military use 65 <input type="checkbox"/> Farm use 00 <input type="checkbox"/> Other mixed use	
<b>J Property Use* Structures</b> 131 <input type="checkbox"/> Church, place of worship 161 <input type="checkbox"/> Restaurant or cafeteria 162 <input type="checkbox"/> Bar/Tavern or nightclub 213 <input type="checkbox"/> Elementary school or kindergarten 215 <input type="checkbox"/> High school or junior high 241 <input type="checkbox"/> College, adult education 311 <input type="checkbox"/> Care facility for the aged 331 <input type="checkbox"/> Hospital Outside 124 <input type="checkbox"/> Playground or park 655 <input type="checkbox"/> Crops or orchard 669 <input type="checkbox"/> Forest (timberland) 807 <input type="checkbox"/> Outdoor storage area 919 <input type="checkbox"/> Dump or sanitary landfill 931 <input type="checkbox"/> Open land or field 341 <input type="checkbox"/> Clinic, clinic type infirmary 342 <input type="checkbox"/> Doctor/dentist office 361 <input type="checkbox"/> Prison or jail, not juvenile 419 <input checked="" type="checkbox"/> 1-or 2-Family dwelling 429 <input type="checkbox"/> Multi-family dwelling 439 <input type="checkbox"/> Rooming/boarding house 449 <input type="checkbox"/> Commercial hotel or motel 459 <input type="checkbox"/> Residential, board and care 464 <input type="checkbox"/> Dormitory/barracks 519 <input type="checkbox"/> Food and beverage sales 936 <input type="checkbox"/> Vacant lot 938 <input type="checkbox"/> Graded/care for plot of land 946 <input type="checkbox"/> Lake, river, stream 951 <input type="checkbox"/> Railroad right of way 960 <input type="checkbox"/> Other street 961 <input type="checkbox"/> Highway/divided highway 962 <input type="checkbox"/> Residential street/driveway 539 <input type="checkbox"/> Household goods, sales, repairs 579 <input type="checkbox"/> Motor vehicle/boat sales/repair 571 <input type="checkbox"/> Gas or service station 599 <input type="checkbox"/> Business office 615 <input type="checkbox"/> Electric generating plant 629 <input type="checkbox"/> Laboratory/science lab 700 <input type="checkbox"/> Manufacturing plant 819 <input type="checkbox"/> Livestock/poultry storage (barn) 882 <input type="checkbox"/> Non-residential parking garage 891 <input type="checkbox"/> Warehouse 901 <input type="checkbox"/> Construction site 984 <input type="checkbox"/> Industrial plant yard Initial and enter a Property Use code only if the fire crew checked a Property Use Post. Property Use 419 1 or 2 family dwelling NFIRS-1 Revision 03/11/99			

**K1 Person/Entity Involved**

Local Option: \_\_\_\_\_ Business name (if applicable): \_\_\_\_\_ Area Code: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Check this box if same address as incident location. Then skip the three duplicate address lines.

Mr./Ms./Mrg. First Name: Ryan MI: \_\_\_\_\_ Last Name: Reary Suffix: \_\_\_\_\_

Number: \_\_\_\_\_ Prefix: \_\_\_\_\_ Street or Highway: \_\_\_\_\_ Street Type: \_\_\_\_\_ Suffix: \_\_\_\_\_

Post Office Box: \_\_\_\_\_ Apt./Suite/Floor: \_\_\_\_\_ City: Brighton

State: MI Zip Code: 48116

More people involved? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary

**K2 Owner**

Local Option: \_\_\_\_\_ Business name (if applicable): \_\_\_\_\_ Area Code: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Check this box if same address as incident location. Then skip the three duplicate address lines.

Mr./Ms./Mrg. First Name: \_\_\_\_\_ MI: \_\_\_\_\_ Last Name: \_\_\_\_\_ Suffix: \_\_\_\_\_

Number: \_\_\_\_\_ Prefix: \_\_\_\_\_ Street or Highway: \_\_\_\_\_ Street Type: \_\_\_\_\_ Suffix: \_\_\_\_\_

Post Office Box: \_\_\_\_\_ Apt./Suite/Floor: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**L Remarks**

Local Option: \_\_\_\_\_

CLEAR EMER1 AND EMER2 [04/01/13 02:18:27 EPERRY]PER COMM ALL UNITS IN SERVICE EXCEPT EN31 AND TK35 WHO WILL REMAIN ON SCENE OVER NIGHT [04/01/13 02:18:09 EPERRY]ALL GOOD UNITS RELEASED BY COMMAND [04/01/13 02:01:34 EPERRY]DTE Rep disconnected power at box by road. Capt 34 to get contact information [04/01/13 00:52:40 Unit:CHF3]All units clear return ung [04/01/13 00:10:12 Unit:CHF5][EMS] UDTS: {A102} EMS & FD UNIT ACK DISP [04/01/13 00:00:00 KSORENSEN]COMMAND REQ ADD'L UNIT RESP PRI1 FOR ANOTHER FF TRANSPORT ENTER FROM THE SOUTH [03/31/13 23:56:59 EPERRY]CONTACTED DTE TO SHUT OFF POWER.SPOKE WITH SHERGORAJOB #13033100030 [03/31/13 23:55:21 BCOY][FIRE] PER DTE 1 HOUR ETA [03/31/13 23:55:21 EPERRY]DEPUTY STEINAWAY CONTACTED VIA TX TO ADV OF INFO FROM CHF802 [03/31/13 23:51:06 JSTIDHAM][FIRE] PER CHF802 REQ CONTACT 4765 [03/31/13 23:49:00 EPERRY][EMS] UDTS: {A103} EMS & FD UNIT ACK DISP [03/31/13 23:45:54 JSTIDHAM][EMS] COMM REQ ADD'L EMS STANDBY UNIT - TRANSPORTING 1 FF [03/31/13 23:44:22 EPERRY][FIRE] PER COMM CONTACT DTE [03/31/13 23:43:21 EPERRY]PER COMMAND DISCONTINUE TIME STAMP [03/31/13 23:29:46 EPERRY]UDTS: {STA31} 10 Minute Time Stamp [03/31/13 23:18:49 EPERRY]UDTS: {STA31} 10 Minute Time Stamp [03/31/13 23:08:15 EPERRY][FIRE] DART TO S SIDE [03/31/13 23:06:39 EPERRY][FIRE] UDTS: DART [03/31/13 23:03:39 JSTIDHAM][FIRE] TK52 RESPONDING TO SCENE [03/31/13 23:02:45 EPERRY]UDTS: {STA31} 10 Minute Time Stamp [03/31/13 22:57:28 EPERRY][FIRE] CHF802 REQ DART FOR APPROX 50 PERSONNELL [03/31/13 22:51:28 EPERRY]UDTS: {STA31} 10 Minute Time Stamp [03/31/13 22:46:51 EPERRY][FIRE] OAKLAND SETTING UP PATCH W EMER1 [03/31/13 22:38:25 JSTIDHAM]UDTS: {STA31} 10 Minute Time Stamp [03/31/13 22:35:17 EPERRY]TK'S ENTER FROM NORTH [03/31/13 22:35:05 EPERRY][FIRE] CHF502 RESPONDING [03/31/13 22:33:05 EPERRY]LYON TWP FIRE WILL RESP W/ TANKER [03/31/13 22:32:21 BCOY]PUTNAM TWP TANKER REQ [03/31/13 22:32:00 EPERRY]LYON TWP AND PUT TWP TAKER [03/31/13 22:31:13 EPERRY]TK34 A [03/31/13 22:10:24 EPERRY] [03/31/13 22:30:36 EPERRY][EMS] CONSUMERS CONFIRMATION FOR EXPIDITE-1019842876 [03/31/13 22:29:38 KSORENSEN]CPT61 EN ROUTE TO 31

**L Authorization**

Officer in Charge ID: 025 Signature: Smith, Matthew Position or rank: AC Assignment: \_\_\_\_\_ Month: 04 Day: 02 Year: 2013

Check box if Officer/Worker making report is in charge.  Officer/Worker making report ID: 025 Signature: Smith, Matthew Position or rank: AC Assignment: \_\_\_\_\_ Month: 04 Day: 02 Year: 2013

Narrative:

CIFAR EMER1 AND EMER2 [04/01/13 02:18:27 EPERRY]PER COMM ALL UNITS IN SERVICE EXCEPT EN31 AND TK35 WHO WILL REMAIN ON SCENE OVER NIGHT [04/01/13 02:18:09 EPERRY]ALL GOOD UNITS RELEASED BY COMMAND [04/01/13 02:01:34 EPERRY]DTE Rep disconnected power at box by load. Capt 34 to get contact information [04/01/13 00:52:40 Unit:CHF3]All units clear return un [04/01/13 00:10:12 Unit:CHF5][EMS] UDTs: {A102} EMS & FD UNIT ACK DISP [04/01/13 00:00:00 KSORENSEN]COMMAND REQ ADD'L UNIT RESP PRI1 FOR ANOTHER FF TRANSPORT ENTER FROM THE SOUTH [03/31/13 23:56:59 EPERRY]CONTACTED DTE TO SHUT OFF POWER.SPOKE WITH SHERGORAJOB #13033100030 [03/31/13 23:55:21 BCOY][FIRE] PER DTE 1 HOUR ETA [03/31/13 23:55:21 EPERRY]DEPUTY STEINAWAY CONTACTED VIA TX TO ADV OF INFO FROM CHF802 [03/31/13 23:51:06 JSTIDHAM][FIRE] PER CHF802 REQ CONTACT 4765 [03/31/13 23:49:00 EPERRY][EMS] UDTs: {A103} EMS & FD UNIT ACK DISP [03/31/13 23:45:54 JSTIDHAM][EMS] COMM REQ ADD'L EMS STANDBY UNIT - TRANSPORTING 1 FF [03/31/13 23:44:22 EPERRY][FIRE] PER COMM CONTACT DTE [03/31/13 23:43:21 EPERRY]PER COMMAND DISCONTINUE TIME STAMP [03/31/13 23:29:46 EPERRY]UDTs: {STA31} 10 Minute Time Stamp [03/31/13 23:29:31 EPERRY]UDTs: {STA31} 10 Minute Time Stamp [03/31/13 23:18:49 EPERRY]UDTs: {STA31} 10 Minute Time Stamp [03/31/13 23:08:15 EPERRY][FIRE] DART TO S SIDE [03/31/13 23:06:39 EPERRY][FIRE] UDTs: DART [03/31/13 23:03:39 JSTIDHAM][FIRE] TK52 RESPONDING TO SCENE [03/31/13 23:02:45 EPERRY]UDTs: {STA31} 10 Minute Time Stamp [03/31/13 22:57:28 EPERRY][FIRE] CHF802 REQ DART FOR APPROX 50 PERSONNEL [03/31/13 22:51:28 EPERRY]UDTs: {STA31} 10 Minute Time Stamp [03/31/13 22:46:51 EPERRY][FIRE] OAKLAND SETTING UP PATCH W EMER1 [03/31/13 22:38:25 JSTIDHAM]UDTs: {STA31} 10 Minute Time Stamp [03/31/13 22:35:17 EPERRY]TK'S ENTER FROM NORTH [03/31/13 22:35:05 EPERRY][FIRE] CHF502 RESPONDING [03/31/13 22:33:05 EPERRY]LYON TWP FIRE WILL RESP W/ TANKER [03/31/13 22:32:21 BCOY]PUTNAM TWP TANKER REQ [03/31/13 22:32:00 EPERRY]LYON TWP AND PUT TWP TAKER [03/31/13 22:31:13 EPERRY]TK34 A [03/31/13 22:10:24 EPERRY] [03/31/13 22:30:36 EPERRY][EMS] CONSUMERS CONFIRMATION FOR EXPIDITE-1019842876 [03/31/13 22:29:38 KSORENSEN]CPT61 EN ROUTE TO 31 [03/31/13 22:28:25 EPERRY]STA61 COVER STA31 [03/31/13 22:28:00 EPERRY][EMS] CONSUMERS -1019842875 [03/31/13 22:26:44 KSORENSEN]RE TK11, 12 22 82 [03/31/13 22:25:26 EPERRY]UDTs: {STA31} 10 Minute Time Stamp [03/31/13 22:24:10 EPERRY]EXPIDITE CONSUMERS FOR GAS FIRE [03/31/13 22:23:40 EPERRY][FIRE] ITAC EVERYONE OUT OF BUILDING [03/31/13 22:22:38 EPERRY][FIRE] CHF3 REQ EN 20 TO STA 31 [03/31/13 22:22:12 EPERRY][FIRE] CODE X ON EMER1 [03/31/13 22:22:01 EPERRY]CHF31 EMER2 FOR WATER [03/31/13 22:18:01 EPERRY]UDTs: {STA31} 10 Minute Time Stamp [03/31/13 22:13:11 EPERRY]TK34 DE W/2 [03/31/13 22:05:33 EPERRY][CHF33] REQ EMER1 [03/31/13 22:03:10 EPERRY][CHF33] WORKING STRUCTURE FIRE [03/31/13 22:03:00 EPERRY][CHF33] EST COMM [03/31/13 22:02:46 EPERRY]UDTs: {STA31} 10 Minute Time Stamp [03/31/13 22:02:33 EPERRY][EMS] UDTs: {A101} EMS & FD UNIT ACK DISP [03/31/13 22:01:00 KSORENSEN]STILL CANNOT SEE FLAMES - STATING ALL WINDOWS ARE BLACKED OUT [03/31/13 22:00:09 EPERRY]CALLER HAS NOT BEEN HOME SINCE 1500 TODAY LEFT WASHER AND DRYER RUNNING WHEN HE LEFT [03/31/13 22:00:00 EPERRY]CALELR'S HOUSE IS 150 FT ON BOTH SIDES FROM OTHER HOMES [03/31/13 21:59:29 EPERRY]CPT31 EN ROUTE [03/31/13 21:59:05 EPERRY]CALLER STATES ALL WINDOWS ARE NOW BLACK [03/31/13 21:58:54 EPERRY]CPT33 DE [03/31/13 21:58:20 EPERRY]CALLER IS HOMEOWNER CANNOT SEE ANY FLAMES AT THIS TIME. ALL HIS LIGHTS ARE OFF. INSIDE GARAGE THERE ARE GASOLINE KEROSENE AND LAWN MOWERS [03/31/13 21:58:09 EPERRY]WHITE SMOKE COMING FROM THE ROOF OF HIS HOUSE. NO ONE INSIDE THE HOUSE. ALSO COMING FROM THE GARAGE. [03/31/13 21:55:21 EPERRY]

Source: Livingston Cential 911 Dispatch

Information: BAFD with Green Oak Fire as Mutual Aid was dispatched for a structure fire at incident location. A/C Smith responded normal traffic, all other units emergency traffic, over dry roads at night.

04701 \*

MI \*

MM DD YYYY

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2013

31

13-0000356 \*

000 \*

Complete  
Narrative

**Narrative:**

Observation: A/C Smith arrived on scene to find Light grey smoke issuing from the windows, vents and openings of the entire house (an approx. 3,000 sf. single family dwelling). The homeowner was in his car in the driveway.

Actions taken: E31 stretched a handline to the front door on the "A" side, and forced entry into the building, to search for fire. E31 encountered heavy smoke and high heat conditions immediately upon entering.

E33 laid a 5" supply line from adjacent intersection to E31. E33 crew initially took a back-up hoseline to E31, and then worked on establishing a ventilation hole on the "C" side of the building.

While these crews were operating, exterior conditions worsened, and the smoke color and intensity changed. Flame started showing from the "C" side of the building. A/C Smith had all crews evacuate the building and initiate a defensive attack.

A/C Tester established a water supply at the intersection of Brookfield Meadows and Walnut Hills. Tankers were requested from Hamburg, Howell, Lyon Township, and Putnam Township.

Once defensive attack was initiated, fire was extinguished using master stream from L31, master stream from E31, and multiple handlines.

During defensive operations, a Hamburg Twp. firefighter was injured after coming into contact with an electrical box after a pulled meter, and was transported (non-emergency) by LCEMS. A second Hamburg Twp. firefighter was also transported by LCEMS non-emergency after experiencing chest pains (diagnosis was dehydration).

Status: Closed, Cause undetermined

04/02/2013 20:49:12 Smith

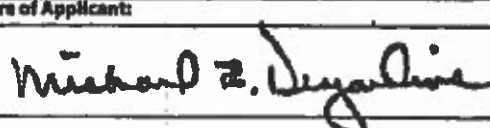




<b>I1 Structure Type *</b> <small>If fire was in enclosed building or a portable/mobile structure complete the rest of this form</small> 1 <input checked="" type="checkbox"/> Enclosed Building 2 <input type="checkbox"/> Portable/mobile structure 3 <input type="checkbox"/> Open structure 4 <input type="checkbox"/> Air supported structure 5 <input type="checkbox"/> Tent 6 <input type="checkbox"/> Open platform (e.g. plaza) 7 <input type="checkbox"/> Underground structure (work areas) 8 <input type="checkbox"/> Connective structure (e.g. tunnel) 9 <input type="checkbox"/> Other type of structure	<b>I2 Building Status *</b> 1 <input type="checkbox"/> Under construction 2 <input checked="" type="checkbox"/> Occupied & operating 3 <input type="checkbox"/> Idle, not routinely used 4 <input type="checkbox"/> Under major renovation 5 <input type="checkbox"/> Vacant and secured 6 <input type="checkbox"/> Vacant and unsecured 7 <input type="checkbox"/> Being demolished 8 <input type="checkbox"/> Other 9 <input type="checkbox"/> Undetermined	<b>I3 Building * Height</b> <small>Count the ROOF as part of the highest story</small>  <div style="border: 1px solid black; padding: 2px; display: inline-block;">002</div> <small>Total number of stories at or above grade</small>  <div style="border: 1px solid black; padding: 2px; display: inline-block;">001</div> <small>Total number of stories below grade</small>	<b>I4 Main Floor Size*</b> <small>NFIRS-3 Structure Fire</small>  <div style="border: 1px solid black; padding: 2px; display: inline-block;"> </div> , <div style="border: 1px solid black; padding: 2px; display: inline-block;">003</div> , <div style="border: 1px solid black; padding: 2px; display: inline-block;">000</div> <small>Total square foot</small>  OR  <div style="border: 1px solid black; padding: 2px; display: inline-block;"> </div> , <div style="border: 1px solid black; padding: 2px; display: inline-block;"> </div> BY <div style="border: 1px solid black; padding: 2px; display: inline-block;"> </div> , <div style="border: 1px solid black; padding: 2px; display: inline-block;"> </div> <small>Length in foot Width in foot</small>
<b>J1 Fire Origin *</b>  <div style="border: 1px solid black; padding: 2px; display: inline-block;">001</div> <input checked="" type="checkbox"/> Below Grade <small>Story of fire origin</small>	<b>J3 Number of Stories Damaged By Flame</b> <small>Count the ROOF as part of the highest story</small>  <div style="border: 1px solid black; padding: 2px; display: inline-block;"> </div> <small>Number of stories w/ minor damage (1 to 24) flame damage</small>  <div style="border: 1px solid black; padding: 2px; display: inline-block;"> </div> <small>Number of stories w/ significant damage (25 to 49) flame damage</small>  <div style="border: 1px solid black; padding: 2px; display: inline-block;"> </div> <small>Number of stories w/ heavy damage (50 to 74) flame damage</small>  <div style="border: 1px solid black; padding: 2px; display: inline-block;">002</div> <small>Number of stories w/ extreme damage (75 to 100) flame damage</small>	<b>K Material Contributing Most To Flame Spread</b> <input type="checkbox"/> Check if no flame spread OR same as material first ignited OR unable to determine <small>Skip To Section L</small>  <b>K1</b> <div style="border: 1px solid black; padding: 2px; display: inline-block;"> </div> <div style="border: 1px solid black; padding: 2px; display: inline-block;"> </div> <small>Item contributing most to flame spread</small>  <b>K2</b> <div style="border: 1px solid black; padding: 2px; display: inline-block;"> </div> <div style="border: 1px solid black; padding: 2px; display: inline-block;"> </div> <small>Type of material contributing most of flame spread</small> <small>Required only if item contributing code is 03 or 05</small>	
<b>J2 Fire Spread *</b> 1 <input type="checkbox"/> Confined to object of origin 2 <input type="checkbox"/> Confined to room of origin 3 <input type="checkbox"/> Confined to floor of origin 4 <input checked="" type="checkbox"/> Confined to building of origin 5 <input type="checkbox"/> Beyond building of origin	<b>L1 Presence of Detectors *</b> <small>(In area of the fire)</small> N <input type="checkbox"/> None Present <span style="border: 1px solid black; padding: 2px; display: inline-block;">Skip to section M</span> 1 <input type="checkbox"/> Present U <input checked="" type="checkbox"/> Undetermined	<b>L3 Detector Power Supply</b> 1 <input type="checkbox"/> Battery only 2 <input type="checkbox"/> Hardwire only 3 <input type="checkbox"/> Plug in 4 <input type="checkbox"/> Hardwire with battery 5 <input type="checkbox"/> Plug in with battery 6 <input type="checkbox"/> Mechanical 7 <input type="checkbox"/> Multiple detectors & power supplies 8 <input type="checkbox"/> Other _____ U <input type="checkbox"/> Undetermined	<b>L5 Detector Effectiveness</b> <small>Required if detector operated</small> 1 <input type="checkbox"/> Alerted Occupants, occupants responded 2 <input type="checkbox"/> Occupants failed to respond 3 <input type="checkbox"/> There were no occupants 4 <input type="checkbox"/> Failed to alert occupants U <input type="checkbox"/> Undetermined
<b>L2 Detector Type</b> 1 <input type="checkbox"/> Smoke 2 <input type="checkbox"/> Heat 3 <input type="checkbox"/> Combination smoke - heat 4 <input type="checkbox"/> Sprinkler, water flow detection 5 <input type="checkbox"/> More than 1 type present 6 <input type="checkbox"/> Other _____ U <input type="checkbox"/> Undetermined	<b>L4 Detector Operation</b> 1 <input type="checkbox"/> Fire too small to activate 2 <input type="checkbox"/> Operated <small>(Complete Section L5)</small> 3 <input type="checkbox"/> Failed to Operate <small>(Complete Section L6)</small> U <input type="checkbox"/> Undetermined	<b>L6 Detector Failure Reason</b> <small>Required if detector failed to operate</small> 1 <input type="checkbox"/> Power failure, shutoff or disconnect 2 <input type="checkbox"/> Improper installation or placement 3 <input type="checkbox"/> Defective 4 <input type="checkbox"/> Lack of maintenance, includes cleaning 5 <input type="checkbox"/> Battery missing or disconnected 6 <input type="checkbox"/> Battery discharged or dead 7 <input type="checkbox"/> Other _____ U <input type="checkbox"/> Undetermined	
<b>M1 Presence of Automatic Extinguishment System *</b> N <input checked="" type="checkbox"/> None Present <span style="border: 1px solid black; padding: 2px; display: inline-block;">Complete rest of Section M</span> 1 <input type="checkbox"/> Present	<b>M3 Automatic Extinguishment System Operation</b> <small>Required if fire was within designed range</small> 1 <input type="checkbox"/> Operated & effective (Go to M4) 2 <input type="checkbox"/> Operated & not effective (M4) 3 <input type="checkbox"/> Fire too small to activate 4 <input type="checkbox"/> Failed to operate (Go to M5) 5 <input type="checkbox"/> Other U <input type="checkbox"/> Undetermined	<b>M5 Automatic Extinguishment System Failure Reason</b> <small>Required if system failed</small> 1 <input type="checkbox"/> System shut off 2 <input type="checkbox"/> Not enough agent discharged 3 <input type="checkbox"/> Agent discharged but did not reach fire 4 <input type="checkbox"/> Wrong type of system 5 <input type="checkbox"/> Fire not in area protected 6 <input type="checkbox"/> System components damaged 7 <input type="checkbox"/> Lack of maintenance 8 <input type="checkbox"/> Manual Intervention 9 <input type="checkbox"/> Other _____ U <input type="checkbox"/> Undetermined <small>NFIRS-3 Revision 01/19/99</small>	
<b>M2 Type of Automatic Extinguishment System *</b> <small>Required if fire was within designed range of AES</small> 1 <input type="checkbox"/> Wet pipe sprinkler 2 <input type="checkbox"/> Dry pipe sprinkler 3 <input type="checkbox"/> Other sprinkler system 4 <input type="checkbox"/> Dry chemical system 5 <input type="checkbox"/> Foam system 6 <input type="checkbox"/> Halogen type system 7 <input type="checkbox"/> Carbon dioxide (CO <sub>2</sub> ) system 8 <input type="checkbox"/> Other special hazard system U <input type="checkbox"/> Undetermined	<b>M4 Number of Sprinkler Heads Operating</b> <small>Required if system operated</small>  <div style="border: 1px solid black; padding: 2px; display: inline-block;"> </div> <small>Number of sprinkler heads operating</small>		

Land Use Waiver  
 Genoa Township • 2911 Dorr Rd. • Brighton, MI 48116  
 Phone (810) 227-5225 • Fax (810) 227-3420

PERMIT NO. W13-179

<b>1. PROJECT INFORMATION</b>			
Site Address:	5171 Walnut Hills Drive	Tax I.D. No.:	4711-25-201-015
		Zoning:	
<b>2. OWNER/APPLICANT INFORMATION</b>			
Owners Name:	Pamela Perkins-Brady		Owners Phone:
		(517) 404-3235	
Owners Address:	5171 Walnut Hills Drive	City:	Brighton
		State:	MI
		Zip:	48116
Applicant is: <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Lessee <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Other:			
Applicant name:	Blue Star, Inc.		Applicants Phone:
		(586) 427-9933	
Applicants Address:	21950 Hoover Road	City:	Warren
		State:	MI
		Zip:	48089
<b>3. TYPE OF IMPROVEMENT</b>			
<input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Water and Sewer Connection <input type="checkbox"/> Interior work/Repairs <input type="checkbox"/> Driveway <input type="checkbox"/> Roofing <input type="checkbox"/> Basement Finish <input type="checkbox"/> Other:			
If interior work is being done: <input type="checkbox"/> Square footage of improved area <input type="checkbox"/> Full Bath <input type="checkbox"/> Half Bath <input type="checkbox"/> Fireplace			
VALUE OF IMPROVEMENT <u>\$300</u>			
<b>4. SIGNATURE OF APPLICANT</b>			
I hereby certify that all information and data attached to and made part of this application are true and accurate and to the best of my knowledge and belief. I also certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as her/his authorized agent, and we agree to conform to all applicable laws, codes and ordinances of the State of Michigan and Genoa Township. Private covenants and restrictions are potentially enforceable by private parties. A Land Use Waiver is valid for a period of 12 months from the date of issue. Any modification to location, size, or dimensions must be approved by Genoa Township.			
Signature of Applicant:			Date:
			8/08/2013
<b>FOR OFFICE USE ONLY</b>			
<b>1. ASSESSING APPROVAL</b>			
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved		Approved by:	<i>Johnny Orndorff</i> <sup>per</sup> 8/8/13
<b>2. ZONING APPROVAL</b>			
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved		Approved by:	<i>Howell A. Oliver</i> <sup>per</sup> 8/8/13
Comments/Conditions:			

BLUE STAR, INC.  
21950 HOOVER  
WARREN, MI 48089  
PHONE: (586) 427-9933 FAX: (586) 427-9934  
estimating@bluestardemo.com  
BID PROPOSAL

Ryan Brady  
5171 Walnut Hills Dr.  
Brighton, MI

ESTIMATE NO: 34540 PHONE: 517-404-3235 Fax/Email: bradyrm@gmail.com DATE: July 15, 2013  
PROJECT: 5171 Walnut Hills Dr. – Brighton, MI

We are pleased to submit the following price for the demolition work you requested. We propose to furnish the necessary labor and equipment to accomplish the following:

**SCOPE OF WORK:**

1. BLUE STAR TO ACQUIRE NECESSARY DEMOLITION PERMIT
2. VISUAL ASBESTOS INSPECTIONS BY AN INDEPENDENT THIRD PARTY, AS REQUIRED BY MIOSHA, IS INCLUDED
3. RAZE EXISTING BUILDING STRUCTURE BURNT 2 STORY HOUSE WITH WALKOUT BASEMENT, WOOD DECKING AND REMAINING CONTENTS
4. REMOVE BASEMENT (IF APPLICABLE), SLAB, FOOTINGS, AND FOUNDATIONS
5. REMOVE AND DISPOSE OF ALL DEBRIS OFF SITE IN A LEGAL MANNER
6. SEE BACKFILL ALTERNATES BELOW (IF APPLICABLE)
7. FOOTINGS ARE ASSUMED TO BE 14" x 42" DEEP. ANY SUBSTANTIAL VARIATIONS WILL NEED TO BE ADDRESSED THROUGH A CHANGE ORDER.
8. UPON RECEIPT OF PERMIT, CUSTOMER WILL BE CONTACTED TO DISCUSS SCHEDULING
9. WELL AND SEPTIC TANK / FIELD TO REMAIN PER CUSTOMER

**QUALIFICATIONS**

1. OWNER TO ACQUIRE AND SUPPLY NECESSARY UTILITY CLEARANCES (GAS, ELECTRIC, WATER/WELL); DISCONNECTS BY OTHERS. SEWER CAP INCLUDED DURING DEMOLITION PROCESS, UNLESS REQUIRED TO PERFORM PRIOR TO DEMOLITION BY CITY OR TOWNSHIP PROJECT IS LOCATED IN. (SEE ALTERNATES BELOW FOR ADDITIONAL PRICING)
2. BOND BY OTHERS (IF REQUIRED)
3. IN THE EVENT THAT SUSPECT ASBESTOS IS ENCOUNTERED, BY STATE LAW, WE ARE REQUIRED TO STOP WORK IMMEDIATELY UNTIL TESTING IS DONE AND ASBESTOS IS REMOVED. RELATED COSTS WILL BE FORWARDED TO THE OWNER.
4. ALL DEMOLITION ACTIVITIES ARE RESTRICTED TO THE SUBJECT PROPERTY AND DO NOT INCLUDE: ALLEYS, PUBLIC SIDEWALKS OR STREET R.O.W.'S
5. ALTERNATES TO BE PERFORMED AT TIME OF BUILDING DEMOLITION.
6. ASPHALT THICKNESS ASSUMED 4" OR LESS.
7. ASPHALT BASE TO REMAIN.
8. FLOOR SLAB ASSUMED TO BE 6" OR LESS.
9. PROPOSAL BASED ON CURRENT SCRAP MARKET VALUES AND CONDITION OF STRUCTURE AS PER WALK THROUGH/SITE VISIT (SALVAGE / SCRAP RIGHTS TO BECOME PROPERTY OF BLUE STAR INC.)
10. PROPOSAL VALID FOR 45 DAYS.

**ITEMS EXCLUDED OR BY OTHERS**

1. ASBESTOS OR HAZARDOUS MATERIALS REMOVAL
2. DUST, WEATHER, FENCING OR SECURITY PROTECTION
3. TREE, BRUSH, LANDSCAPE OR SHRUB REMOVAL
4. UNIT EVACUATION (A/C FREON RECOVERY)
5. RESPONSIBILITY FOR ANY DAMAGE TO EXISTING SIDEWALKS/DRIVEWAYS NEEDED FOR ACCESS, (IF BROKEN, MUST BE REPLACED BY OWNER WITHIN 45 DAYS OF DEMOLITION COMPLETION)
6. LAYOUT
7. GRADING, BACKFILLING OR IMPORTED MATERIAL.
8. DAMAGE TO OR REMOVAL OF LAWN COVER AND GREENBELT AREAS
9. TOPSOIL, SEED AND MULCHING
10. BLUE STAR NOT RESPONSIBLE FOR ANY ITEMS IN OR BENEATH EXISTING CONCRETE

**TOTAL BASE PRICE FOR THE ABOVE WORK: \$8,300.00 (EIGHT THOUSAND THREE HUNDRED AND 00/100 DOLLARS)**

"Final Contract Price equals the Base Price plus the sum of all agreed upon Alternates, and is payable 50% down upon execution of the Bid Proposal and the balance due "Net 30 days" upon receipt of Final Invoice. Interest at 1.5 % per month shall apply on all late or unpaid balances."

**ALTERNATES**

1. Backfill basement and voids with dirt to meet surrounding areas to make safe **ADD: \$1,800.00**
2. Supply and install (±) 2" topsoil over disturbed areas **ADD: \$1,000.00**
3. Seed and mulch disturbed areas **ADD: \$800.00**

Thank you for the opportunity to quote this project. We hope to be of service to you in the near future.

Sincerely,  
Scott Krall  
Estimator  
skrall@bluestardemo.com  
sl

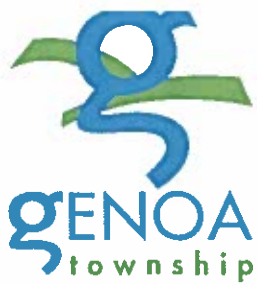
\*If accepted, please have an authorized agent / property owner sign this proposal indicating the acceptance of the work to be completed and the cost for said project. Please then return a copy to Blue Star, Inc., so that we may proceed with this project. Thank You.

ACCEPTED BY:

Signature & Title

Date

Printed Name & Title



2911 Dorr Road  
Brighton, MI 48116  
810.227.5225  
810.227.3420 fax  
genoa.org

## MEMORANDUM

**TO:** Honorable Board of Trustees

**FROM:** Kelly VanMarter, Assistant Township Manager/Community Development Director

**DATE:** September 12, 2013

**RE:** Brighton Nazarene Church - Special Land Use & Site Plan Approval

**MANAGER'S REVIEW:** 

---

I have reviewed the special land use request, revised site plan and environmental impact assessment for a proposed 16,120 square-foot gymnasium and classroom addition for Brighton Nazarene Church, located at 7669 Brighton Road. This project was recommended for approval by the Planning Commission on September 9<sup>th</sup>, 2013. My review of the revised submittal was focused on compliance with the outstanding items discussed at the Planning Commission and my recommendation is as follows:

**Special Land Use Permit:** I recommend approval of the Special Land Use for expansion of an existing special land use for a proposed 16,120 square foot gymnasium and classroom addition with the following conditions:

1. The conditions of the special use permit granted on June 2, 2003 shall be complied with and shall be expanded to include maintenance of all of the additional trees and bushes proposed with this project;
2. The petitioner, with respect to the original conditions, shall provide a security guard to patrol the parking lot on the days the skate park is open between the hours of 9 p.m. and 12 a.m. The church employee living on the site will be permitted to perform the security guard duties provided he is appropriately licensed;
3. Procedures will be in place, available for Township inspection, regarding the maintenance of the underground detention system;
4. Trash pick-up will not be permitted until after 8 a.m.;

This Special Land Use is recommended for approval because it complies with the standards provided in Sections 19.03.

**Environmental Impact Assessment:** I recommend approval of the impact assessment dated July 30, 2013 subject to the following:

1. The parsonage should be listed as to the north, rather than the south in section C.

### SUPERVISOR

Gary T. McCririe

### CLERK

Paulette A. Skolarus

### TREASURER

Robin L. Hunt

### MANAGER

Michael C. Archinal

### TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

**Site Plan:** I recommend **approval** of the site plan with the following conditions:

1. A note will be added to the site plan describing how the underground detention system will be maintained;
2. The requirements of the Township Engineer as stated in the 8/18/13 letter, as well as the requirements of the Brighton Fire Department as stated in their letter of 8/6/13 will be complied with;
3. Lighting will comply with the ordinance in terms of foot-candles at the property line;
4. Language will be added to the landscape plan as it relates to how the landscaping will be maintained to avoid past mistakes and ensure that all materials will be maintained in a healthy and thriving condition in perpetuity.

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

Sincerely,

A handwritten signature in blue ink that reads "Kelly VanMarter". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Kelly VanMarter  
Assistant Township Manager/Community Development Director

**GENOA TOWNSHIP  
APPLICATION FOR SITE PLAN REVIEW**

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS\*: Brighton Nazarene Church

OWNER'S NAME & ADDRESS: Same as applicant

SITE ADDRESS: 7669 Brighton Road PARCEL #(s): 4711-25-400-058  
Brighton, Mi 48116

APPLICANT PHONE: (810) 227-6600 OWNER PHONE: ( )

LOCATION AND BRIEF DESCRIPTION OF SITE: North side of Brighton Road west of Worden Lake Woods. The site is currently occupied by Brighton Nazarene Church.

BRIEF STATEMENT OF PROPOSED USE: New gymnasium and Sunday School Classrooms. The existing Church use shall remain.

THE FOLLOWING BUILDINGS ARE PROPOSED: Expansion of the existing Church to include a new gymnasium and additional Sunday School classrooms.

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: Gary Anson

ADDRESS: 7669 Brighton Rd., Brighton, Mi 48116

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

**Contact Information** - Review Letters and Correspondence shall be forwarded to the following:  
1.) Brent LaVanway of Bozz Engineering at (517) 548-1670  
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: Gary Anson DATE: 5/29/13  
PRINT NAME: Gary Anson PHONE: \_\_\_\_\_  
ADDRESS: 7669 Brighton Road Brighton, Mi 48116

**APPLICATION FOR SPECIAL LAND USE  
GENOA TOWNSHIP**

APPLICANT NAME\* & ADDRESS: Brighton Nazarene Church

OWNER NAME\* & ADDRESS: Same as applicant

SITE ADDRESS: 7669 Brighton Road PARCEL #(s): 4711-25-400-058  
Brighton, MI 48116

APPLICANT PHONE: (810) 227-6600 OWNER PHONE: ( )

Location and brief description of site and surroundings:

Subject site is existing Church Facility. Worden Lake Woods single family residential development is to the east.

Proposed Use:

Facility expansion for new gymnasium and additional Sunday School classrooms

Describe how your request meets the Zoning Ordinance General Review Standards (section 19.03):

- a. Describe how the use will be compatible and in accordance with the goals, objectives, and policies of the Genoa Township Comprehensive Plan and subarea plans, and will promote the Statement of Purpose of the zoning district in which the use is proposed.

The project is for a gym and Sunday School Classroom addition to the existing Brighton Nazarene Church.

- b. Describe how the use will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity.

The facility expansion allows the Church to serve the existing congregation and future growth of the Church.

- c. How will the use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools?

The site is currently, and will be served by public water and a septic system. The primary use of the facility places little burden on roads, police and fire protection.

- d. Will the use involve any uses, activities, processes, or materials potentially detrimental to the natural environment, public health, safety, or welfare by reason of excessive production of traffic, noise, vibration, smoke, fumes, odors, glare, or other such nuisance? If so, how will the impacts be mitigated?

Minimal traffic impact. No hazardous substances.

e. Does the use have specific criteria as listed in the Zoning Ordinance (sections 3.03.02, 7.02.02, & 8.02.02)?  
If so, describe how the criteria are met.

Yes, all criteria are met except existing parking  
is within approximately 8 feet of the east property  
line.

I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AGREE TO DESIGN, CONSTRUCT AND OPERATE, AND MAINTAIN THESE PREMISES AND THE BUILDINGS, STRUCTURES, AND FACILITIES WHICH ARE GOVERNED BY THIS PERMIT IN ACCORDANCE WITH THE STATED REQUIREMENTS OF THE GENOA TOWNSHIP ZONING ORDINANCE, AND SUCH ADDITIONAL LIMITS AND SAFEGUARDS AS MAY BE MADE A PART OF THIS PERMIT.

THE UNDERSIGNED Gary Anscombe STATES THAT THEY ARE THE FREE OWNER\* OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

x BY Gary Anscombe

ADDRESS: 7669 Brighton Road Brighton, MI 48116

\*Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

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

1.) Brent LaVanway of Boss Engineering at (517) 548-1670  
Name Business Affiliation Fax No.

Note: This application must be accompanied by a site plan review application and the associated site plan review submittal requirements. (The Zoning Administrator may allow a less detailed sketch plan for a change in use.)

**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: Gary Anscombe DATE: 5/29/13

PRINT NAME: GARY ANSCOMBE PHONE: \_\_\_\_\_

ADDRESS: 7669 Brighton Road Brighton, MI 48116



**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
JULY 22, 2013  
6:30 P.M.**

**MINUTES**

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:30 pm. Present were Chairman Doug Brown, Barbara Figurski, James Mortensen, Diana Lowe, John McManus and Dean Tengel. Also present were Assistant Township Manager, Kelly VanMarter, and Brian Borden of LSL Planning.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF THE AGENDA: **Motion** by Barbara Figurski and supported by John McManus to approve the agenda with the removal of "Introductions."  
**Motion carried unanimously.**

CALL TO THE PUBLIC: Chairman Brown opened the call to the public at 6:31 p.m. with no response.

**OPEN PUBLIC HEARING #1... Review of site plan, special use, and environmental impact assessment for proposed 16,120 square-foot gymnasium and classroom addition for Brighton Nazarene Church, located at 7669 Brighton Road in Section 25, petitioned by Brighton Nazarene Church.**

Brent LaVanway with Boss Engineering and Gary Anscombe, member and construction manager with Brighton Nazarene Church were present on behalf of the petitioner. Mr. LaVanway reviewed the project location and the proposed addition. The addition includes a gymnasium and classrooms. The existing gym will be converted to Sunday school classrooms. They are also adding parking to the rear of the existing lot. The existing parsonage is not being used as such at this time. They are providing underground detention for the new parking area. The Livingston County Drain Commission Department has approved that. They have met with the health department for the on-site septic system. They are re-routing the public water to the west side of the building.

Jim Mortensen questions if the garage and playground are being moved or eliminated. Mr. Anscombe states that the garage is being removed and the equipment will be moved into the new building. The playground is going to be

moved forward and reduced in size. It will not be moved closer to the property line.

Brian Borden reviews his letter. This is considered a major amendment to an existing special land use because of the size of the addition. That is why special land use approval is necessary. The project is generally compliant with the standards of the ordinance. The Planning Commission should take into consideration any concerns of the Township Engineer. The applicant should confirm that the addition will match the existing building architecture. He needs to obtain the west elevation drawing because it was excluded from the plans. The shared parking arrangement with the high school across the street should be defined by the petitioner. The Township should know if there is a shuttle and how pedestrians get to the site. Lastly, the amount of parking they are proposing is above and beyond the 120% threshold. The Planning Commission would need to approve this exception based on the ordinance.

Chairman Brown asks the applicant to describe the parking situation. He is concerned with a new kitchen, new seats in the gymnasium, new parking and the health of the on site septic system. Mr. Anscombe states that the high school parking lot is only used twice a year for Christmas and Easter. It is done as a courtesy rather than a need so that visitors can park close to the building. They provide a shuttle for those events. Mr. Brent LaVanway states that the septic system is in the front between the church and Brighton Road. The system needs a dosing tank to manage the peak flows that occur due to the nature of its use. They will be adding a dosing tank and an additional storage tank. Without the approval of the health department the addition would not be allowed.

Chairman Brown asked about intentions for a private school or child day care. Mr. Anscombe states the classrooms are only for Sunday school classes and no schools or day care are planned.

Mr. Mortensen asks to speak about the landscaping comment number 4 in the LSL letter. Mr. Borden explains that they will have long rows of parking with no break up of landscaping. They are adding parking and the Planning Commission may consider adding landscaping islands to break up the long rows of parking.

Chairman Brown would like to see landscaping on the west side of the property to screen the utilities. Once the water main relocation work is done, he would like to see some landscape material added in there. He would like to see more landscaping on the west side of the building and the applicant should work with staff to soften the harsh look of the building from the Jehovah witness property.

Chairman Brown asked the applicant to discuss the comments in the Township Engineer's letter. Brent LaVanway stated that the water main is being re-routed around the building. Al Herndon, is with the Building and Grounds Committee

for the church and he indicated that the existing well on-site was approved by the City of Brighton and they plan to continue using it for irrigation.

In response the Brighton Fire Department review letter, Mr. LaVanway states that the conditions will be complied with. The entire building will be retrofitted to include sprinklers for Fire Protection.

Chairman Brown commends the applicant on a job well done on the Environmental Impact Statement.

The call to the public was made at 7:07pm with the following response:

Frank Des Champs would like to know how far the trees will go down on the west side. He lives at the last home down the gravel drive and in the summer it is pretty well screened, but in the winter it is very unattractive to look at the building and the cars and the payload. The west side needs more landscaping. He would like to see more pines.

Chairman Brown would like to see the applicant work with staff to add landscaping in this area. Mr. Mortensen is not a fan of a solid wall of evergreens and would prefer to see the pines broken up in clusters.

Mike Barrett, Worden Lake Woods Homeowners Association president disagreed with Mr. Mortensen and stated that the wall of evergreens gives a blockage. In the rear of the subdivision you can see right through to the church property. They want a row of evergreens that totally screen the homes on Aljoann. The existing tree row should be extended all the way back.

Andrea Spanstra, lives in Worden Lake Woods and she stated that the Church was supposed to plant trees and maintain them. The trees are all dead and dying and they were supposed to maintain them. The area where there is brush has trees that have died and those trees fall over their road and they have to clean them up. The church pushes its snow over the landscaping in the winter that further leads to the degradation of the buffer area. The trees are not maintained and something needs to be done. The intersection with the traffic signal is so crazy with the school, church, and Pine Creek traffic plus there is no pedestrian signal. It is very dangerous. The signal at the school is wrong.

Mike Barrett – has had complaints with kids drag racing in the parking lot at night. Speed humps in the parking lot would be nice and it should be considered.

David Tiemann lives in lot 5. He wonders if the new parking lot is going into the existing tree line. The tree line looks really bad. They were supposed to add trees in 2003, 16 to 19 new trees were supposed to be added. We discussed a speed bump in a past meeting. It is used as a motorcycle testing and truck testing. They should have a gate at the front. The requirements and the things

we talked about in previous meetings have not been met. He is trying to sell his home and people want to know what it is like to live next to the church. The kid's music blares at night. The addition will bring more to the parking lot. They should go to the high school to play basketball. More parking means more kids. They should have privacy and they need protection from the church.

Mr. McManus asks about the motorcycle testing. Mr. Tiemann states they use the parking lot for the motorcycling testing class for people getting licenses. They also have Gordon Food, school bus and other CDL license testing on the property.

Mr. McManus asks if the addition will increase use of the facility. Mr. Anscombe states that the addition will relieve the overcrowding but is not expected to increase use.

Mr. Barrett handed the Chairman a copy of the minutes of approval from May 12, 2003. Chairman Doug Brown asked if the church is familiar with the minutes from that meeting. Mr. Brown reviewed the minutes and asked if that was done. Al Herndon stated that they have someone that is there 24/7 to patrol the property. They also planted the 16 trees – Some of them may have died. Chairman Brown tells Mr. Herndon that it appears that your parking lot is a nuisance and we need to mitigate these annoyances to the neighbors.

John McManus states that the Church needs to be responsible to the neighbors in order to make this work. Mr. Herndon responds that he believes great strides have been made. McManus asks if the church is alright with people in the parking lot late at night. Al Herndon states that they do not want people in the parking lot at night either.

Mr. Tengel discussed the parking lot island requirements. He would like to see the applicant add the islands and redesign the parking so there is no long straight stretches so that people can't drag race in the parking lot. They should resubmit a parking lot plan.

Mr. Mortensen would like to see this tabled tonight to look at landscaping, a site plan that shows playground and also the issue of the problems with the neighbors. We need the petitioner to come back with a plan incorporating the comments in the 2003 minutes and also revising the environmental impact assessment.

Mr. David Tiemann states that there are cars on Aljoann but the problem is the kids meet back there. The pastor says to call the police, but the police won't go because it is private. The parking lot is a big concern. There is a lot of noise. The tree line should be planted and it should be maintained. The snow gets pushed and kills the trees. If the parking is going further back you will have more cars, more kids, and more annoyance. They need to protect our neighborhood.

Mr. Barrett agrees the gate for a church is not ideal. The parking lot islands are a good idea. They want to be good neighbors to everyone.

Call to public was closed at 7:35 p.m.

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

**Motion by** James Mortensen to table the petition from the Brighton Nazarene Church to resolve landscaping issues, issues regarding use and misuse of the property in the evening, to resubmit the site plan with revised landscaping, playground location and any redesign of the parking lot and revision of the Environmental Impact Assessment to reflect resolution of concerns raised by the neighbors regarding, noise, and misuse of parking area.

**Support by Barb Figurski, Motion carried unanimously.**

### **Administrative Business:**

- *Staff report – Mrs. VanMarter indicated that there are 3 items for the August meeting. The Capital Improvement Plan will be coming to a future meeting and the Master Plan was approved for distribution.*
- *Approval of June 10, 2013 Planning Commission minutes. **Moved** by Barb Figurski to approve the minutes as submitted. **Support by Diana Lowe. Motion carried unanimously.***
- ***Moved** by McManus, **Support** by Figurski to adjourn the meeting at 8:22 p.m. **Motion carried unanimously.***

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
September 9, 2013  
6:30 P.M.  
MINUTES**

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:30 p.m. Present were Dean Tengel, Barbara Figurski, James Mortensen, Eric Rauch, Chairman Doug Brown, Diana Lowe, and John McManus. Also present were Assistant Township Manager, Kelly VanMarter, Gary Markstrom of Tetra Tech and Brian Borden of LSL.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: **Motion** by Barbara Figurski to approve the agenda as proposed. The motion was supported by John McManus. **Motion carried unanimously.**

CALL TO THE PUBLIC: Chairman Brown made a call to the public at 6:33 p.m.

John Waldeck, 2899 Pardee Road addressed the Commission regarding the Latson Road interchange and the traffic impact at Coon Lake and Chilson Roads. Kelly VanMarter indicated that the Township does not have any plans, but that the Livingston County Road Commission has made reference to a potential roundabout at that location. He was referred there.

No one else wished to address the Planning Commission and the call to the public was closed at 6:36 p.m.

**OPEN PUBLIC HEARING #1... Review of site plan, special use, and environmental impact assessment for proposed 16,120 square-foot gymnasium and classroom addition for Brighton Nazarene Church, located at 7669 Brighton Road in Section 25, petitioned by Brighton Nazarene Church.**

Brent LaVanway of Boss Engineering and Gary Anscombe addressed the Commission. The petitioner proposes to plant 44 shrubs and 40 trees in addition to any trees that need to be replaced in the existing evergreen buffer. The remaining landscape revisions were reviewed. The east and west property lines were addressed. The islands have been relocated to allow for cars to accelerate in parking lot.

Mr. LaVanway reviewed his letter of July 2013. There were eight conditions placed upon the previous approval. The 16 trees were replaced and those that have died will be replaced. The three Austrian pines were planted. Two of those have died and will be replaced. The tree line on the east property line was to be

maintained. Those trees that have died will be replaced. Mr. Anscombe indicated that the maintenance company has caused some die-off with their snow removal methods. He has addressed this with the maintenance company. The skate park rules were to be placed on the liability form and that has been done. The lights were to be turned off by 11 p.m. They are on a timer that turns them off at 11 p.m. The park is closed for the full month of July and August this year, although it won't be closed every August. The two signs prohibiting outdoor skating have been installed. One was removed and is being replaced. No commercial activities have been permitted at the skate park. Security guards to patrol the skate park were required by the Commission. There were guards until the security cameras were installed. Now there is an on-staff person who lives immediately adjoining the skate park and who is also the manager of the skate park.

Brian Borden addressed the Commission. In terms of the zoning standards, there are three discretionary items: design of the building; parking; and improvements to existing conditions as to lighting.

Mr. LaVanway indicated the lighting is shoe box type fixtures with 100% cut off. It is a two foot base with an eighteen foot pole. It is proposed for two locations. This is sufficient per Brian Borden.

Chairman Brown inquired of the petitioner why so much parking is requested. Mr. Anscombe indicated there is an overlap between people coming and going from the various services each Sunday.

Mr. LaVanway reviewed the storm water management plan. The expanded use of asphalt should not cause an issue. The underground system will require maintenance and it is designed with access in mind for that.

Mr. Mortensen asked if there are setback issues caused by the playground. Ms. VanMarter indicated there are not.

Gary Markstrom reviewed the engineer's report. The drainage issues have been addressed. There are some construction plan issues that need to be addressed. The petitioner needs to get a permit for the additional fire hydrants. Chairman Brown asked how a water main is bent. Gary Markstrom explained that fittings are used for this.

The Fire Department letter of August 6, 2013 was addressed by Chairman Brown. The letter by Harry Eiss was addressed by Chairman Brown.

Mr. Mortensen voiced his concerns with the petition. He was not aware that drivers training was occurring in the lot. Andrew Kotch is the designated representation for AK Services, who subcontracts with the State of Michigan as it relates to the driver license testing and was present at the meeting. He indicated there were 160 trucks/busses, 60 motorcycles and 800 automobile tests

performed last year. Each test lasts about 15 minutes. Mr. David Tiemann addressed the Board and indicated that the noise levels are higher and it has become problematic. Mr. Kotch indicated that the noise is limited and is of short duration. Mr. Kotch will disconnect his reverse beeper on the buses/trucks to avoid some noise.

Kelly VanMarter reviewed the ordinance to determine if the driver license testing is a special use under the ordinance. AK Services has been providing this service at the church for 18 years. Mr. Tengel thinks that this business should not be in a church parking lot, which is a residential area. Ms. VanMarter indicated, and Mr. Borden concurred, that this use was never lawful under the ordinance and therefore is an illegal use. In order for it to be a legal non-conforming use, it would have had to have been a lawful use when it started at that site. Mr. Mortensen said he believes if it is not an approved use, then it cannot be assumed to be an unapproved use--it's a "limbo" item.

Mr. David Tiemann addressed the Planning Commission regarding the noises caused by AK Services. Marcia Kotch indicated that had they known before July that the sounds were causing a problem for the neighbors, they would have forbidden back-up beepers much earlier.

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

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment.
- C. Recommendation of Site Plan (07-30-13).

**Motion** by James Mortensen to recommend to the Township Board approval of the special use permit, subject to:

1. The same conditions of the special use permit granted June 2, 2003 shall be complied with and expanded to include maintenance of all of the additional trees and bushes, as well;
2. The petitioner, with respect to the original conditions, shall provide a security guard to patrol the parking lot on the days the skate park is open between the hours of 9 p.m. and 12 a.m. The church employee living on the site will be permitted to perform the security guard duties provided he is appropriately licensed;
3. Procedures will be in place, available for Township inspection, regarding the maintenance of the underground detention system;
4. Trash pick up will not be permitted until after 8 a.m.;
5. The approval of the site plan and environmental impact assessment:  
This recommendation is made because this commission has found that the general land use standards of ordinance 19.03 and article 3 are met.

Support by Diana Lowe. **Motion carried unanimously.**



**Motion** by Barbara Figurski to recommend to the Township Board approval of the environmental impact assessment, subject to:

1. The parsonage should be listed as to the north, rather than the south in section C.

Support by John McManus. **Motion carried unanimously.**

**Motion** by James Mortensen to recommend to the Township Board approval of the site plan dated 7/30/13, subject to:

1. A note will be added to the site plan briefly describing how the underground detention system will be maintained;
2. The requirements of the Township Engineer addressed in his 8/18/13 letter will be complied with, as well as the requirements of the Brighton Fire Department addressed in their letter of 8/6/13;
3. The building elevations are acceptable;
4. The materials will match the existing building;
5. Parking at 134% is approved;
6. Lighting will comply with the ordinance in terms of foot candles at the property line;
7. Language will be added to the site plan regarding the landscape plan as it relates to how the landscaping will be maintained to avoid future failures that have occurred in the past.

Support by Eric Rauch. **Motion carried unanimously.**

**OPEN PUBLIC HEARING #2...** Review of request to table to the October 15, 2013 Planning Commission Meeting for a site plan, special use, and environmental impact assessment to construct a new 2,700 square foot Qdoba drive through restaurant located at the Meijer outlot at 3883 E. Grand River, Howell, petitioned by Kevin Egnatuk of Southwind Restaurants, LLC.

No one appeared to address the Planning Commission.

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

- A. Disposition of Request to Table.

**Motion** by Barbara Figurski to table this issue. James Mortensen addressed the lack of a bypass lane for the drive-thru. This was addressed by LSL and the petitioner is working on inserting a bypass lane in future plans. Support by James Mortensen. **Motion carried unanimously.**



# BOSS ENGINEERING

3121 E. Grand River  
Howell, MI 48843

engineers  
surveyors  
planners  
landscape  
architects

July 31, 2013

Ms. Kelly VanMarter, Assistant Township Manager  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

Re: Brighton Nazarene Church

Dear Kelly,


Attached is the following supporting documentation provided by the Church regarding the outstanding items discussed at the last Planning Commission meeting:

1. Church response to conditions from previous Special Land Use approval.
2. Church response to concerns raised by residents at the public hearing.
3. Four page registration form currently being utilized by Skate Park staff that is required of all new participants.
4. Letter from AK Services informing the Church and Township that they will begin to find an alternative location for testing of buses and motorcycles.
5. Letter from AK Services informing the Church and Township that they would like to continue automobile testing at the Church and will file a Special Land Use request if required by the Township.
6. Picture of existing sign informing visitors that no skate boarding is allowed in the parking lot.
7. Picture of existing security camera.

If you have any questions, please feel free to contact me.

Very truly yours,

BOSS ENGINEERING COMPANY



Brent W. LaVanway, P.E.  
Director of Engineering

BWL/bwl

cc: g:\13-100\docs\twpletter.doc



July 30, 2013

1. REPLACE 16 TREES ON EAST LINE – This was done however some other trees have died or are dying which we will replace.
2. ADD 3 AUSTRIAN PINES – This was done however only two of the 3 has survived. We will replace the one that didn't survive.
3. MAINTAIN TREE LINE ON EAST – While this has been done for the most part we have still had a few trees die off from snow, and salt from the parking lot. Starting last winter we made changes to how the snow is plowed and as of this past winter our contractor is using a front loader to take snow to back of lot. We have had a conversation with our lawn service and starting with next year's maintenance plan we will include spraying for insects and trimming back vines both of which have a negative impact on the trees.
4. INCLUDE SKATE PARK RULES ON LIABILITY FORM (PROVIDE COPY OF THIS – Please see attached waiver and rules that are given to each new skater when they register at the park.
5. LIGHTS OFF BY 11 00 PM – Our skate park hours of operation are Thursday and Friday 4 – 10, Saturday 9:30am to 10pm. Park is also used for Sunday morning classrooms for High School. Park is closed every year for the month of July. We are also closed for the month of Aug this year.
6. TWO SIGN PROHIBITING OUTDOOR SKATING – Two signs were up however one has been run over and will be replaced before we reopen in September. (see attached photo)
7. NO COMMERCIAL ACTIVITIES SHALL BE ALLOWED IN REGARD TO THE USE OF THE SKATE PARK NOR SHALL SUCH ACTIVITIES BE DELEGATED, ASSIGNED, OR LEASED BY PETITIONER – None have occurred nor will any occur in the future.
8. PETITIONER SHALL PROVIDE SECURITY GUARD TO PATROL THE PARKING LOT AREA ON THE DAYS THE SKATE PARK IS OPEN BETWEEN THE HOURS OF 9PM TO 12 AM – We had the guard for a period of time then switch to security cameras which we thought was ok? We now have a full time staff person running the park that lives on site and that along with the camera system is how we are patrolling the parking lot during skate park hours. Jason also does what he can to monitor the property at night after hours. (see attached photo of cameras 2 of the 6 on the property)




Brighton Nazarene Church  
7669 Brighton Rd. Brighton, MI 48116  
810.227.6600 www.thenaz.org





Additional new items:

1. Use of lot for drivers training by AK Services: BNC has allowed this company to use our lot for testing for nearly 20 years as a service to the community just like we allow the township to use the building for voting. We felt this was a good way to give back and had no idea we were in violation of any codes. The company is state certified and contracted by the state to test drivers for the state that live in Livingston County. After hearing from our neighbors at the last meeting it was the first we heard of the noise complaints from the buses, trucks and motorcycles. Both AK Services and BNC have discussed this and agree we don't want this to be an issue and will terminate per the attached letter from owner of AK Services. We would like to ask the township and neighbors to consider allowing the testing for driver's license for autos only as the next closest place will be Novi or Howell for local residents. This would only be done during normal business hours.
2. Trash pickup too early: We have contacted the trash pickup company and they have agreed to push the pickup time to after 8AM.
3. Landscape issues on both East and West property lines: Please see proposed landscape plan from Boss Engineering.
4. Parking lot is too long and open: We are adding 4 islands to break this up. Please see proposed parking lot plan from Boss Engineering.

Respectfully submitted by,  
Brighton Church of the Nazarene  
  
Robert "Al" Herndon  
Building and Grounds Chairman





The Naz Skatepark  
**2013 Registration Form**  
(Please Print)



Skaters Full Name: \_\_\_\_\_  
(Last Name) (First Name) (Middle Initial)

Date of Birth: \_\_\_\_\_ Age: \_\_\_\_\_ Grade: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Skaters Cell Phone: \_\_\_\_\_

Skaters E-Mail Address: \_\_\_\_\_

Does Skater regularly attend church? \_\_\_\_\_

If yes, where? \_\_\_\_\_

Skater came as a guest of: \_\_\_\_\_

**Emergency Contact:**

Name: \_\_\_\_\_

Contact Phone #1: \_\_\_\_\_ #2: \_\_\_\_\_

Relationship: \_\_\_\_\_

Physical Limitations (allergies to medicine, asthma etc.): \_\_\_\_\_

Special  
Notes: \_\_\_\_\_

**AMATEUR ATHLETIC  
WAIVER AND RELEASE OF LIABILITY  
READ BEFORE SIGNING**

In consideration of being allowed to participate in any way in the Brighton Nazarene Church Skater's Association, related events and activities, hosted by The Naz on site or off site,

I, \_\_\_\_\_, the undersigned acknowledge, appreciate and agree that:  
(participant's full name)

1. The risk of injury from the activities involved in this program is significant, including the potential for permanent paralysis and death, and while particular rules, equipment, and personal discipline may reduce this risk, the risk of serious injury does exist; and
2. **I KNOWINGLY AND FREELY ASSUME ALL SUCH RISKS**, both known and unknown. **EVEN IF ARISING FROM THE NEGLIGENCE OF THE RELEASEES** or others, and assume full responsibility for my participation; and
3. I willingly agree to comply with the stated and customary terms and conditions for participation. If however I observe any unusual significant hazard during my presence of participation, I will remove myself from participation and bring such to the attention of the nearest official immediately; and
4. I, for myself and on behalf of my heirs, assigns, personal representatives and next of kin, **HEREBY RELEASE AND HOLD HARMLESS** the Brighton Church of the Nazarene Skater's Association, their officers, officials, agents and/or employees, other participants, sponsoring agencies, sponsors, advertisers, and if applicable, owners and lessors of premises used to conduct the event ("Releasees"). **WITH RESPECT TO ANY AND ALL INJURY, DISABILITY, DEATH** or loss or damage to person or property, **WETHER ARISING FROM THE NEGLIGENCE OF THE RELEASEES OR OTHERWISE.**

**I HAVE READ THIS RELEASE OF LIABILITY AND ASSUMPTION OF RISK AGREEMENT, FULLY UNDERSTAND ITS TERMS, UNDERSTAND THAT I HAVE GIVEN UP SUBSTANTIAL RIGHTS BY SIGNING IT, AND SIGN IT FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT.**

X \_\_\_\_\_ Age: \_\_\_\_\_ Date Signed: \_\_\_\_\_  
(Participant's Signature)

**FOR PARTICIPANTS OF MINORITY AGE**  
**(UNDER 18 AT THE TIME OF REGISTRATION)**

\*THE NAZ IS NOT LIABLE FOR MINORS EXITING THE PREMISE OF OUR PROPERTY.

This is to certify that I, as parent/guardian with legal responsibility for this participant, do consent and agree to his/her release as provided above of all the Releasees, and, for myself, heirs, assigns, and next of kin, I release and agree to indemnify the Releasees from any and all liabilities incident to the minor child's involvement or participation in these programs as provided above, **EVEN IF ARISING FROM THE NEGLIGENCE OF THE RELEASEES**, to the fullest extent permitted by law.

X \_\_\_\_\_ Date Signed: \_\_\_\_\_  
(Parent/Guardian's Signature)



## **THE “NO” ZONE**

No Tobacco

No Drugs

No Alcohol

No Weapons

No Paraphernalia

If you are found with; Tobacco, Drugs, Alcohol, Weapons or Paraphernalia:

1. We WILL notify the authorities
2. You WILL notify your parents
3. You WILL lose your skating privileges

## **“NO” EXCEPTIONS!**

### **SKATER rules**

**NO REGISTRATION / NO PARTICIPATION** You must register and have a wristband to skate. Also, all skaters must have a valid waiver on file no matter what!

**NO PAY / NO PLAY** The session fee is \$7.00 unless you attended a Skate Church or approved service

**NO PROTECT / REJECT** Helmets are required no matter what! If you do not have your own helmet you can rent one for \$2.00

**ROAM / GO HOME** Skating is only permitted in the skating area. No skating in the food court, game room, or parking lot or failure to comply results in 12,3 you're out

**UPPER ROOM / ZOOM** The Upper Room Lounge is for parents only! Do not go up there unless your parent is up there or failure to comply results in 12,3 you're out

**SNAKE / TAKE** No snaking other skaters, be cool and have fun; let everyone have a run

**CUSS / BUS** Please don't use cuss words or failure to comply results in 12,3 you're out

**MESS / LESS** Clean up after yourself so others don't have to! And NO FOOD OR DRINK IN THE

**SKATING AREA!**

**WANDER / SQUANDER** No wandering or loitering outside,  
This includes hanging out in your car!

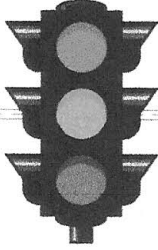
**HIGH / BYE** If you are under the influence of drugs or alcohol we will notify the authorities, you will notify your parents, and you will lose your skating privileges. Also, no drugs, alcohol, or paraphernalia permitted! You will be asked to leave!

**NO ADHERE / CLEAR** All skaters are to obey the rules as well  
as all staff and volunteers or failure to comply results in  
12,3 you're out

**COMPLY / FLY** 12,3 = Warning one- verbal.

Warning 2 written

And kept on file. Warning 3 removal from park, your return  
permitted after meeting and approval from Pastor Tim



## *AK Services*

5412 Daniel Drive • Brighton, MI 48114 • 810.220.8110

July 25, 2013

To Whom It May Concern:

The Brighton Nazarene Church, located at 7669 Brighton Road, was informed on Monday, July 22, 2013, that AK Services, operating out of their parking facility, is not in compliance with Genoa township's zoning guidelines. We understand that we need to look for a new location for testing. The State of Michigan is involved in this relocation process, requiring their approval and authorization for a new testing site. We are requesting to be able to continue to provide testing for Brighton and Livingston County at this present location while we work with the State in setting up a new site.

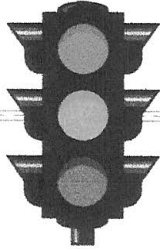
Your assistance in this matter would be greatly appreciated.

Sincerely,

A handwritten signature in black ink that reads "Andrew Kach". The signature is fluid and cursive.

Andrew Kach  
Designated Rep. for  
AK Services, LLC  
810-220-8110

cc: Pastor Ben Walls, Brighton Nazarene Church  
State of Michigan Driver Testing Division  
File



## *AK Services*

5412 Daniel Drive • Brighton, MI 48114 • 810.220.8110

July 25, 2013

To Whom It May Concern:

The Brighton Nazarene Church, located at 7669 Brighton Road, was informed on Monday, July 22, 2013, that AK Services, operating out of their parking facility, is not in compliance with Genoa township's zoning guidelines. We are interested in applying for a special land use permit that will allow us to continue to provide auto testing only at this facility for the Brighton and Livingston County area.

Your assistance in this matter would be greatly appreciated.

Sincerely,

A handwritten signature in black ink that reads "Andrew Kach". The signature is fluid and cursive, with a large loop at the end.

Andrew Kach  
Designated Rep. for  
AK Services, LLC  
810-220-8110

cc: Pastor Ben Walls, Brighton Nazarene Church  
State of Michigan Driver Testing Division  
File



**NO  
SKATING  
IN  
PARKING  
LOT**

**DRUG  
FREE  
ZONE**





■ July 1st,2013.

To: Mr. Gary Anscombe, Project Manager  
1767 Argentine  
Howell, Michigan 48842

Sahba La'al , Architect

tel  
734-761-2344  
fax  
734-761-3245

1450 Jones Drive  
Ann Arbor  
Michigan  
48105  
sahla@umich.edu  
sahbalaal.com

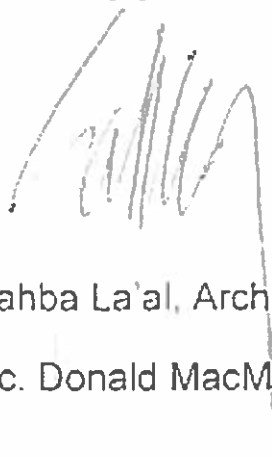
Re:Brighton Church of the Nazarene  
Project : 21305

Dear Gary,

This letter is to indicate that the proposed building addition and renovations to Brighton Church of the Nazarene located at 7669 Brighton Road, Brighton , Michigan 48116, will comply with all Fire Resistance and Fire Protection requirements of Michigan Building Code, 2009 as adopted by the municipality. This compliance will be within the renovations and as related to the existing Youth Center building directly to the North of the proposed building addition. This includes firewalls, fire distances between the buildings, sprinkler system etc.

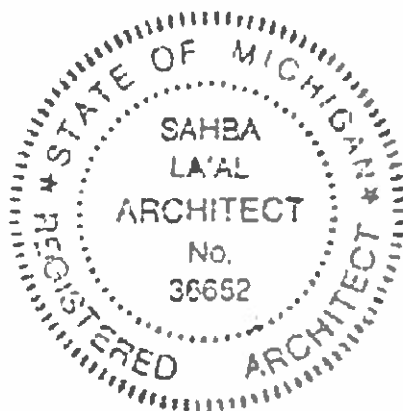
If you have any questions please contact me or Donald MacMullan.

Sincerely yours,



Sahba La'al, Architect, P.E., RA

Cc. Donald MacMullan





August 25, 2013

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

Re: The request by the Brighton Nazarene Church, 7669 Brighton Road for a Special Land Use for a 16,120 square foot gymnasium and classroom addition.

Dear Commission:

I just received the latest mailing on this, which includes an invitation to submit written comments, and I've decided to do that.

I suspect you know a bit about the history and ongoing conflict between the church and the surrounding properties, especially the Worden Lake Woods Homeowners Association located across the street from it, and don't wish to take up your time with a detailed review of it. Nevertheless, I do want to offer a few highlights that I know about and, if nothing else, give you my thoughts and concerns.

When I purchased my house in 2004, the dispute had been ongoing for at least four years, and I got a few scattered comments about the situation, but others who were here during that time can and I believe have fleshed out that time better than I. Briefly, I was told there was an agreement where the church was expected to maintain two rows of fir trees on the small bank of land that divided them from the association and the association was expected to maintain the grass growing down the bank to the street. However, those two rows of fir trees were and are barely one row. So that has caused contention. More on this later.

Also, I was told that the church youth center meant that a number of children of various ages were often doing things in the parking lot, in the row of trees just above the street, often onto the street, and at times even across the street onto our property (occasionally doing some damage) Furthermore, these children (mostly these teenagers) were often making a lot of noise, especially annoying in the middle of the night. Other concerns were expressed, but I think it a waste of your time to continue, as, again, others can and have expressed these with more knowledge than I can bring to the discussion.

Once I moved in, this is what I found. It is very common for people, especially teenagers to be doing things in the parking lot at any time during the day, evening, and most annoying, the night.

When I first moved in, it worried me, especially at night, because I would see the shadowed figures of two or three or more sitting or standing in the row of trees directly across from my house, looking straight at me (usually but not always teens). Believe me, it was strange, as if I was being watched. It was common for them to be smoking (don't know if it was cigarettes, pot, or what, though I have found injection needles that at least might be for harder drugs discarded on the bank and even on my lawn through the years, so someone is shooting up something).



It is also not at all uncommon to experience loud noises from the parking lot. Sometimes it's the result of an activity going on at the church, something I can live with on occasion, though I wish they would not hold outdoor events there, as happens, usually on a Saturday or Sunday. What is more bothersome is the noise during the middle of the night when young adults are racing their car engines (why I have no idea, though I suppose that's what teens do), turning up their radios or doing other things that literally wake me up from my sleep.

A more serious concern is that children of various ages (and some are very young) occasionally come running down the small bank, emerging suddenly from the trees and out onto the street. Sometimes they come down on bicycles and even occasionally on skateboards. This is a serious danger. If something is not done to prevent this, there will be a child run over by an automobile. I'm not saying maybe here. I'm saying it will happen. The only question is when. I am not looking forward to the day I have to say I told you so.

Others in the association have mentioned problems with trespassing, but I have not knowingly had those, though I do get annoyed when members of the church park on the street and leave behind one kind of garbage or another. As I understand it, they are told not to park there, and it is not a common thing, but it does happen.

So now, after years of problems with the church as it is, it wants to push the envelope even more. This most certainly increases the friction and dangers. I am not at all against whatever good-hearted intentions the church has for all of its youth activities, but it is not being good-hearted if it assumes those of us living near it should be willing to suffer because it already has outgrown its location and now wants to outgrow it even more. If something isn't put in place to placate those living near the church property, we're heading for a mess. And, by the way, I'm an easy-going person not at all prone to complaining, so imagine what others are thinking.

Here is the simple solution (certainly would make me feel better). Put up a wood, a brick or some other kind of ten foot solid fence down the side of the parking lot between the church and the association. Whatever the cost, it can't be near the kind of money getting spent on this latest construction. In other words, the church can afford it. This probably won't solve all of the problems, but it will go a long way to making me and I assume the rest of the association happy. Another row of fir trees, while two rows block off things better than one, will not solve the problems and might even cause more by providing better privacy for those looking for a place to do whatever. Some kind of wire or see through fence is a pretend solution and will not end the problems. It needs to be done right.

Okay, I have not gotten involved much in this conflict through the years, and I put off saying much this time as well, but I finally did get sparked to offer my views. And I emphasize these are my views, which I believe represent the rest of the association well in terms of the general situation, though each of the members no doubt has at least slightly different thoughts.

Take care, Harry Eiss



# BOSS ENGINEERING

3121 E. Grand River  
Howell, MI 48843

engineers  
surveyors  
planners  
landscape  
architects

July 2, 2013

GENOA TOWNSHIP

JUL 02 2013

RECEIVED

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

Re: Brighton Nazarene Church Facility Expansion  
Site Plan Review  
Boss File No. 13-100

Dear Ms. Van Marter,

We have received the review letters from the fire department and Township consultants for the Brighton Nazarene Church Facility Expansion Site Plan review, and offer the following comments.

1. Landscape and lighting notes were clarified as "Existing" on sheet 2.
2. A "No New Signage Proposed" note was added to the site data on sheet 3.
3. A 500 Sq. Ft. Loading area was designated on sheet 3.
4. The proposed location of the Fire Hydrant was moved to the east side of the proposed building.
5. The proposed watermain connection was noted as a "cut-in sleeve and tee".
6. The proposed underground detention system was moved to better accommodate the storm water from catch basin 8.
7. Downspouts were added to the drainage plan on sheet 4. Roof drainage is to be piped to catch basin 8.
8. A Permanent private watermain easement note was added on sheet 4.
9. The watermain pipe type Cl. 54 was changed to Cl. 52 wrapped in polyethylene encasement to meet township standards.
10. Spot elevations were added to the proposed sidewalk on sheet 4 to help determine drainage patterns.
11. The "Stormwater Management Narrative" on sheet 4 was expounded upon to clarify the functionality of the underground detention system.
12. The lighting was adjusted to not exceed the 10-footcandle maximum on sheet 6.
13. Additional inverts, pipe length and slope notes were added to the drainage and utility plans to clarify the flow of the storm water on sheets 4 & 5.
14. A more detailed drawing of the underground detention system was included on the detail sheet 8 to further clarify the functionality and design of the system.
15. An additional detail sheet was added (sheet 9) to detail the proposed watermain.
16. An attached letter from the architect stating compliance with Building Fire Codes.

If you should have any questions regarding the modifications made to the plans, please do not hesitate to contact our office.

517.546.4836  
Fax: 517.548.1670  
e-mail: [be@bosseng.com](mailto:be@bosseng.com)  
[www.bosseng.com](http://www.bosseng.com)

Ms. Kelly Van Marter  
Brighton Nazarene Church Facility Expansion  
July 2, 2013  
Page 2

Regards,

BOSS ENGINEERING COMPANY

A handwritten signature in black ink, appearing to read "Thomas H. Dumond", with a long horizontal flourish extending to the right.

Thomas H. Dumond, R.L.A., LEED AP, C.P.S.I.  
Director of Planning and Landscape Architect

CC: G:\13-100\DOCS\13-100L1.doc



**LSL Planning, Inc.**

Community Planning Consultants

August 20, 2013

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
<b>Subject:</b>	Brighton Nazarene – Special Land Use and Site Plan Review #3
<b>Location:</b>	7669 Brighton Road – northwest corner of Brighton and Aljoann Roads
<b>Zoning:</b>	SR Suburban Residential District

Dear Commissioners:

At the Township’s request, we have reviewed the revised site plan (dated 7/30/13), as well as the application for special land use (dated 5/29/13) proposing a 16,120 square foot addition to the existing Brighton Nazarene Church located at 7669 Brighton Road. The subject site and adjacent properties are zoned SR Suburban Residential District. We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance and Master Plan.

**A. Summary**

1. In our opinion, the general special land use standards of Article 19 and the specific use conditions of Article 3 are met.
2. Any issues raised by the Township Engineer or Fire Department must be addressed.
3. The Planning Commission has approval authority over the building elevations.
4. Planning Commission approval is required for the amount of parking proposed (134% of the minimum requirement).
5. Cut sheets of proposed light fixtures must be provided.
6. The Township may wish to request details of existing light fixtures to ensure compliance with current standards.

**B. Proposal/Process**

The applicant requests special land use and site plan review/approval for a 16,120 square foot addition to the existing Brighton Nazarene Church. The proposed addition is intended for a gymnasium and additional Sunday School classrooms.

Table 3.03 of the Township Zoning Ordinance lists churches as special land uses in the SR District. In accordance with Section 19.06, the proposed addition has been deemed a major amendment to an existing special land use. Therefore, a new application for special land use approval is required in addition to the need for site plan review/approval. Churches are also subject to the use conditions of Section 3.03.02(1).

A public hearing was held at the August 12, 2013 meeting, during which residents of the adjacent neighborhood identified several concerns with the current use of the site. Of note were the poor condition of existing landscape screening and issues caused by motorist training sessions in the parking lot. Following the public hearing, the Commission tabled the request to allow the applicant additional time to address the neighbors concerns.





*Aerial view of site and surroundings (looking west)*

### C. Special Land Use Review

Section 19.03 of the Zoning Ordinance identifies the review criteria for Special Land Use applications as follows:

1. **Master Plan.** The Master Plan and Future Land Use Map identify the site and adjacent properties to the east and west as Low Density Residential. This classification is generally intended for single-family development on lots of at least 1-acre in area.

While the description in the Plan does not reference institutional uses specifically, there is an overall goal to “accommodate a variety of land uses that are located in a logical pattern and complement community goals, the surrounding land uses, environment, capacity of roads and the sanitary sewer, and public water system capabilities.”

In our opinion, the proposed project is consistent with this goal statement as an expansion to an existing institutional use in an area containing a mix of residential and other non-residential uses.

2. **Compatibility.** The site is located on the north side of Brighton Road in an area already developed with a mix of institutional and single-family residential land uses. Brighton High School, a larger and more impactful institutional use, is located across Brighton Road to the southeast. Given the established land use pattern in this area of the Township, the proposed building addition is generally expected to be compatible with surrounding land uses, provided the dead/diseased trees are replaced as is proposed in the current submittal.
3. **Public Facilities and Services.** The Impact Assessment notes that the site is currently served by public water and a septic system. The project engineer also indicates that they have met with the County Drain Commissioner to ensure appropriate stormwater management.

The site has access to a paved public roadway and the proposed addition is not expected to generate a substantial amount of additional traffic since its use will coincide with use of the existing facility. With that being said, the applicant must address any comments provided by the Township Engineer with respect to this criterion.

4. **Impacts.** The project area is located where a parking lot currently exists and is not expected to impact existing environmental features (Worden Lake is several hundred feet to the north).
5. **Mitigation.** If any additional concerns arise as part of this review process, the Township may require mitigation necessary to limit or alleviate any potential adverse impacts as a result of the proposed project.

**D. Use Conditions**

Section 3.03.02(1) provides the following use conditions related to churches:

1. **Minimum lot area shall be three (3) acres plus an additional fifteen thousand (15,000) square feet for each one hundred (100) persons of seating capacity.**

The calculations on Sheet 3 identify an existing capacity of 520 seats in the worship area. This calculation requires a minimum lot area of roughly 5 acres, while the site contains 15.8 acres (net). This condition is met.

2. **Buildings of greater than the maximum height allowed in Section 3.04, Dimensional Standards, may be allowed provided front, side and rear yards are increased above the minimum required yards by one foot for each foot of building height that exceeds the maximum height allowed. The maximum height of a steeple shall be sixty (60) feet.**

The elevation drawings submitted provide a building height of approximately 23 feet for the proposed addition; Section 3.04 establishes a maximum building height of 35 feet. This condition is met.

3. **Wherever an off-street parking area is adjacent to a residential district, there shall be a minimum parking lot setback of fifty (50) feet with a continuous obscuring wall, fence and/or landscaped area at least four (4) feet in height shall be provided. The Township Board may reduce this buffer based on the provision of landscaping, the presence of existing trees or in consideration of topographic conditions.**

The site is adjacent to residential zoning (SR District) on each side. Much of the existing parking lot encroaches into the 50-foot setback along the east side; however, there is also an existing buffer area containing landscape screening in the form of several tightly spaced evergreen trees. Furthermore, the northerly parking area, which includes a new paved parking lot, meets or exceeds the required setback from both side lot lines, as well as the rear lot line.

Much of the discussion at the August 12<sup>th</sup> meeting revolved around the condition of the existing landscaping. In response, the applicant now proposes 20 new evergreen trees towards the north end of the site and has added a note stating that “all existing dead evergreens along buffer” are to be replaced.

4. **Private schools and child day care centers may be allowed as an accessory use to churches, temples and similar places of worship where the site has access to a paved public roadway.**

The proposed building addition contains classrooms, although as noted in the Impact Assessment they are intended for Sunday School and not a separate private school. Regardless, the site has access to a paved public roadway. This condition is met.

**E. Site Plan Review**

- 1. Dimensional Requirements.** As described in the table below, the project complies with the dimensional standards of the SR District:

District	Lot Size		Minimum Setbacks (feet)			Max. Height	Lot Coverage
	Lot Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard		
SR	1	100	40	20	50	35'	20% building 35% impervious
Proposal	15.8	331	207 (existing)	26.8 (proposed)	214 (existing for Parsonage)	23'	9.2% building 26.4% impervious

- 2. Building Materials and Design.** Proposed elevations, including colors and materials, are subject to review and approval by the Planning Commission. The submittal includes elevation views of two of the three building sides and generally utilizes a brick veneer and metal siding as primary materials. The east elevation includes brick columns matching those at the main church entrance. The addition also includes a pitched metal roof.

During the August 12<sup>th</sup> meeting, the applicant confirmed that the proposed addition will match the existing building in terms of materials and colors.

- 3. Parking and Vehicular Circulation.** In accordance with Section 14.04, churches and similar places of worship require 1 parking space for each 3 seats in the main unit of worship. Based upon the calculations provided by the project engineer, 174 spaces are required, while 233 are provided. The amount of parking proposed requires Planning Commission approval as it constitutes 134% of the minimum requirement (120% is the maximum allowed without such approval).

The parking spaces, drive aisles and number of barrier free spaces all meet or exceed the standards of Article 14.

- 4. Vehicular Circulation.** The site plan indicates use of the existing driveway along Brighton Road. As described above, all drive aisles meet or exceed minimum dimensional requirements and the site currently provides a drop off/pick up area along the main entrance to the worship area. The additional building and parking areas are expected to blend in with the established vehicular circulation pattern.
- 5. Loading.** Given the overall size of the buildings in combination, Section 14.08.08 requires upwards of 3 loading spaces, which are to be located in a rear or side yard not directly visible to a public street. The revised site plan includes a new loading area behind the proposed building addition.
- 6. Landscaping.** The site contains a significant amount of existing landscaping, including around the existing detention pond, along the east side lot line to buffer the existing single-family residences and within the undeveloped portion north of the buildings.

The revised plan includes 6 new canopy trees located in parking islands, as well as 34 new evergreen trees along the east and west side lot lines and 34 new shrubs to screen the play area and mechanical equipment in the west side yard.

As was discussed at the August 12<sup>th</sup> meeting, the applicant also proposes 3 new parking lot islands to break up the large expanses of pavement. Lastly, a note has been added stating that all existing trees that are dead will be replaced.

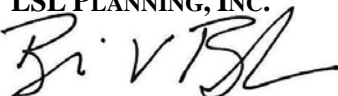
7. **Waste Receptacle and Enclosure.** The project includes a new waste receptacle and enclosure on the east side of the “skate park” building. Details, provided on Sheet 7, identify a base pad and screen enclosure consistent with the requirements of Section 12.04.
8. **Pedestrian Circulation.** Section 12.05 requires sidewalks and pathways along certain road frontages. For county primary roads designated on the pathways plan, which includes Brighton Road, an 8-foot asphalt pathway is required. Based upon review of aerial photos for the site, it appears the required pathway is already in place.
9. **Exterior Lighting.** Sheet 6 of the submittal identifies two new light poles in the newly paved parking area. Pole height and light intensity readings comply with Section 12.03, although fixture cut sheets need to be provided.

The site plan also identifies several existing light fixtures, but does not include any details. The Township may wish to request details and an expanded photometric plan to ensure that existing lighting complies with current requirements.

10. **Signs.** The applicant has confirmed that no new signage is proposed as part of this project.
11. **Impact Assessment.** The second submittal included a revised Impact Assessment (dated 7/2/13). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

Should you have any questions concerning this matter, please do not hesitate to contact our office. I can be reached by phone at (248) 586-0505, or via e-mail at [borden@lslplanning.com](mailto:borden@lslplanning.com).

Sincerely,  
**LSL PLANNING, INC.**

  
Brian V. Borden, AICP  
Senior Planner





August 8, 2013

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

**Re: Brighton Nazarene Church Facility Expansion  
Site Plan Review Resubmittal #2**

Dear Ms. Van Marter:

We have reviewed the resubmitted site plan documents from Boss Engineering dated August 1, 2013, which was provided by the Township dated July 3, 2013. The petitioner is proposing an approximate 16,120 square foot addition to an existing church facility located on a 16.43 acre parcel found on the north side Brighton Road, west of Aljoann Road in Brighton, Michigan. Tetra Tech reviewed the documents and offers the following additional comments:

**SITE PLAN**

*Comments 1-4 below were included on the review letter date July 15, 2013 and were not addressed. Some additional clarity was added.*

1. An additional fire hydrant near the bend adjacent to the west property line would be recommended to provide fire protection coverage to the western side of the site, as the addition of the new building will block previous access to this location. The length of hose to reach the NW corner of the skate park building is over 300 feet.
2. The water main is currently shown nearly touching the proposed underground stormwater detention system. It is recommended that the water main be bent and relocated around the system to the furthest extent possible if Ten States Standards for separation or clearance from the building footing cannot be kept.
3. Water main should be at least 20 feet from any building, per standards. Petitioner should check the dimensions shown across the west side of the new addition to verify this clearance can be met. If it cannot, then a written request for a design exception would be needed for the owner to consider.

**Tetra Tech**

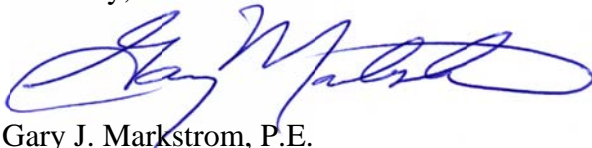
401 South Washington Square, Suite 100, Lansing, MI 48933  
Tel 517.316.3930 Fax 517.484.8140 [www.tetrattech.com](http://www.tetrattech.com)

4. The location of the existing and any new water service connections should be clearly shown on the drawing. If the existing building water service currently enters the building where the proposed addition is planned to be, then commercial water service connection shall be show to be relocated to outside the proposed building footprint. If the locations of the existing service lines are unknown, then a note should be included on future construction drawings to locate the connection so the appropriate actions may be taken.

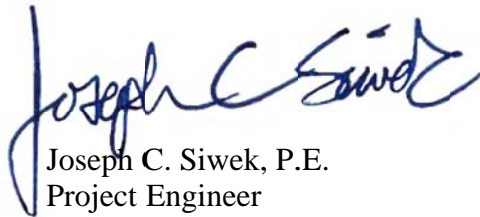
The petitioner has not responded to several comments previously submitted, which should be addressed prior to final site plan approval.

Please call if you have any questions.

Sincerely,



Gary J. Markstrom, P.E.  
Unit Vice President



Joseph C. Siwek, P.E.  
Project Engineer

copy: Scott Tousignant, P.E., Boss Engineering



# Brighton Area Fire Department

615 W. Grand River

Brighton, Michigan 48116

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

August 6, 2013

Kelly VanMarter  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Brighton Nazarene Church Expansion  
7669 Brighton Rd.  
**Revised Site Plan Review**

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned revised site plan. The original plan was reviewed on June 24, 2013 and again on July 15, 2013. The current plans were received for review on August 1, 2013 and the revised drawings are dated July 30, 2013. The project is based on building a 16,120 S.F. expansion to the existing church building (size of existing building not provided). The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition.

The applicant has attempted to address the fire department's concerns by submitting a letter from an Architect stating that the submittal meets the requirements of the Michigan Building Code. However, the plan does not meet the requirements of the Township's adopted fire prevention code for site and building accessibility.

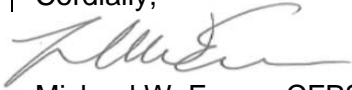
The following items still need to be properly addressed.

1. The access to the building appears to be limited by an overhang that may not meet the minimum standard of 13.5'. Additional details of this canopy/overhand shall be provided.  
**IFC 503.2.1**
2. Access to and from the building shall provide emergency vehicles with an outside turning radius of 50' and a minimum vertical clearance of 13 ½ feet. ***A plan with a truck turning template applied would satisfy the turning radius requirement.***  
**IFC 503.2.4**
3. Fire apparatus roads shall be provided to extend to within 150' of all portions of the facility's outer walls. The entire west perimeter wall does not meet this standard. The fire code allows an exception where the entire building is protected with an automatic sprinkler system. The building shall be provided with an automatic sprinkler system in accordance with NFPA 13, *Standard for the Installation of Automatic Sprinkler Systems* in order to have relief from the access requirement.

**IFC 503.1.1, 903**

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). If you have any questions about the comments on this plan review please contact me at 810-229-6640.

| Cordially,

A handwritten signature in black ink, appearing to read "Michael W. Evans". The signature is fluid and cursive, with a large initial "M" and "E".

Michael W. Evans, CFPS  
Deputy Chief



**IMPACT ASSESSMENT  
FOR  
SITE PLAN PETITION  
“BRIGHTON NAZARENE CHURCH FACILITY EXPANSION”  
GENOA TOWNSHIP, LIVINGSTON COUNTY  
MICHIGAN**

Prepared for:

**BRIGHTON NAZARENE CHURCH  
7669 BRIGHTON ROAD  
BRIGHTON, MICHIGAN 48116  
(810) 227-6600**

Prepared by:

**BOSS ENGINEERING COMPANY  
3121 E. GRAND RIVER  
HOWELL, MI 48843  
(517) 546-4836**

July 2, 2013

**13-100EIA**

## INTRODUCTION

The purpose of this Impact Assessment (IA) report is to show the effect that this proposed development may have on various factors in the general vicinity of the project. The format used for presentation of this report conforms to the *Submittal Requirements For Impact Assessment* guidelines in accordance with Section 18.07 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan.

## DISCUSSION ITEMS

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

Prepared By :  
Brent W. LaVanway, P.E.  
BOSS ENGINEERING COMPANY  
Civil Engineers, Land Surveyors, Landscape Architects and Planners  
3121 E. Grand River  
Howell, MI 48843  
(517) 546-4836

Prepared For :  
Brighton Nazarene Church  
Owner of property  
7669 Brighton Road  
Brighton, MI 48116  
(810) 227-6600

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

The site is located on the north side of Brighton Road immediately west of the Worden Lake Woods development and slightly west of the entrance to Brighton High School. The subject property is currently the Brighton Nazarene Church Facility. There is the existing church building, parking lot, detention basin and parsonage. The north end of the property is heavily wooded. There are established tree row buffers on the east and west property lines. The subject property and both adjacent properties are zoned Suburban Residential (SR). The Brighton Nazarene Church also owns the contiguous parcel to the north.

### **C. Impact on natural features: A written description of the environmental characteristics of the site prior to development and following development, i.e., topography, soils, wildlife, woodlands, mature trees (eight inch caliper or greater), wetlands, drainage, lakes, streams, creeks or ponds. Documentation by a qualified wetland specialist shall be required wherever the Township determines that there is a potential regulated wetland. Reduced copies of the Existing Conditions Map(s) or aerial photographs may accompany written material.**

The total site area is 16.43 acres. The front (south) portion of the site is the existing Church facility, associated parking lot, detention basin and parsonage. The developed site slopes south toward Brighton Road and the remainder of the site slopes north toward Worden Lake. The undeveloped portion of the site is predominantly wooded with the north end of the parcel terminating at Worden Lake. The USDA Soil Conservation Service soil classification for the site is Boyer-Oshtemo Loamy Sand.

The proposed building addition is located in an existing parking lot which will be relocated as part of the project. No tree removal is anticipated during construction of this expansion.

**D. Impact on storm water management: Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from County Soil Conservation Service.**

Surface runoff during periods of construction will be controlled by proper methods set forth by the Livingston County Drain Commissioner, including silt fence, pea stone filters, and seed and mulch. A meeting was held with the Livingston County Drain Commissioner to address stormwater management. Their primary recommendation is to maintain the existing drainage patterns as closely as possible.

At the time of construction, there may be some temporary dust, noise, vibration and smoke, but these conditions will be of relatively short duration and shall be controlled by applying appropriate procedures to minimize the effects, such as watering if necessary for dust control.

The Site Plan documents show the proposed locations of all site improvements along with detailed soil erosion control information. The plans will be reviewed by the Livingston County Drain Commissioner's office for compliance with their regulations prior to issuance of a Soil Erosion Control permit.

**E. Impact on surrounding land use: Description of the types of proposed uses and other man made facilities, including any project phasing, and an indication of how the proposed use conforms or conflicts with existing and potential development patterns. A description shall be provided of any increases of light, noise or air pollution which could negatively impact adjacent properties.**

As previously stated the site is the current home of the Brighton Nazarene Church. This facility expansion project will provide a larger gymnasium and additional Sunday School classrooms. The classrooms are only for Sunday School and are not for a 5 day per week school. The existing gymnasium will be converted to additional Sunday School classrooms. All other uses at the Church will remain as they are now. The parking that is displaced with the building addition will be added toward the north end of the site and an underground detention system will be constructed under the new parking lot to address stormwater management.

The increase in light, noise or air pollution would be negligible given the site is already developed.

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

The primary use of the facility is for Sunday Church services however additional activities take place throughout the week. These activities vary from small group meetings to additional worship services. Typically these occur during off peak traffic hours thus do not significantly impact the traffic on Brighton Road. The site is serviced by public water and a septic system. The public water is provided by the City of Brighton. The septic system review is under the jurisdiction of the Livingston County Health Department. There is no expected impact on Brighton Area Schools and very minimal impact on the police and fire departments.

**G. Impact on public utilities: Description of the method to be used to service the development with water and sanitary sewer facilities, the method to be used to control drainage on the site and from the site, including runoff control during periods of construction. For sites service with sanitary sewer, calculations for pre- and post development flows shall be provided in equivalents to a single family home. Where septic systems are proposed, documentation or permits from the Livingston County Health Department shall be provided.**

The development is currently served by both public water and septic system. With regards to storm water management, the project would be required to meet all local, county and state storm water and erosion control requirements. All of the required information is included in the Site Plan documents.

**H. Storage or handling of any hazardous materials: Description of any hazardous substances expected to be used, stored or disposed of on the site. The information shall describe the type of materials, location within the site and method of containment. Documentation of compliance with federal and state requirements, and a Pollution Incident Prevention Plan (PIPP) shall be submitted, as appropriate.**

There will be no hazardous materials used or disposed of on this site.

**I. Impact on traffic and pedestrians: A description of the traffic volumes to be generated based on national reference documents, such as the most recent edition of the Institute of Transportation Engineers Trip Generation Manual, other published studies or actual counts of similar uses in Michigan.**

The Church expansion project will generate a negligible number of trips during the AM and PM peak hours Monday through Friday. Most of the traffic will be generated on Sunday mornings for worship services. Some traffic will occur during the week for various activities that take place. Little of this traffic will occur during peak traffic hours.

**J. A detailed traffic impact study shall be submitted for any site over ten (10) acres in size which would be expected to generate 100 directional vehicle trips (i.e. 100 inbound or 100 outbound trips) during the peak hour of traffic of the generator or on the adjacent streets.**

The facility is primarily used on Sunday mornings therefore a detailed traffic impact study is not necessary.

**K. Special Provisions: General description of any deed restrictions, protective covenants, master deed or association bylaws.**

The Church requires a Special Use Permit to operate in a residentially zoned district.

**L. A list of all sources shall be provided.**

Genoa Township's *Submittal Requirements For Impact Assessment*

Genoa Township Zoning Ordinances

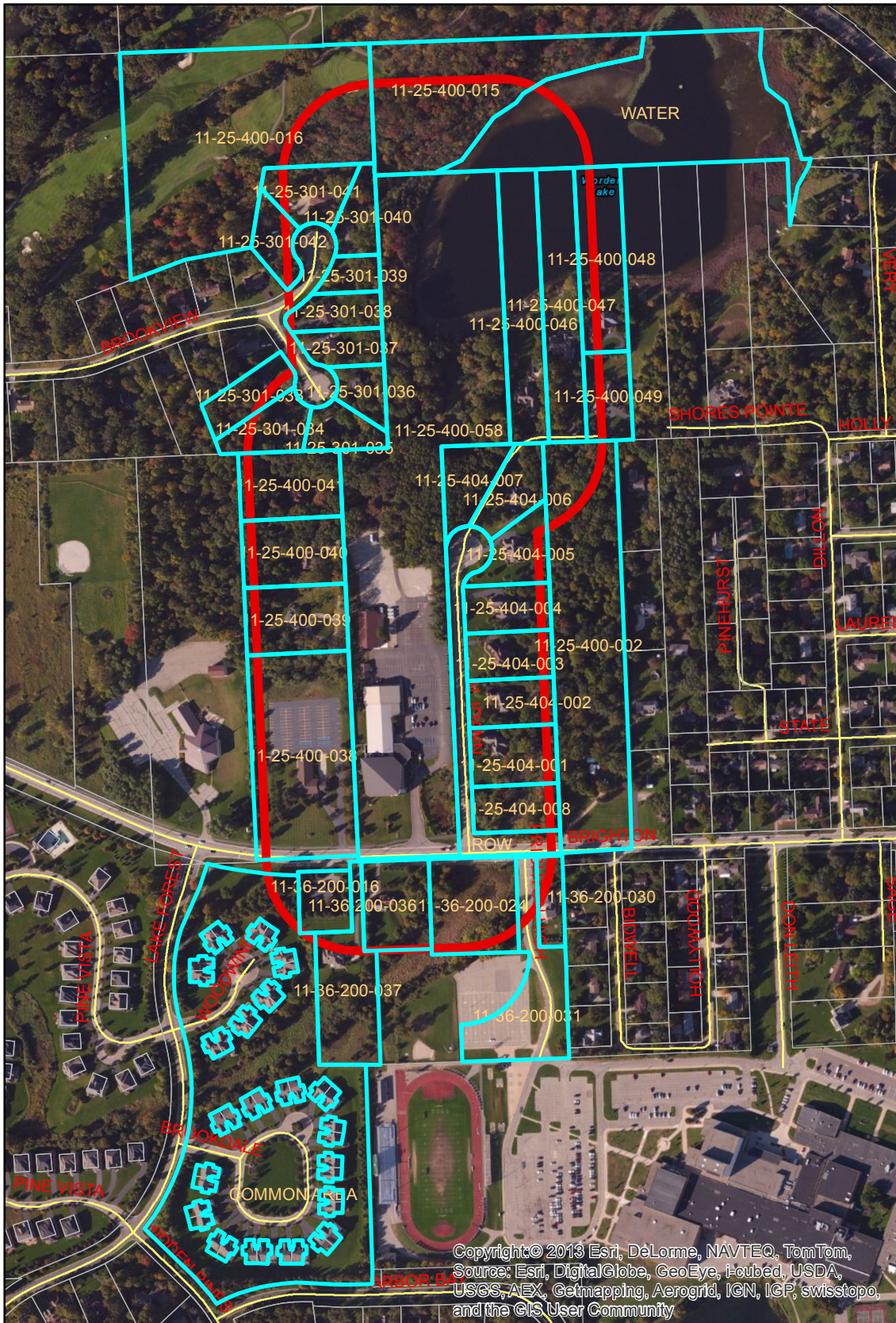
Soil Survey of Livingston County, Michigan, U.S.D.A. Soil Conservation Service

National Wetland Inventory Plan, United States Department of the Interior, Fish and Wildlife Service

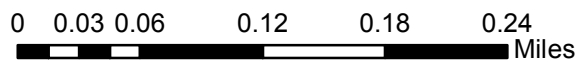


## **APPENDIX**

# 300 ft Buffer for Noticing



June 19, 2013



Variance Case #13-06  
Applicant: Brighton Nazarene Church, Gary Anscombe  
Parcel: 11-25-400-058  
Meeting Date: July 22, 2013



2911 Dorr Road  
Brighton, MI 48116  
810.227.5225  
810.227.3420 fax  
genoa.org

August 22, 2013

To Whom It May Concern:

There will be a hearing for a Special Land Use Permit in your general vicinity on Monday, September 9 at 6:30 p.m. at Genoa Township Hall, located at 2911 Dorr Road, Brighton, Michigan.

The property in question is located at Brighton Nazarene Church, 7669 Brighton Road. The Special Land Use has been requested for a 16,120 square foot gymnasium and classroom addition. The request is petitioned by Brighton Nazarene Church.

Materials relating to this request are available for public inspection at the Genoa Township Hall during regular business hours. If you have any questions or objections in this regard, please be present at the public hearing noted above. Written comments may be addressed to the Planning Commission.

Sincerely,

Kelly VanMarter  
Assistant Township Manager / Community Development Director  
KKV/kp

**SUPERVISOR**  
Gary T. McCririe

**CLERK**  
Paulette A. Skolarus

**TREASURER**  
Robin L. Hunt

**MANAGER**  
Michael C. Archinal

**TRUSTEES**  
H. James Mortensen  
Jean W. Ledford  
Todd W. Smith  
Linda Rowell



# SITE PLAN FOR BRIGHTON NAZARENE CHURCH FACILITY EXPANSION

## PART OF SE 1/4 SEC. 25, T.2N., R.5E. GENOA TOWNSHIP, LIVINGSTON COUNTY, MI

### PROPERTY DESCRIPTION:

A part of the SE 1/4 of Section 25, T2N-R5E thence N 89°08'13" E 663.28 feet to Point of Beginning, thence continue E 331.64 feet, thence N 01°21'30" W 1341.53 feet, thence S 89°03'20" E 332.74 feet, thence S 01°24'19" E 1341.56 feet to Point of Beginning and also Section 25, T2N-R5E Beginning at the SE 1/4 corner, thence N 01° W 1340.63 feet thence N 89° E 823.63 feet to Point of Beginning, thence N 01° W 891.73 feet, thence N 88° E 400.81 feet, thence S 01° E 893.61 feet, thence S 89° W 400.83 feet to Point of Beginning, containing 16.43 acres, more or less split on 01/23/2012 with 4711-25-400-027 into 4711-25-400-058

### CONSTRUCTION NOTES

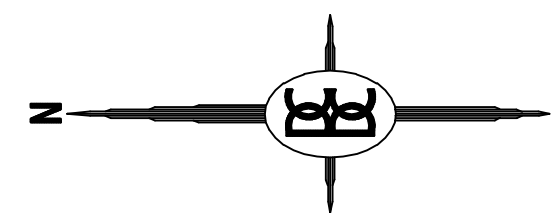
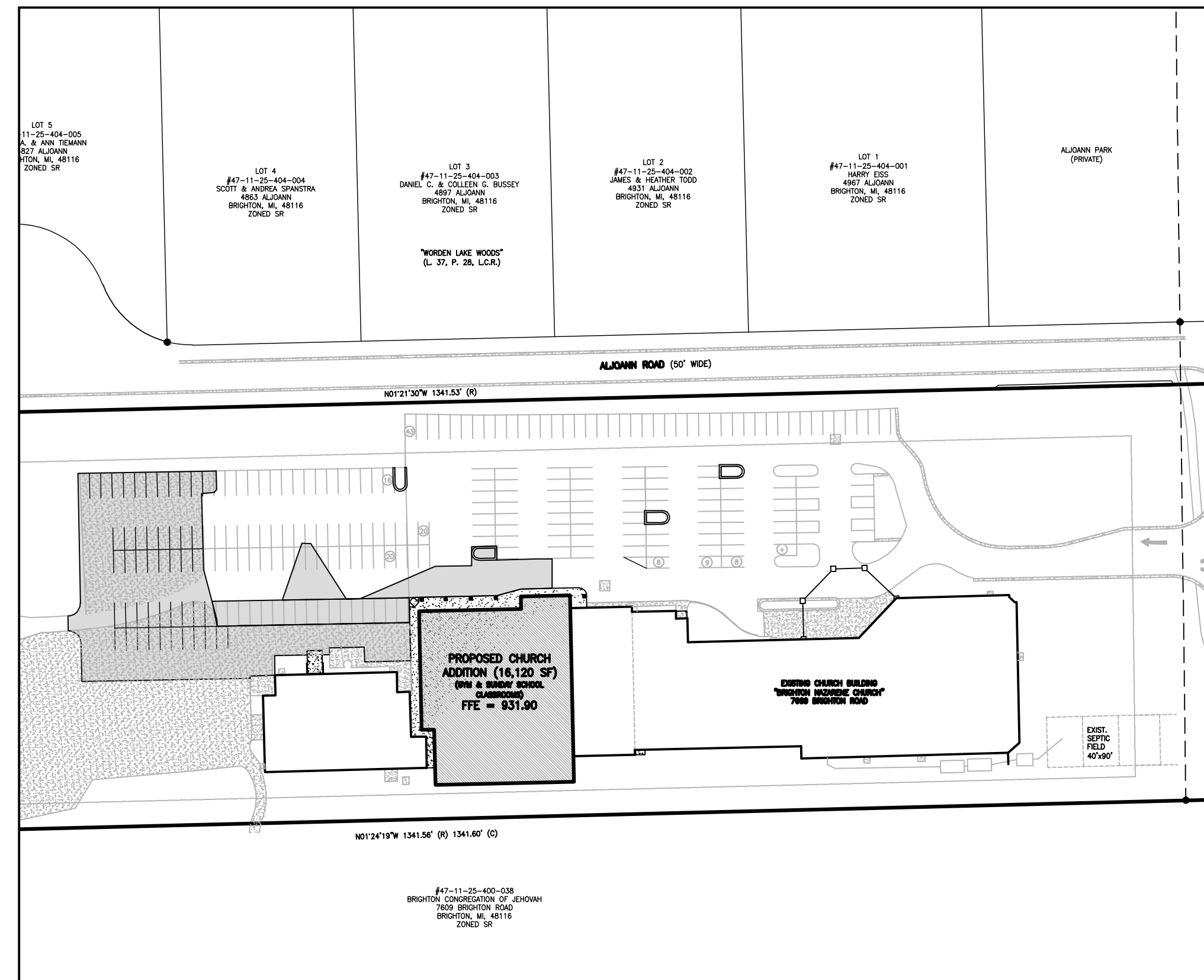
- THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING NOTES AND ANY WORK INVOLVED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.
  - DO NOT SCALE THESE DRAWINGS AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
  - A GRADING PERMIT FOR SOIL EROSION-SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
  - IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
  - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
  - PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.
  - ALL BARRIER-FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS.
  - ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
  - THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, IRRIGATION LINES, AND PRIVATE UTILITY LINES.
  - THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
  - THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
  - THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
  - THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
  - ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MIDOT CLASS II).
  - ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP, INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MIDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
  - NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY REASONABLE DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
  - DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
  - IF WORK EXTENDS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY BE REQUIRED BY THE ENGINEER.
  - NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE CONSTRUCTION LIMITS INCLUDING BUT NOT LIMITED TO EXISTING FENCE, LAWN, TREES AND SHRUBBERY.
  - ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SODDED OR SEEDED AS SPECIFIED OR DIRECTED BY THE ENGINEER.
  - ALL ROOTS, STUMPS AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL. WHERE GRADE CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CONFORM TO THE CROSS-SECTION AS SHOWN IN THE PLANS.
  - TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AT NO COST TO THE TOWNSHIP. NO WORK SHALL BE DONE UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
  - ALL DEMOLISHED MATERIALS AND SOIL SPOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
  - AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
  - ALL GRADING IN THE PLANS SHALL BE DONE AS PART OF THIS CONTRACT. ALL DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO COMPACTING.
  - NO SEEDING SHALL BE DONE AFTER OCTOBER 15 WITHOUT APPROVAL OF THE ENGINEER.
  - ANY EXISTING APPURTENANCES SUCH AS MANHOLES, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
  - SOIL EROSION MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
  - ALL PERMANENT SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE MICHIGAN MUTCD MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.

### INDEMNIFICATION STATEMENT

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.



**LOCATION MAP**  
NO SCALE



**OVERALL SITE MAP**  
NO SCALE

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE PLAN
4	GRADING, DRAINAGE & SOIL EROSION CONTROL PLAN
5	UTILITY PLAN
6	LANDSCAPE & LIGHTING PLAN
7	CONSTRUCTION NOTES & DETAILS
8	UNDERGROUND DETENTION DETAILS
9	CONSTRUCTION NOTES & DETAILS
10	FLOOR PLAN
11	ELEVATION VIEWS

## BRIGHTON NAZARENE CHURCH FACILITY EXPANSION

PREPARED FOR:

BRIGHTON NAZARENE CHURCH  
7669 BRIGHTON ROAD  
BRIGHTON, MI 48116  
CONTACT: PASTOR BEN WALLS  
810.227.6600

PREPARED BY:

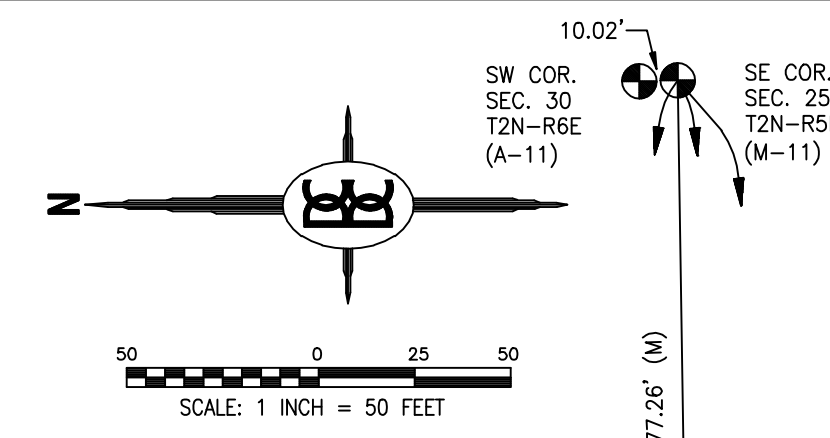
**BOSS ENGINEERING**  
ENGINEERS • SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS  
(E-MAIL: [be@bosseng.com](mailto:be@bosseng.com))  
3121 E. GRAND RIVER AVE.  
HOWELL, MI 48843  
(800) 246-6735 FAX (517) 546-1670

### ARCHITECT

SAHBA LA'AL, ARCHITECT  
MACMULLAN ARCHITECTS  
308 NORTH RIVER STREET  
YPSILANTI, MICHIGAN 48198

				1	
2	ST	PER PLANNING COM.	7/30/13		
1	ST	TWP. REVIEW	7/2/13	ISSUE DATE: 5/31/13	
NO	BY	CK	REVISION	DATE	JOB NO. 13-100



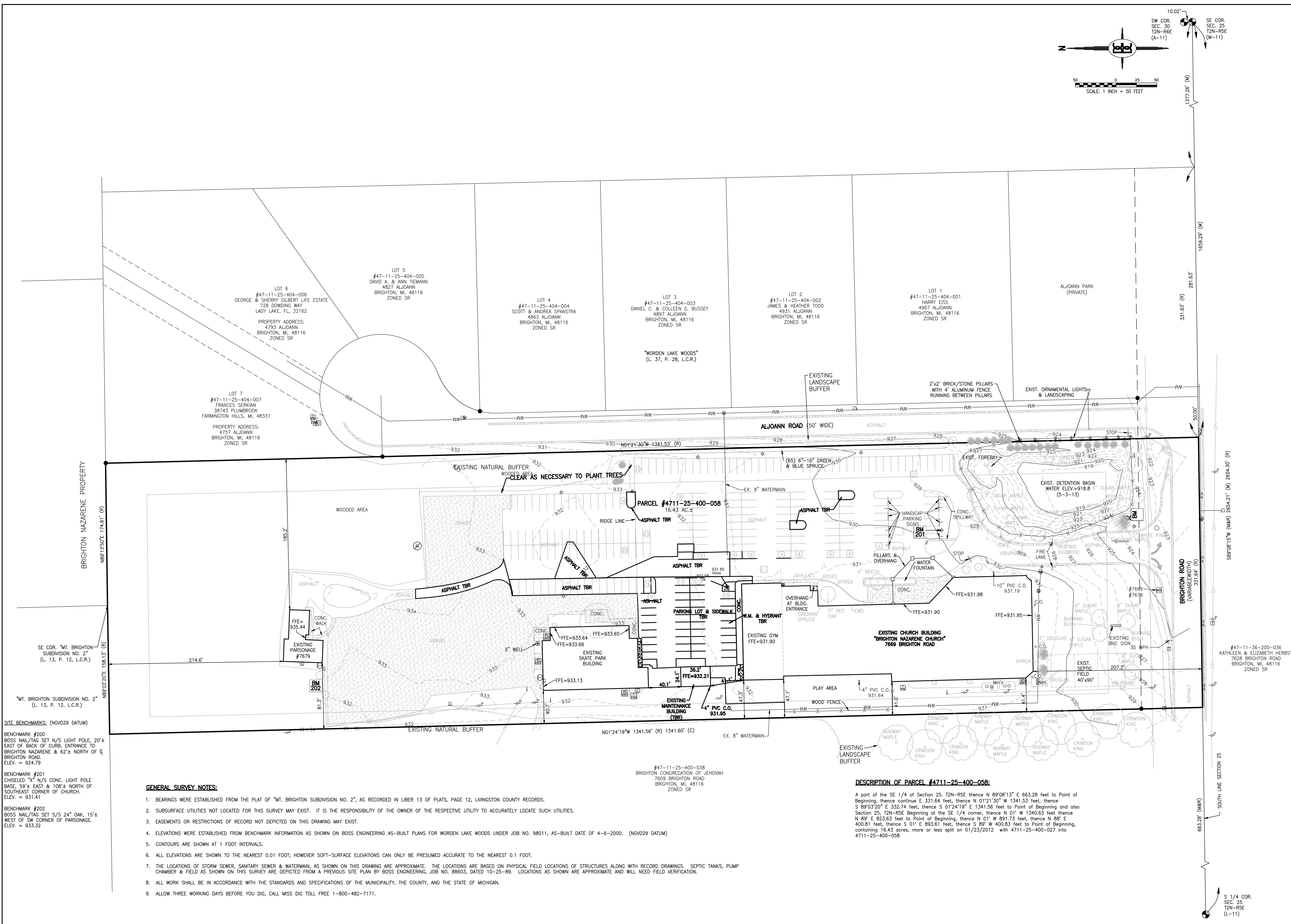


BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171

**BOSS ENGINEERING**  
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LANDSCAPE ARCHITECTS  
3121 E. GRAND RIVER AVE.  
HOWELL, MI, 48843  
(800) 246-6735 FAX (517) 548-1670

**B.N.C. FACILITY EXPANSION**  
**BRIGHTON NAZARENE CHURCH**  
7669 BRIGHTON ROAD  
BRIGHTON, MI 48116  
810-227-6600

PROJECT:	B.N.C. FACILITY EXPANSION
PREPARED FOR:	BRIGHTON NAZARENE CHURCH
TITLE:	EXISTING CONDITIONS & DEMOLITION
DATE:	7/30/13
REVISION PER:	6/25/13
DESIGNED BY:	AEB
CHECKED BY:	
SCALE:	1" = 50'
JOB NO.:	13-100
DATE:	5-31-13
SHEET NO.:	2



**GENERAL SURVEY NOTES:**

- BEARINGS WERE ESTABLISHED FROM THE PLAT OF "MT. BRIGHTON SUBDIVISION NO. 2", AS RECORDED IN LIBER 13 OF PLATS, PAGE 12, LIVINGSTON COUNTY RECORDS.
- SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
- EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
- ELEVATIONS WERE ESTABLISHED FROM BENCHMARK INFORMATION AS SHOWN ON BOSS ENGINEERING AS-BUILT PLANS FOR WORDEN LAKE WOODS UNDER JOB NO. 98011, AS-BUILT DATE OF 4-6-2000. (NGVD29 DATUM)
- CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- ALL ELEVATIONS ARE SHOWN TO THE NEAREST 0.01 FOOT; HOWEVER SOFT-SURFACE ELEVATIONS CAN ONLY BE PRESUMED ACCURATE TO THE NEAREST 0.1 FOOT.
- THE LOCATIONS OF STORM SEWER, SANITARY SEWER & WATERMAIN, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH RECORD DRAWINGS, SEPTIC TANKS, PUMP CHAMBER & FIELD AS SHOWN ON THIS SURVEY ARE DEPICTED FROM A PREVIOUS SITE PLAN BY BOSS ENGINEERING, JOB NO. 88603, DATED 10-25-89. LOCATIONS AS SHOWN ARE APPROXIMATE AND WILL NEED FIELD VERIFICATION.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
- ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

**DESCRIPTION OF PARCEL #4711-25-400-058:**

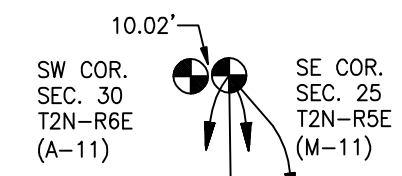
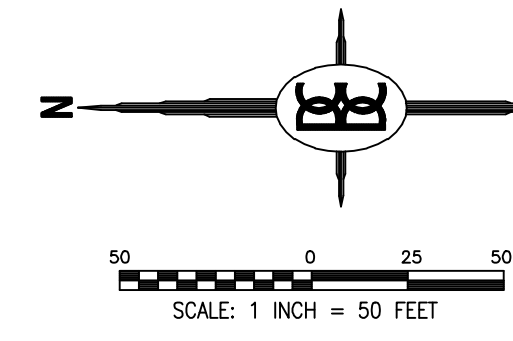
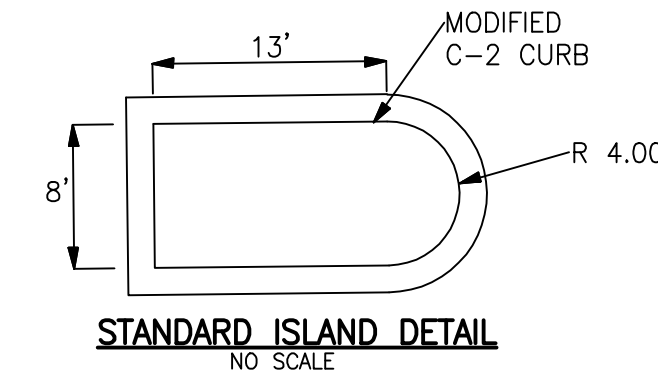
A part of the SE 1/4 of Section 25, T2N-R5E thence N 89°08'13" E 663.28 feet to Point of Beginning, thence continue E 331.64 feet, thence N 01°21'30" W 1341.53 feet, thence S 89°03'20" E 332.74 feet, thence S 01°24'19" E 1341.56 feet to Point of Beginning and also Section 25, T2N-R5E Beginning at the SE 1/4 corner, thence N 01° W 1340.63 feet thence N 89° E 823.63 feet to Point of Beginning, thence N 01° W 891.73 feet, thence N 88° E 400.81 feet, thence S 01° E 893.61 feet, thence S 89° W 400.83 feet to Point of Beginning, containing 16.43 acres, more or less split on 01/23/2012 with 4711-25-400-027 into 4711-25-400-058

SITE BENCHMARKS: (NGVD29 DATUM)  
BENCHMARK #200  
BOSS NAIL/TAG SET N/S LIGHT POLE, 20'± EAST OF BACK OF CURB, ENTRANCE TO BRIGHTON NAZARENE & 62'± NORTH OF BRIGHTON ROAD.  
ELEV. = 924.79  
BENCHMARK #201  
CHISELED "X" N/S CONC. LIGHT POLE BASE, 50'± EAST & 108'± NORTH OF SOUTHEAST CORNER OF CHURCH.  
ELEV. = 931.41  
BENCHMARK #202  
BOSS NAIL/TAG SET S/S 24" OAK, 15'± WEST OF SW CORNER OF PARSONAGE.  
ELEV. = 933.32

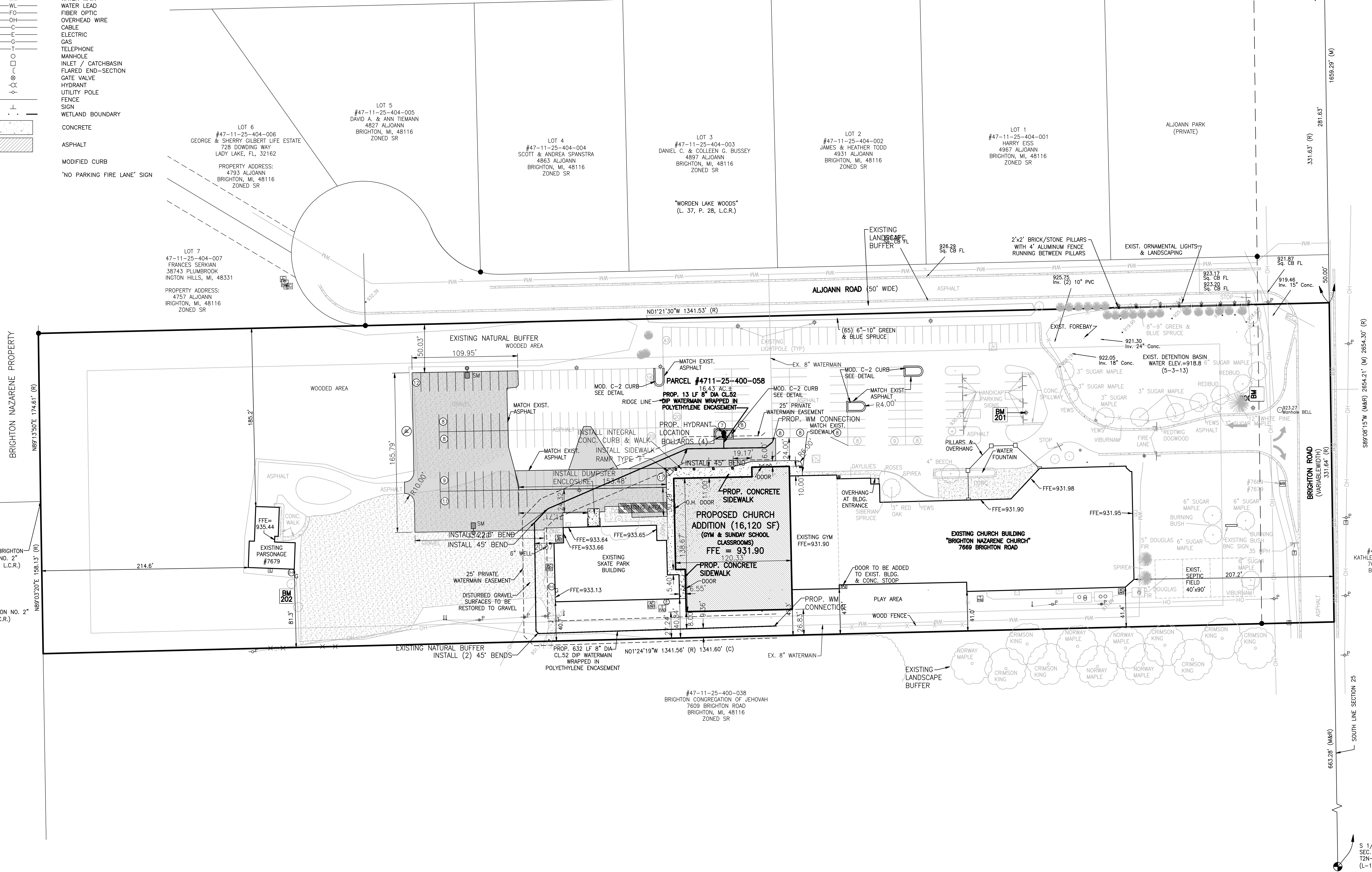
PROPOSED (PR)	EXISTING (EX)	
FF	FF	FINISHED FLOOR ELEVATION
FG	FG	FINISHED GRADE ELEVATION
T/A	T/A	TOP OF ASPHALT
T/C	T/C	TOP OF CURB / CONCRETE
T/W	T/W	TOP OF WALK
F/L	F/L	FLOW LINE
T/P	T/P	TOP OF PIPE
B/P	B/P	BOTTOM OF PIPE
RM	RM	RIM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
RY	RY	REARYARD STRUCTURE
ES	ES	END-SECTION
GV	GV	GATEVALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
MH	MH	MANHOLE
IN	IN	INLET / CATCHBASIN
FL	FL	FLARED END-SECTION
GV	GV	GATE VALVE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
F	F	FENCE
S	S	SIGN
WB	WB	WETLAND BOUNDARY
CONC	CONC	CONCRETE
ASPH	ASPH	ASPHALT
MC	MC	MODIFIED CURB
NPK	NPK	'NO PARKING FIRE LANE' SIGN

SITE DATA	EXISTING/REQUIRED	PROPOSED
ZONING	SUBURBAN RESIDENTIAL(SR)	SUBURBAN RESIDENTIAL(SR)
AREA (GROSS)	3 ACRES(15000SQFT PER 100 PERSON SEATING CAPACITY)	16.43 ACRES
AREA (NET)	3 ACRES(15000SQFT PER 100 PERSON SEATING CAPACITY)	15.86 ACRES
LOT WIDTH	100 FT	331.64 FT
USE	CHURCH	CHURCH
SETBACKS		
FRONT	40 FT	207.2 FT
SIDE	20 FT	26.83 FT
REAR	50 FT	214.6 FT
PARKING	50 FT	50.05 FT
MAX. LOT COVERAGE	20% BUILDING (6.99%)	9.19%
	35% IMPERVIOUS (23.07%)	26.40%
PARKING - 1 SPACE PER 3 SEATS IN WORSHIP AREA (520 SEATS/3 = 174 SPACES)		
	174 SPACES	233 SPACES
	8 BARRIER FREE SPACES	10 BARRIER FREE SPACES
	(FOR MAX CAPACITY SERVICES ARRANGEMENTS ARE MADE TO UTILIZE BRIGHTON HIGH SCHOOLS PARKING LOT)	
SOILS (PER U.S.D.A. SOIL SURVEY)	BOYER-OSHTEMO LOAMY SANDS, 0 TO 2 PERCENT SLOPES	
	NO NEW SIGNAGE PROPOSED	

NOTE: ACTIVITIES WILL NOT TAKE PLACE IN THE GYM CONCURRENT WITH WORSHIP SERVICES IN THE SANCTUARY



THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS BASED ON THE ASSUMPTIONS AND INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED OR FOR THE CONSTRUCTION OF THE PROJECT. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL CIVIL ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL ELECTRICAL ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL MECHANICAL ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL CHEMICAL ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL METALLURGICAL ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL AERONAUTICAL ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL NUCLEAR ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL AGRICULTURAL ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL FORESTRY ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL MINING ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL PETROLEUM ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL METALURGICAL ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL AERONAUTICAL ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL NUCLEAR ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL AGRICULTURAL ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL FORESTRY ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL MINING ENGINEER IN THE STATE OF MISSISSIPPI. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT A LICENSED PROFESSIONAL PETROLEUM ENGINEER IN THE STATE OF MISSISSIPPI.



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(E-MAIL: boss@bosseng.com)

PROJECT: **B.N.C. FACILITY EXPANSION**  
PREPARED FOR: **BRIGHTON NAZARENE CHURCH**  
7669 BRIGHTON ROAD  
BRIGHTON, MI 48116  
810-227-6600

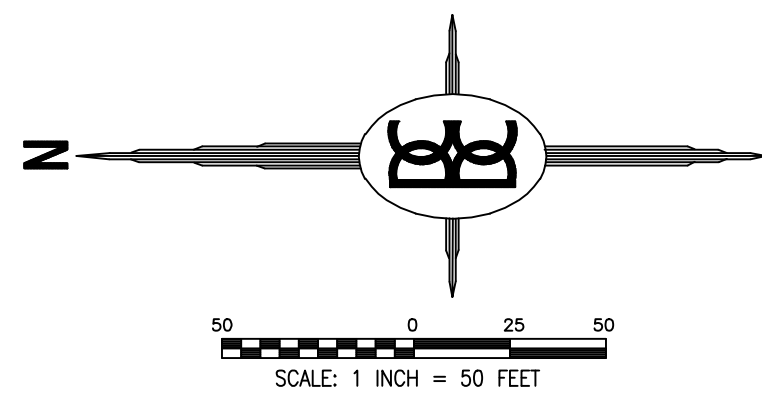
NO	BY	REVISION	DATE
2	ST	PER PLANNING COM.	7/25/13
1	ST	TWP. REVIEW	7/2/13

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: AEB  
CHECKED BY: \_\_\_\_\_  
SCALE: 1" = 50'  
JOB NO. 13-100  
DATE 5-31-13  
SHEET NO. **3**



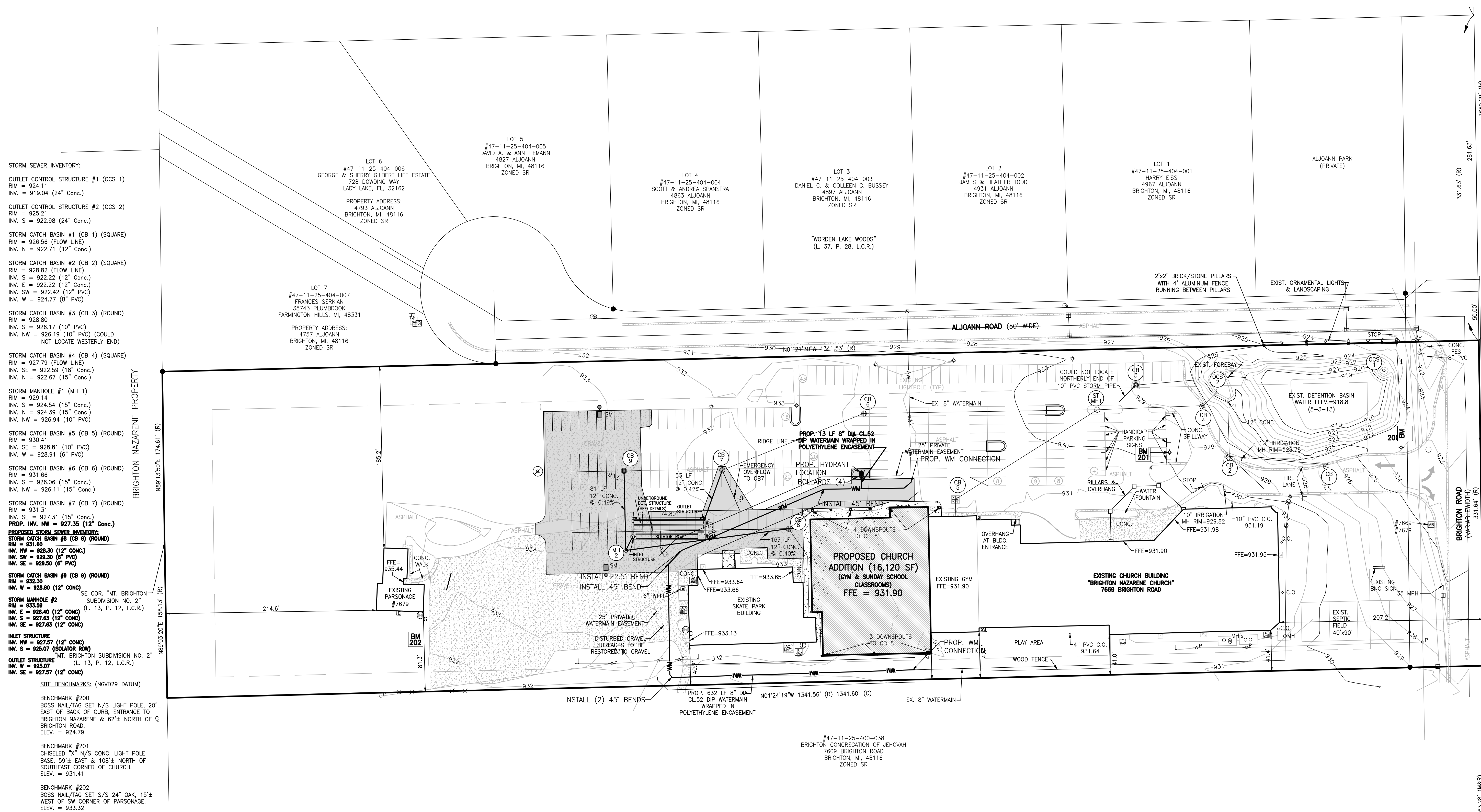






LEGEND		LEGEND	
PROPOSED (PR)	EXISTING (EX)	PROPOSED (PR)	EXISTING (EX)

NOTE:  
PROPOSED WATERMAIN CONNECTION EAST OF THE PROPOSED CHURCH ADDITION IS TO BE A CUT-IN SLEEVE AND TEE CONNECTION.



**STORM SEWER INVENTORY:**

OUTLET CONTROL STRUCTURE #1 (OCS 1)	RIM = 924.11
INV. = 919.04 (24" Conc.)	
OUTLET CONTROL STRUCTURE #2 (OCS 2)	RIM = 925.21
INV. S = 922.98 (24" Conc.)	
STORM CATCH BASIN #1 (CB 1) (SQUARE)	RIM = 926.56 (FLOW LINE)
INV. N = 922.71 (12" Conc.)	
STORM CATCH BASIN #2 (CB 2) (SQUARE)	RIM = 928.82 (FLOW LINE)
INV. S = 922.22 (12" Conc.)	
INV. E = 922.22 (12" Conc.)	
INV. SW = 922.42 (12" PVC)	
INV. W = 924.77 (8" PVC)	
STORM CATCH BASIN #3 (CB 3) (ROUND)	RIM = 928.80
INV. S = 926.17 (10" PVC)	
INV. NW = 926.19 (10" PVC) (COULD NOT LOCATE WESTERLY END)	
STORM CATCH BASIN #4 (CB 4) (SQUARE)	RIM = 927.79 (FLOW LINE)
INV. SE = 922.59 (18" Conc.)	
INV. N = 922.67 (15" Conc.)	
STORM MANHOLE #1 (MH 1)	RIM = 929.14
INV. S = 924.54 (15" Conc.)	
INV. N = 924.39 (15" Conc.)	
INV. NW = 926.94 (10" PVC)	
STORM CATCH BASIN #5 (CB 5) (ROUND)	RIM = 930.41
INV. SE = 928.81 (10" PVC)	
INV. W = 928.91 (6" PVC)	
STORM CATCH BASIN #6 (CB 6) (ROUND)	RIM = 931.66
INV. S = 926.06 (15" Conc.)	
INV. NW = 926.11 (15" Conc.)	
STORM CATCH BASIN #7 (CB 7) (ROUND)	RIM = 931.31
INV. SE = 927.31 (15" Conc.)	
PROP. INV. NW = 927.35 (12" Conc.)	
<b>PROPOSED STORM SEWER INVENTORY:</b>	
STORM CATCH BASIN #8 (CB 8) (ROUND)	RIM = 931.60
INV. NW = 928.30 (12" CONC.)	
INV. SW = 928.30 (6" PVC)	
INV. SE = 929.50 (8" PVC)	
STORM CATCH BASIN #9 (CB 9) (ROUND)	RIM = 932.30
INV. W = 928.80 (12" CONC.)	
STORM MANHOLE #2	RIM = 933.59
INV. E = 928.40 (12" CONC.)	
INV. S = 927.83 (12" CONC.)	
INV. SE = 927.83 (12" CONC.)	
INLET STRUCTURE	INV. NW = 927.57 (12" CONC.)
INV. S = 925.07 (ISOLATOR ROW)	
OUTLET STRUCTURE	INV. W = 925.07
INV. SE = 927.57 (12" CONC.)	

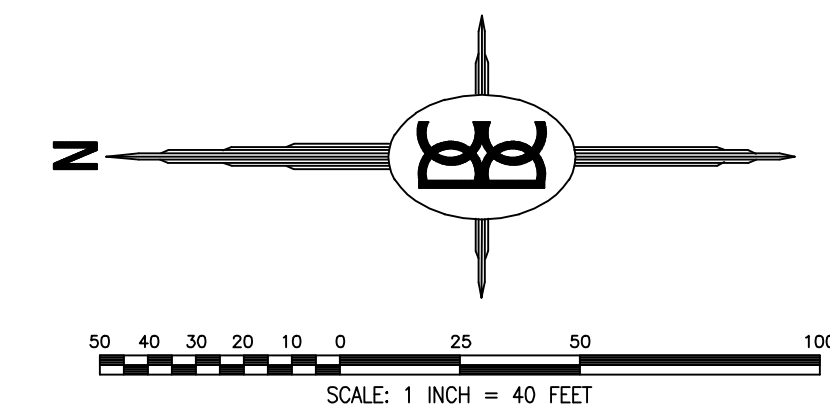
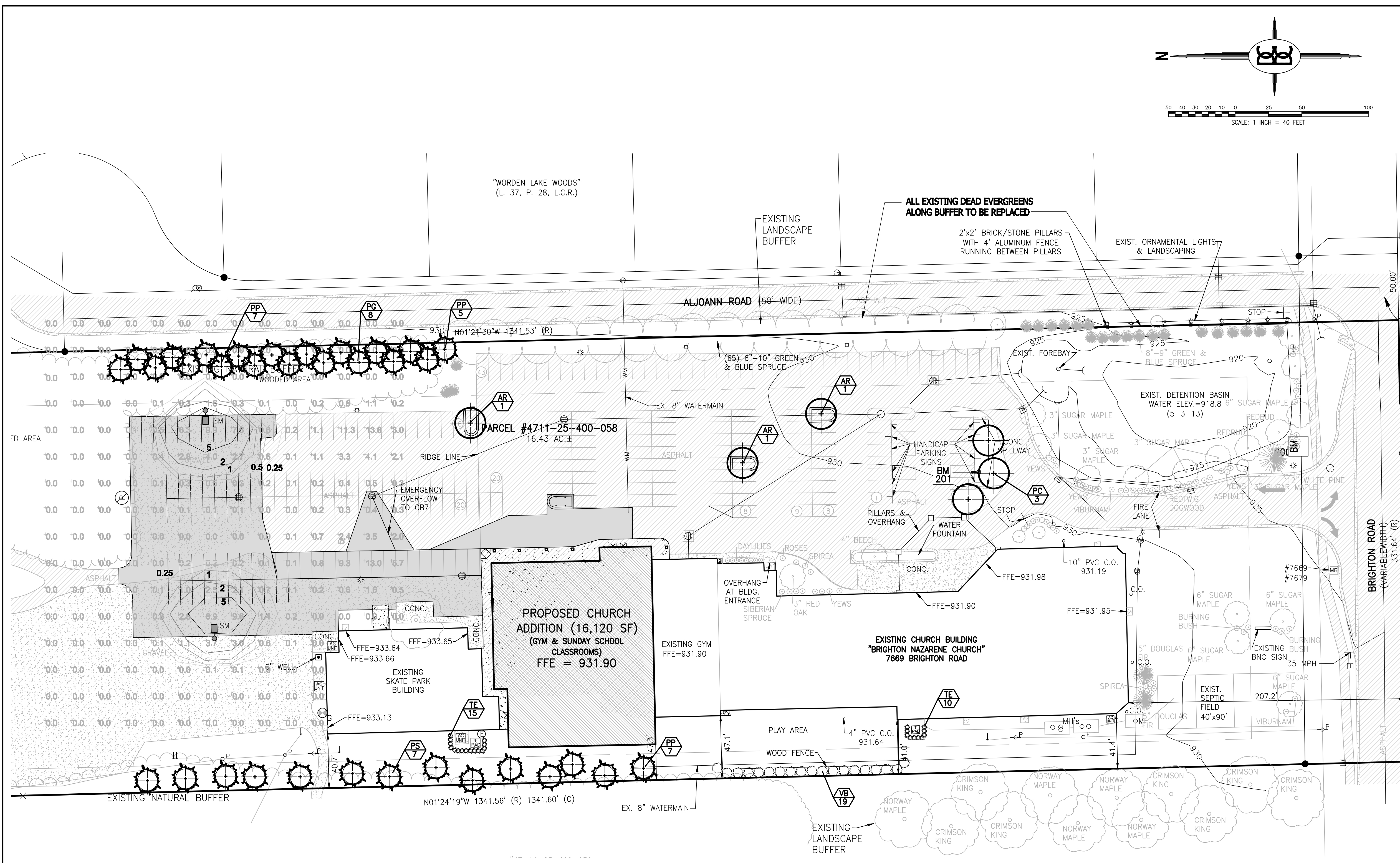
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**B.N.C. FACILITY EXPANSION**  
BRIGHTON NAZARENE CHURCH  
7669 BRIGHTON ROAD  
BRIGHTON, MI 48116  
810-227-6500

NO.	BY	DATE	REVISION
1	ST	7/20/13	PER PLANNING COM.
2	ST	7/23/13	TWP. REVIEW

DESIGNED BY: ST  
DRAWN BY: AEB  
CHECKED BY:  
SCALE: 1" = 50'  
JOB NO. 13-100  
DATE: 5-31-13  
SHEET NO. 5





**LEGEND**

PROPOSED (PR)	EXISTING (EX)	
900	900	CONTOUR
T/C	T/C	STORM DRAINAGE FLOW
XXX.XX	+ 922.08	SPOT ELEVATION
FF	FF	FINISHED FLOOR ELEVATION
FC	FC	FINISHED GRADE ELEVATION
T/A	T/A	TOP OF ASPHALT
T/C	T/C	TOP OF CURB / CONCRETE
T/W	T/W	TOP OF WALK
F/L	F/L	FLOW LINE
T/P	T/P	TOP OF PIPE
B/P	B/P	BOTTOM OF PIPE
RIM	RIM	RIM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
RY	RY	REARWARD STRUCTURE
ES	ES	END-SECTION
GV	GV	GATEVALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
M	M	MANHOLE
I	I	INLET / CATCHBASIN
F	F	FLARED END-SECTION
G	G	GATE VALVE
H	H	HYDRANT
U	U	UTILITY POLE
F	F	FENCE
S	S	SIGN
C	C	CONCRETE
A	A	ASPHALT
D	D	DOUBLE FIXTURE LIGHT POLE
S	S	SINGLE FIXTURE LIGHT FIXTURE
W	W	WALL MOUNTED LIGHT FIXTURE
G	G	GROUND LIGHT FIXTURE
F	F	FOOT CANDLES ON SITE
F	F	FOOT CANDLES OFF SITE
C	C	FOOT CANDLES CONTOURS

**SITE LIGHTING SUMMARY**  
LIGHTING LEVELS ARE SHOWN IN FOOTCANDLES AT 5' ABOVE GRADE

- GENERAL LIGHTING NOTES**
- THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
  - ALL POLES ARE TO BE MOUNTED ON CONCRETE PEDESTALS 2' ABOVE GRADE IN PARKING LOTS AS SHOWN IN DETAIL.
  - ALL POLES LOCATED OUTSIDE OF THE PARKING AREA SHALL BE LOCATED 3' FROM BACK OF CURB OR EDGE OF SIDEWALKS.
  - SHOP DRAWINGS FOR THE ELECTRICAL WIRING OF THE POLES NEED TO BE SUBMITTED TO THE ENGINEER FOR COORDINATION OF UNDERGROUND CONDUIT AND APPROVAL OF LAYOUT.

**LUMINAIRE SCHEDULE**

SYMBOL	LABEL	QTY.	DESCRIPTION	CATALOG NUMBER	LAMP	FILE	LUMENS	LLF	POLE DESCRIPTION	POLE HEIGHT	BASE HEIGHT	TOTAL HEIGHT
SM	SM	2	McGRAW-EDISON GALLERIA SQUARE	GSM-AIS-400-MP-277-SL-FG-BZ-F	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	GSM-XX-400-MP-XX-SL-FG-ES	40,000	.75	SSS4418SF-BZ	18'	2'	20'

**PLANT LIST**

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
AR	3	Acer rubrum 'Red Sunset'	Red Sunset Maple	2 1/2" cal.	B-B
PC	3	Pyrus calleryana 'Bradford'	Bradford Callery Pear	2 1/2" cal.	B-B
PG	8	Picea glauca	White Spruce	6'-8' ht.	B-B
PP	19	Picea pungens var. 'Glaucia'	Colorado Blue Spruce	6'-8' ht.	B-B
PS	7	Pinus strobus	Eastern White Pine	6'-8' ht.	B-B
TE	25	Thuja occidentalis 'Emerald'	Emerald Arborvitae	24"-36" ht.	B-B
VB	19	Viburnum x burkwoodii	Burkwood Viburnum	36" ht.	B-B

ALL IES FILES PROVIDED BY MANUFACTURER FOR CALCULATION OF LIGHTING LEVEL.

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BRIGHTON, MI 48116  
810-227-6600

**LANDSCAPE & LIGHTING PLAN**

PROJECT: B.N.C. FACILITY EXPANSION  
PREPARED FOR: BRIGHTON NAZARENE CHURCH  
DATE: 7-30-13

DESIGNED BY: TD  
DRAWN BY: TD  
CHECKED BY:  
SCALE: 1" = 40'  
JOB NO. 13-100  
DATE: 5-31-13  
SHEET NO. 6



**LIVINGSTON COUNTY SOIL EROSION PERMIT TEMPLATE**  
**TEMPORARY CONTROLS AND SEQUENCE**

- NOTIFY LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO START OF GRADE WORK.
- IN ACCORDANCE WITH PUBLIC ACT NO. 53, OF 1974 THE PERMIT HOLDER SHALL CALL MISS DIG FOR STAKING AND LOCATING OF UTILITIES, AT LEAST 72 HOURS IN ADVANCE OF THE START OF ANY WORK.
- (IMPORTANT NOTICE) RETENTION/DETENTION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. INGRESS/EGRESS MUST HAVE LARGE CRUSHED ROCK TO REDUCE THE TRACKING OF SOIL ONTO THE PUBLIC TRAFFIC AREAS. SEE DETAIL ITEMS BELOW.
- 36" M.D.O.T SPECIFICATION TYPE SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED AND MAINTAINED ALONG PERIMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.
- ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO THE START OF MASSIVE EARTH DISTRIBUTION.
- PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DIAPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 100' LINEAL FEET.

- ALL STORM DRAIN PIPE 30" IN DIAMETER OR LARGER SHALL BE POINTED, AT THE JOINTS ON THE INSIDE WITH MORTAR, AFTER BACKFILLING.
- ALL STORM DRAIN OUTLETS THAT DO NOT EMPTY INTO THE RETENTION/DETENTION POND SHALL HAVE A TEMPORARY 5'X10'X3' SLUMP INSTALLED AT THE TERMINATION OF THE STORM SEWER. UPON COMPLETION OF THE STABILIZATION WORK THE SLUMP AREA SHALL BE FILLED AND RIP RAPPED WITH CRUSHED STONE. SILT TRAPS SHALL BE INSPECTED AFTER EACH STORM.
- STORM WATER OUTLETS DO NOTENOTE RIP RAP. ALL OUTLETS SHALL BE RIP RAPPED OVER KEVED FILTER FABRIC WITH A MINIMUM OF 15 SQ. YARDS OF 6" OR LARGER COBBLE STONE.
- GRouting may be NECESSARY, AND SHALL BE A MINIMUM OF 6" IN DEPTH WITH THE COBBLE SET IN THE CEMENT SLURRY.
- STORM WATER OUTLET IS IN NEED OF A SPLASH BLOCK WHICH IS NOT NOTED ON THE PLAN. INSTALL SPLASH BLOCK IF SLOPE OF THE PIPE IS 4% OR GREATER.
- IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM DRAINAGE LINES CLEANED PRIOR TO FINAL INSPECTION BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE. IF REQUIRED, THIS WORK SHALL BE DONE BY A PROFESSIONAL SEWER CLEANING FIRM AND CERTIFIED IN WRITING BY THE PROJECT ENGINEER. ALL SUMPS AND TEMPORARY SILT TRAPS SHALL ALSO BE CLEANED AT THIS TIME.
- ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOP SOILED, WITH A MINIMUM OF 3" OF MATERIAL, SEEDED, MULCHED AND TACKED WITHIN 15 DAYS OF THE COMPLETION OF THE MASSIVE EARTH DISRUPTION. IN THE NON-GROWING SEASON STRAW MATTING WILL SUFFICE. HYDROSEEDING WILL BE AN ACCEPTABLE ALTERNATE FOR MULCHING. EXTREME CARE SHOULD BE EXERCISED IN SPRING AND FALL PERIODS AS A FROST WILL BREAK THE BIND OF THE HYDROSEEDING, WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.
- IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION OF MASSIVELY EXPOSED AREAS FOR WINTER STABILIZATION SHALL BE DONE WITH STRAW MATTING.
- PERMIT FEES DURING THE WINTER PERIOD OF NON-CONSTRUCTION, (DECEMBER 1 THROUGH MARCH 31), SHALL NOT BE IMPOSED IF THE PERMIT HOLDER TEMPORARILY STABILIZES THE EXPOSED AREAS WITH STRAW MATTING, AND OTHER APPROVED CONTROLS, AND OBTAINS A WINTER STABILIZATION CERTIFICATE FROM THIS OFFICE.
- PERIODIC INSPECTIONS WILL BE MADE THROUGHOUT THE COURSE OF THE PROJECT. IT WILL BE THE RESPONSIBILITY OF THE MANAGERS OF THE PROJECT TO CONTACT THIS OFFICE FOR THE FINAL INSPECTION AT THE END OF THE PROJECT.
- THIS COMMERCIAL PERMIT IS VALID FOR THE MASS EARTH MOVEMENT, THE INSTALLATION OF ROADS, DRAINS, AND UTILITIES AND IS NOT FOR ANY SINGLE FAMILY RESIDENCE. ALL RESIDENTIAL BUILDERS WILL NEED TO SECURE WAIVERS AND OR PERMITS AS NECESSARY FOR EACH LOT IN THIS DEVELOPMENT AT THE TIME APPLICATION FOR SINGLE FAMILY RESIDENCE IS MADE.
- THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL INSPECTION LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN OBTAINED.
- PER THE LIVINGSTON COUNTY DRAIN COMMISSIONER THE SEEDING, FERTILIZER AND MULCH MINIMUM QUANTITIES SHALL BE AS FOLLOWS:  
TOP-SOIL 3" IN DEPTH  
GRASS SEED 218 LBS. PER ACRE  
FERTILIZER 150 LBS. PER ACRE  
STRAW MULCH 3" IN DEPTH 1.5 TO 2 TONS PER ACRE (ALL MULCHING MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, NET BINDING, ETC.)
- HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1%. IN SUCH CASES STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.

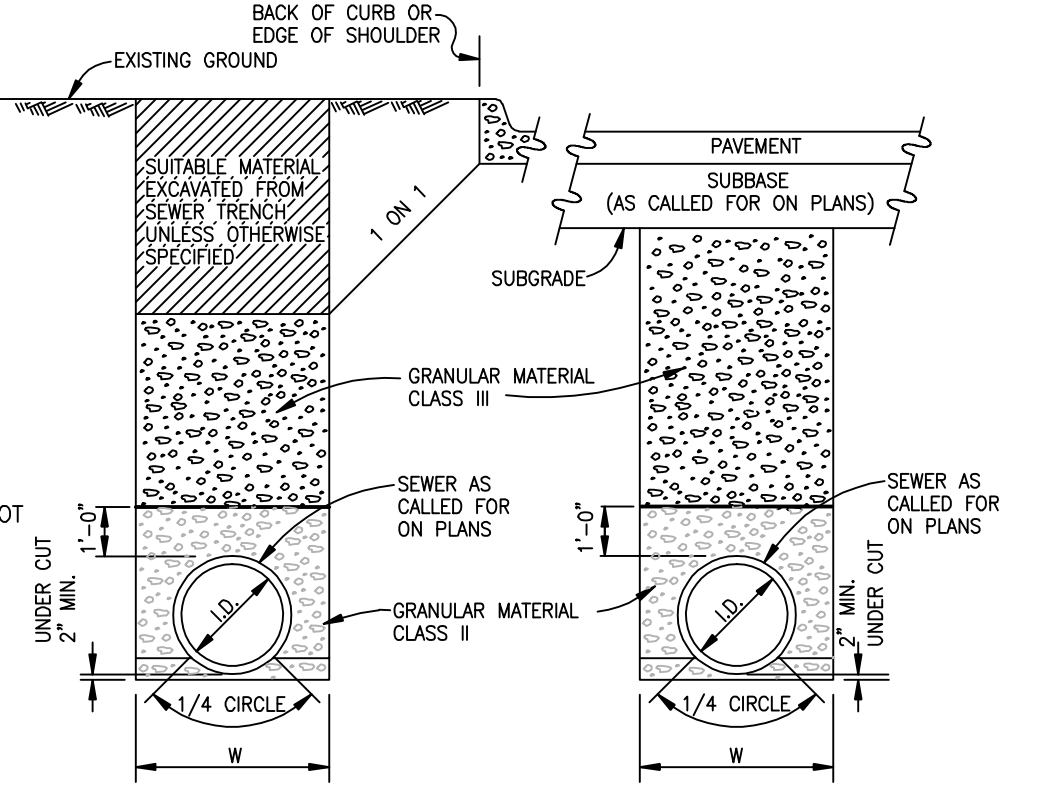
- SLOPES AND DITCHES**
- ON SITE DITCHES SHALL BE OF THE FLAT BOTTOM TYPE MINIMUM WIDTH OF 2' WITH A MINIMUM OF 3 HORIZONTAL TO 1 VERTICAL SIDE SLOPES, 3:1.
  - DITCHES WITH STEEP SLOPES WILL NEED FLOW CHECKS TO PREVENT SCOURING OF THE BOTTOM. THESE SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR INSPECTOR.
  - SLOPES IN EXCESS OF 3 HORIZONTAL TO 1 VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL, TERRACING, OR OTHER PRIOR APPROVED DEVICE.
- STORM DRAINS**
- ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BLOCK, SHALL BE PLASTERED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOIL MOVEMENT, AROUND THE STRUCTURE.

- STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BALE BARRIER AND STONE FILTER INSTALLED ALONG THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER, A BURLAP AND PEA STONE FILTER MAY BE USED. THREE LAYERS OF BURLAP FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. IN DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE MINIMUM OF 1 FT. OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.
- BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.

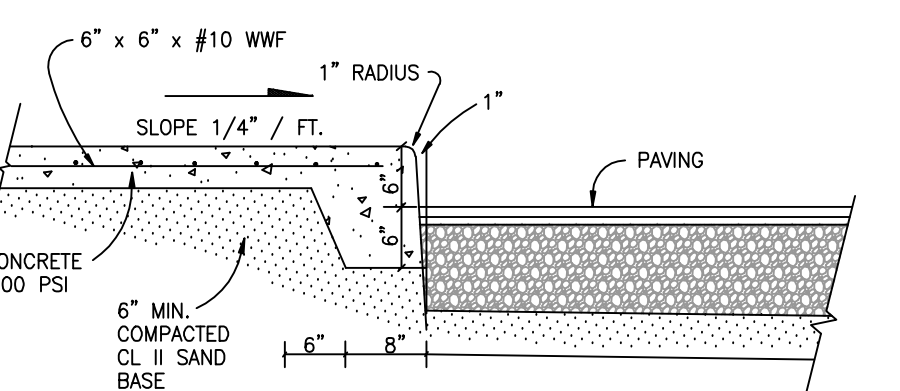
- COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE RAISED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 12"

- ALL STORM DRAIN OUTLETS 15" IN DIAMETER OR LARGER SHALL HAVE ANIMAL GUARDS INSTALLED TO PREVENT ENTRANCE TO THE SYSTEM.

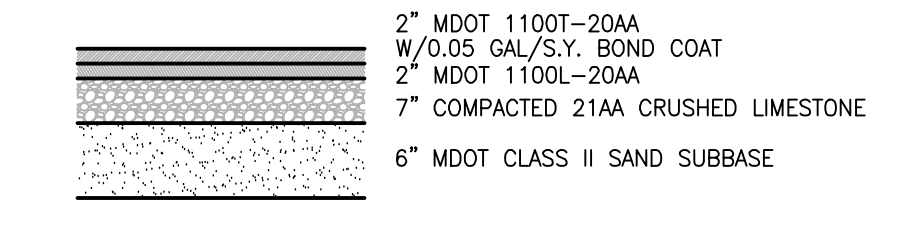
- MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROLS**
- SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER EACH MAJOR STORM EVENT. MAINTENANCE SHALL INCLUDE REMOVAL OF ACCUMULATED SILT AND REPLACEMENT OF TORN SECTIONS. SILT FENCE SHALL BE REMOVED WHEN ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED.
  - TRACKING PAD SHALL BE INSPECTED MONTHLY FOR ACCUMULATED DIRT. TRACKING PAD SHALL BE REPLACED WHEN THE STONES ARE CHOKED WITH DIRT. TRACKING PAD SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FIRST COURSE OF ASPHALT BEING LAID.
  - RETENTION/PREVENTION POND SHALL BE INSPECTED QUARTERLY ON A PERMANENT BASIS. MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL, EMBANKMENT STABILIZATION AND MAINTAINING THE OUTLET STRUCTURE IN GOOD CONDITION. NO TREES SHALL BE ALLOWED TO GROW ON THE EMBANKMENT.
  - CATCH BASINS SHALL BE INSPECTED ANNUALLY FOR ACCUMULATION OF SEDIMENT. ALL SEDIMENT MUST BE REMOVED AND DISPOSED OF PROPERLY WHEN THE SUMP IS FULL.
  - COMMON AREAS SHALL BE STABILIZED NO LATER THAN 15 DAYS AFTER GRADE WORK, PURSUANT TO RULE 1709 (5).



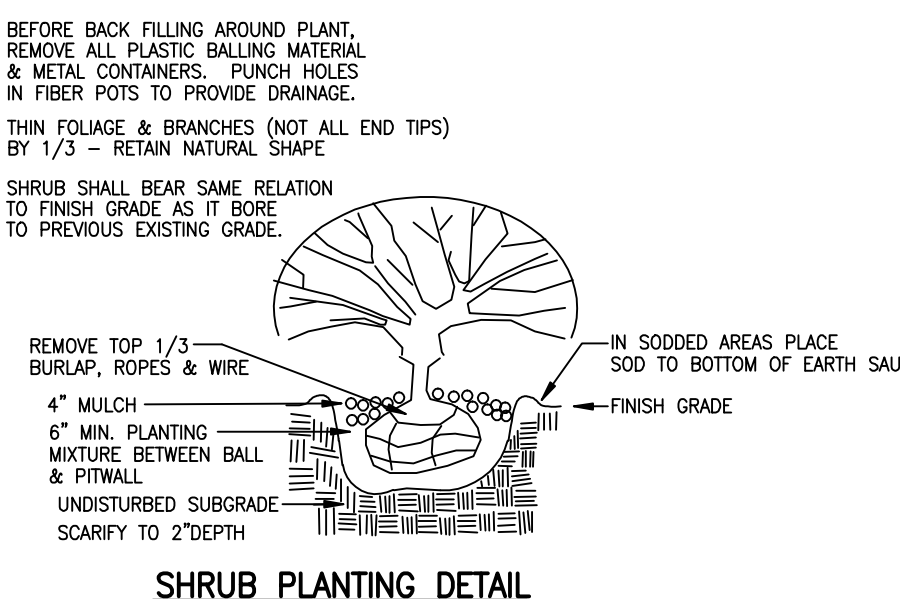
**SEWER UNDER ROADBED OR WITHIN INFLUENCE OF ROADBED**  
(REF. M.D.O.T DETAIL W-830)  
NO SCALE



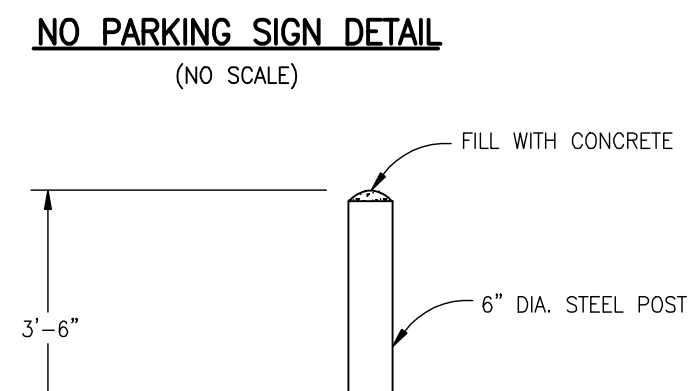
**INTEGRAL CONCRETE WALK / CURB DETAIL**  
(NO SCALE)



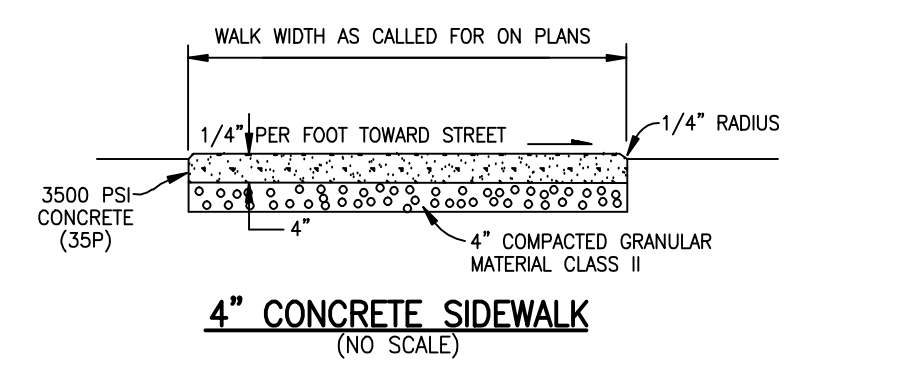
**ASPHALT SECTION**



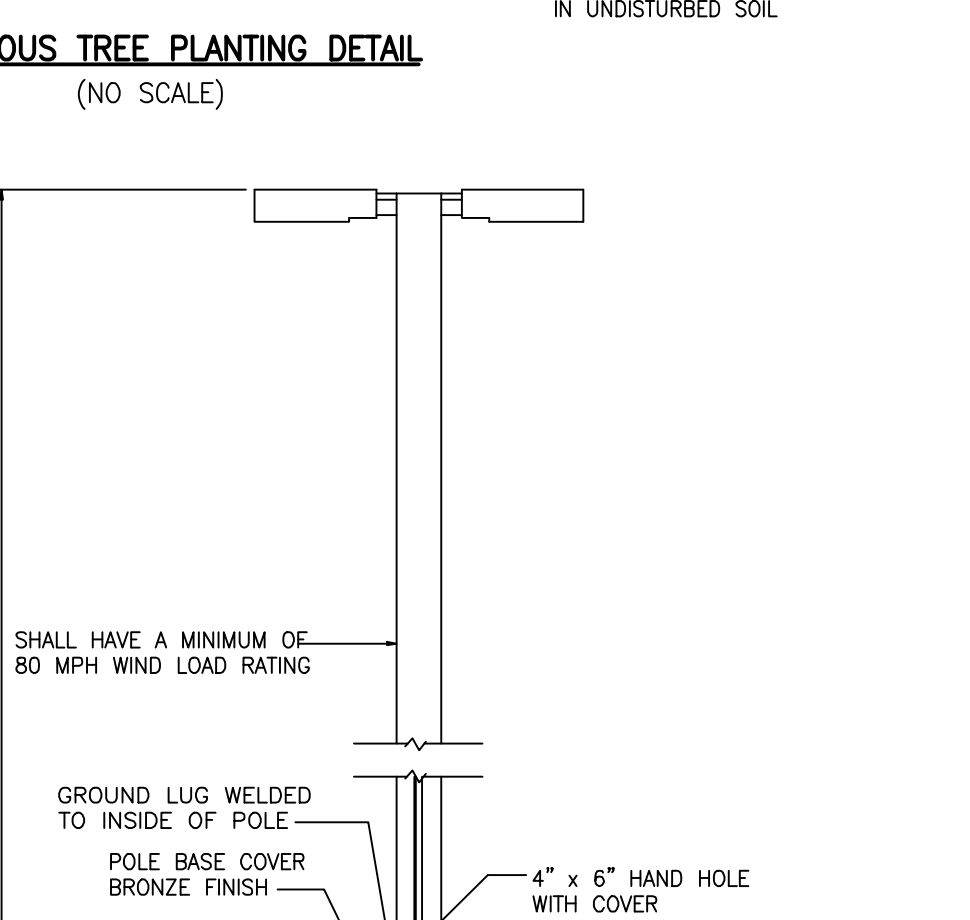
**SHRUB PLANTING DETAIL**  
(NO SCALE)



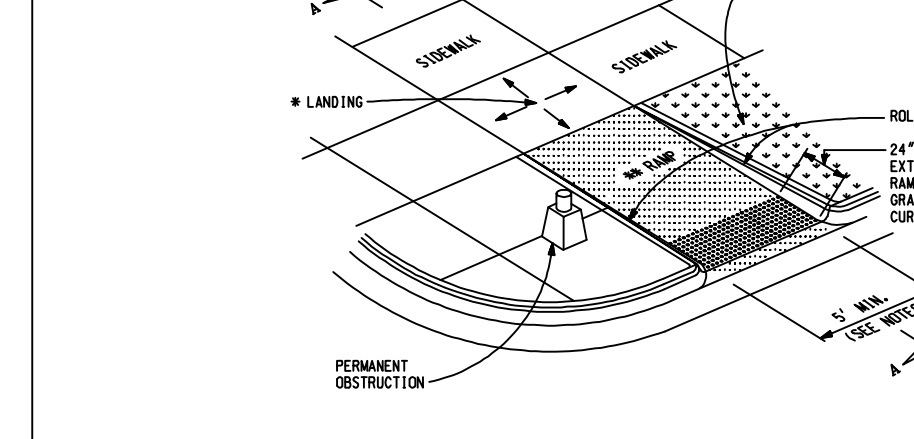
**BOLLARD DETAIL**  
(NO SCALE)



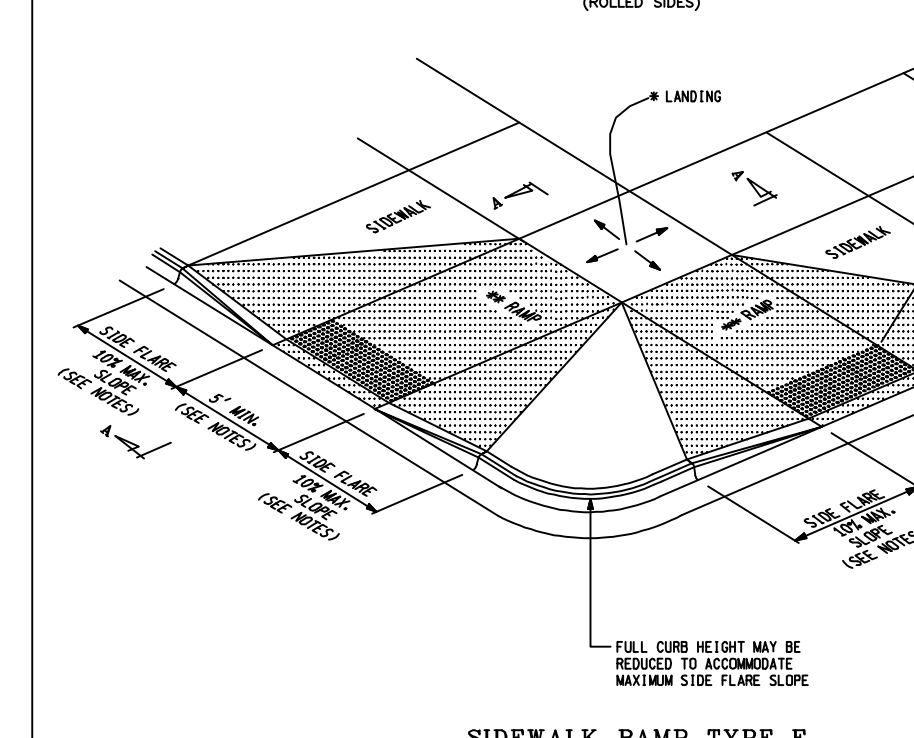
**4" CONCRETE SIDEWALK**  
(NO SCALE)



**DOUBLE LIGHT FIXTURE DETAIL (TYP.)**  
(NO SCALE)



**SIDEWALK RAMP TYPE R**  
(ROLLED SIDES)



**SIDEWALK RAMP TYPE F**  
(FLARED SIDES, TWO RAMP SIDES)

Prepared by: **ELT**  
Checked by: **ELT**  
Approved by: **ELT**

Michigan Department of Transportation  
BUREAU OF HIGHWAY DEVELOPMENT DIVISION PLM FOR

9-19-2010 F.A.S.S. APPROVAL  
7-26-2010 PLM DATE  
R-28-G SHEET 1 OF 1

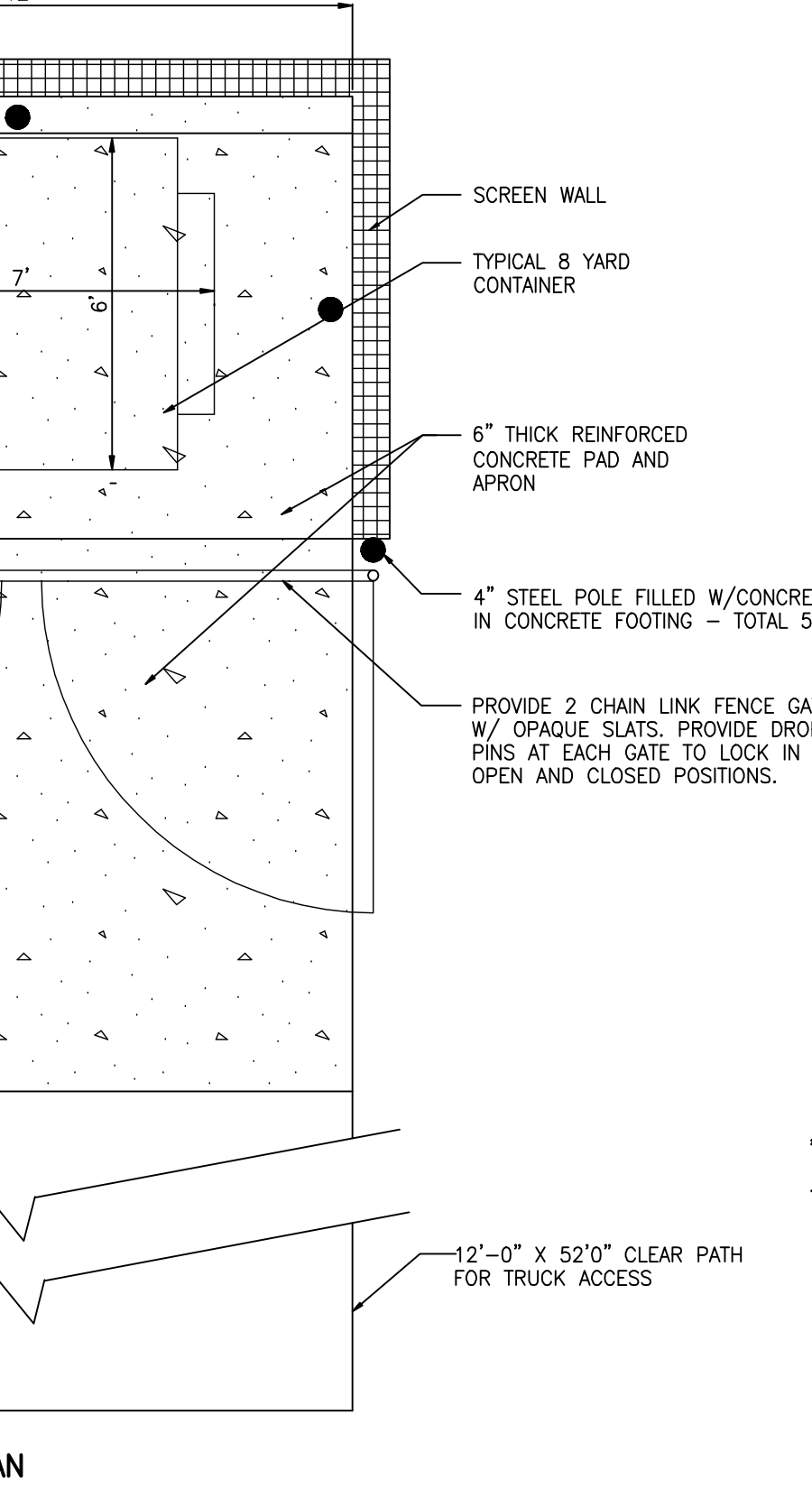
**DETECTABLE WARNING DETAILS**

NOTES:  
DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION, RECONSTRUCTION, OR ALTERATION OF STREETS, CURBS, OR SIDEWALKS BY ALL PUBLIC AGENCIES AND BY ALL PRIVATE ORGANIZATIONS CONSTRUCTING FACILITIES FOR PUBLIC USE.  
SIDEWALK RAMP DETAIL SHALL BE LOCATED AS SPECIFIED ON THE PLAN OR AS DIRECTED BY THE ENGINEER.  
RAMP WIDTH SHALL BE PROVIDED AT ALL CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. RAMP WIDTH SHALL BE PROVIDED AT ALL CORNERS OF INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB.  
SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COURSE BROOMING. TRANSVERSE TO THE SLOPE OF RAMP.  
RAMP WIDTH SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE STATIONING WHERE PEDESTRIAN TURNING MOVEMENTS ARE REQUIRED.  
CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP. FREE OF LIPS AND SHOT GRAB CHANGES WHERE CONDITIONAL POINTS. IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.  
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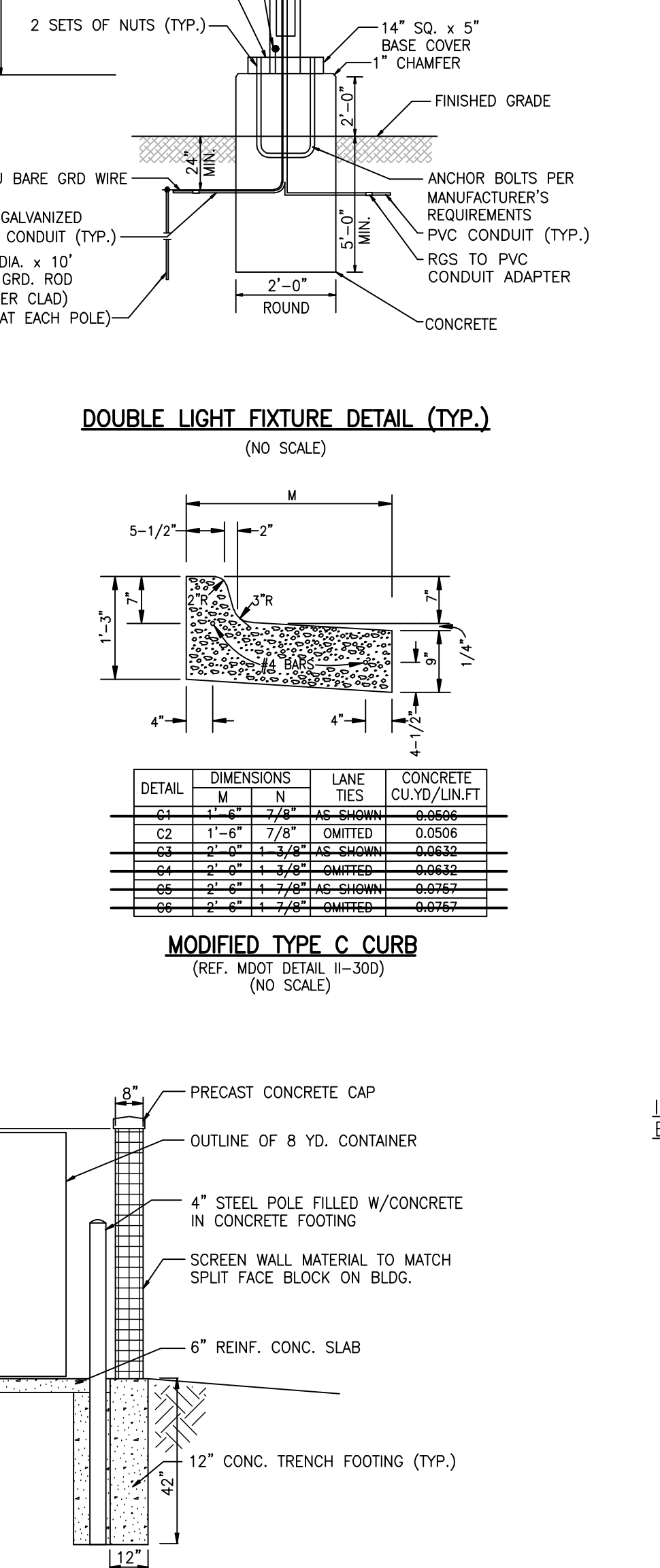
**SIDEWALK RAMP AND DETECTABLE WARNING DETAILS**

FOR NEW ROADWAY CONSTRUCTION, THE RAMP CROSS SLOPE MAY NOT EXCEED 2%. FOR ALTERATIONS TO EXISTING ROADWAYS, THE RAMP CROSS SLOPE MAY BE TRANSFORMED TO MEET AN EXISTING ROADWAY GRADE. THE CROSS SLOPE TRANSITION SHALL BE APPLIED UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.  
THE MAXIMUM RUNNING SLOPE OF 8.3% IS RELATIVE TO A FLAT (0%) REFERENCE. HOWEVER, IT SHALL NOT EXCEED ANY RAMP OR SINGLE RAMP WITHIN A CONVERSION OF RAMP TO EXCEED 15 FEET IN LENGTH.  
DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMPS. RAMPS SHALL BE PROVIDED AT ALL LOCATIONS IN HIGHWAY OR AIRPORT CONSTRUCTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. RAMP WIDTH SHALL BE PROVIDED AT ALL CORNERS OF INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB.  
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CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP. FREE OF LIPS AND SHOT GRAB CHANGES WHERE CONDITIONAL POINTS. IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.

**DUMPSTER ENCLOSURE DETAIL**  
(NO SCALE)



**DUMPSTER ENCLOSURE DETAIL**  
(NO SCALE)

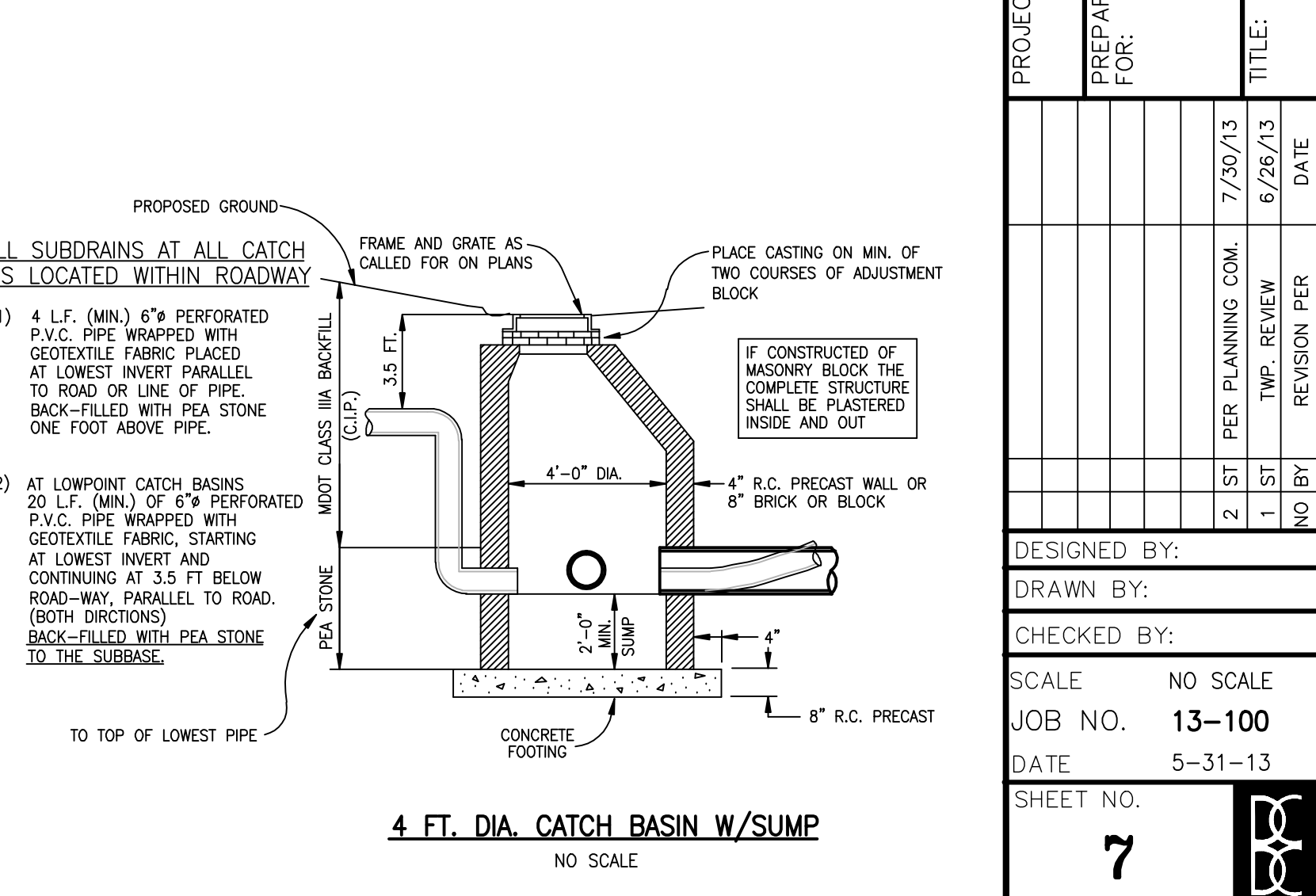


**MODIFIED TYPE C CURB**  
(REF. FOOT DETAIL II-300)  
(NO SCALE)

**GENERAL LANDSCAPE NOTES:**

- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY AND SHALL BE NURSERY GROWN. ALL SIZES AND MEASUREMENTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIAL SHALL BE OF SELECTED SPECIMEN QUALITY AND HAVE A NORMAL BIRTH OF GROWTH. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED STOCK OR CONTAINER STOCK, NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT AND SECURELY WRAPPED AND BOUND.
- ALL PLANT BEDS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND OTHER EXTRANEIOUS OBJECTS AND POOR SOILS TO A MINIMUM DEPTH OF 12 INCHES AND BACKFILLED TO GRADE WITH PLANTING MIX (SEE BELOW).
- PLANTING MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL FROM ON SITE, 1 PART PEAT, AND 5 POUNDS OF SUPERPHOSPHATE PER CUBIC YARD OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED TO A UNIFORM CONSISTENCY.
- ALL PLANT BEDS AND INDIVIDUAL PLANTS SHALL BE MULCHED WITH A 4 INCH LAYER OF SHREDDED BARK MULCH.
- ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL REQUIREMENTS.
- EDGING, WHERE NOTED ON THE PLANS, SHALL BE BLACK ALUMINUM EDGING, 3/16" X 4". INSTALL PER MANUFACTURER'S INSTRUCTIONS. ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
- SOD SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO KENTUCKY BLUEGRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4 INCH, AND CUT IN UNIFORM STRIPS NOT LESS THAN 10 INCHES BY 18 INCHES. SOD SHALL BE KEPT MOIST AND LAID WITHIN 36 HOURS AFTER CUTTING.  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ALL SODDED AREAS THAT BROWN OUT OR HAVE NOT FIRMLY KNITTED TO THE SOIL BASE WITHIN A PERIOD OF ONE MONTH SHALL BE REPLACED BY THE CONTRACTOR, AT NO COST TO THE OWNER.  
ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED.  
SEED MIXTURE SHALL BE AS FOLLOWS:  
KENTUCKY BLUEGRASS (CHOOSE 3 VARIETIES: ADELPHI, RUGBY, GLADE OR PARADE) 30%  
RUBY RED OR OAWSON RED FINE FESCUE 30%  
ATLANTA RED FESCUE 20%  
PENNFINE PERENNIAL RYE 20%  
THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 POUNDS PER ACRE, PRIOR TO SEEDING, THE TOPSOIL LAYER SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10-20-10 ANALYSIS:  
10% NITROGEN: A MINIMUM OF 25% FROM A UREAFORMALDEHYDE SOURCE  
20% PHOSPHATE  
10% POTASH: SOURCE TO BE POTASSIUM SULFATE OR POTASSIUM NITRATE.  
THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10 POUNDS OF BULK FERTILIZER PER 1000 SQUARE FEET.  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RESEEDED AND SUCH RESEEDING SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.
- ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A 4 INCH LAYER OF CLEAN, FRABLE TOPSOIL. THIS SOIL SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.
- ALL PLANT MATERIALS SHALL BE FREE OF WEEDS, INSECTS AND DISEASE.

**PROPOSED WATERMAIN CONNECTION EAST OF THE PROPOSED CHURCH ADDITION IS TO BE A CUT-IN SLEEVE AND TEE CONNECTION.**  
**WATERMAIN CONNECTION NOTE**



**4 FT. DIA. CATCH BASIN W/SUMP**  
NO SCALE

**BOSS ENGINEERING**  
ENGINEERS & SURVEYORS PLANNERS  
LANDSCAPE ARCHITECTS

(L) MATT BOSCH (R) JOHN BOSCH  
3171 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
(600) 246-0735 FAX (517) 546-1070

**B.N.C. FACILITY EXPANSION**  
**BRIGHTON NAZARENE CHURCH**  
7669 BRIGHTON ROAD  
BRIGHTON, MI 48116  
810-227-6600

**CONSTRUCTION NOTES & DETAILS**

NO	DATE	REVISION PER	DATE

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

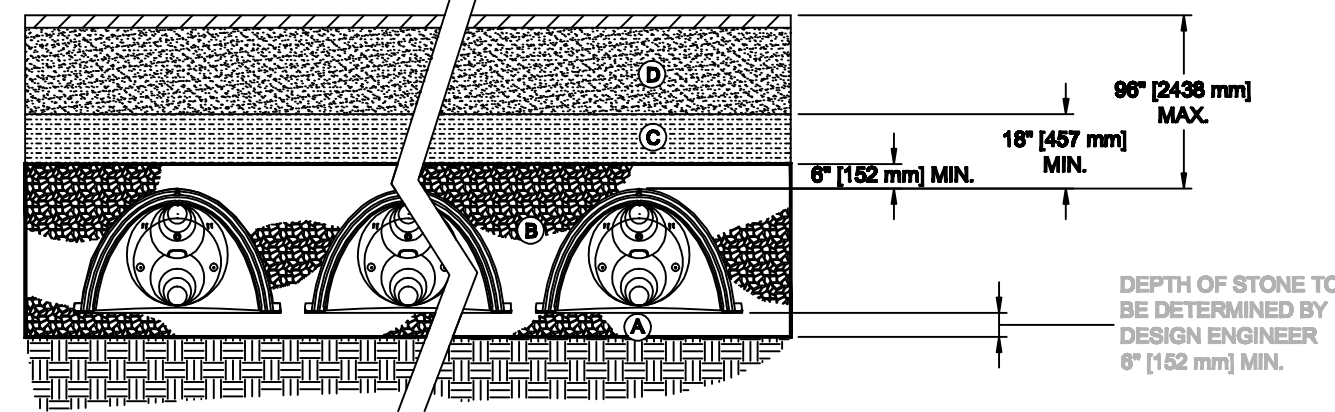
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DATE: 5-31-13  
SHEET NO.: 7



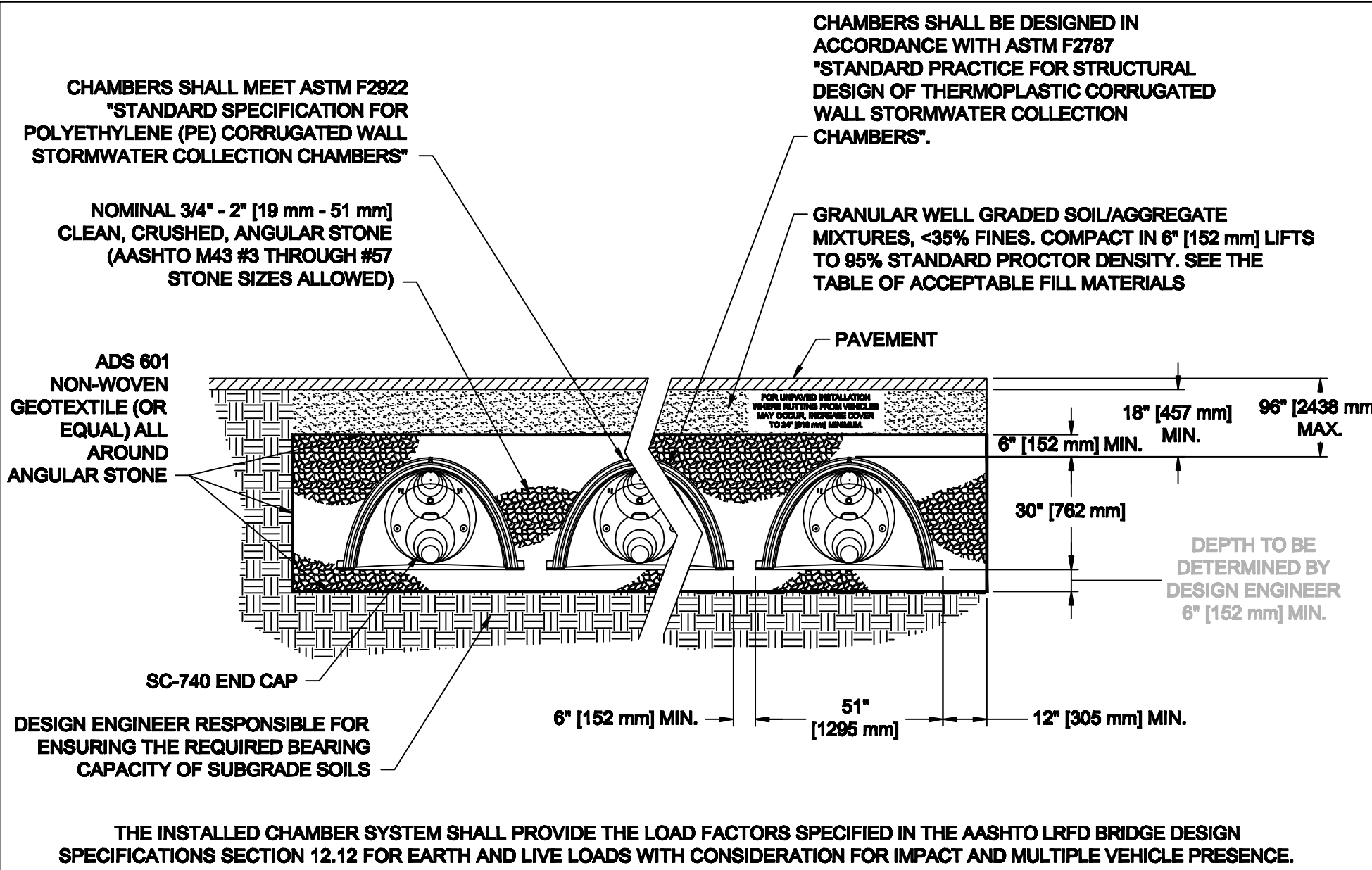
**ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 AND SC-310 CHAMBER SYSTEMS**

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION <sup>1</sup>	COMPACTION/DENSITY REQUIREMENT
D	FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISH GRADE ABOVE. NOTE THAT PAVEMENT SUB-BASE MAY BE PART OF THIS LAYER.	NA	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRONGEST MATERIAL AND PREPARATION REQUIREMENTS.
C	FILL MATERIAL FOR LAYER C STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 1" (25.4 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUB-BASE MAY BE A PART OF THIS LAYER.	3, 357, 4, 467, 5, 86, 87, 8, 87, 88, 7, 76, 8, 86, 9, 10	BEGIN COMPACTION AFTER 12" (305 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (152 mm) LIFTS TO A MIN. 96% STANDARD PROCTOR DENSITY <sup>2</sup> . ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (5443 kg). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (9072 kg).
B	EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE C LAYER ABOVE.	3, 357, 4, 467, 5, 86, 87	NO COMPACTION REQUIRED.
A	FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	3, 35, 4, 467, 5, 86, 87	PLATE COMPACT OR ROLL TO ACHIEVE A 96% STANDARD PROCTOR DENSITY <sup>2</sup> .

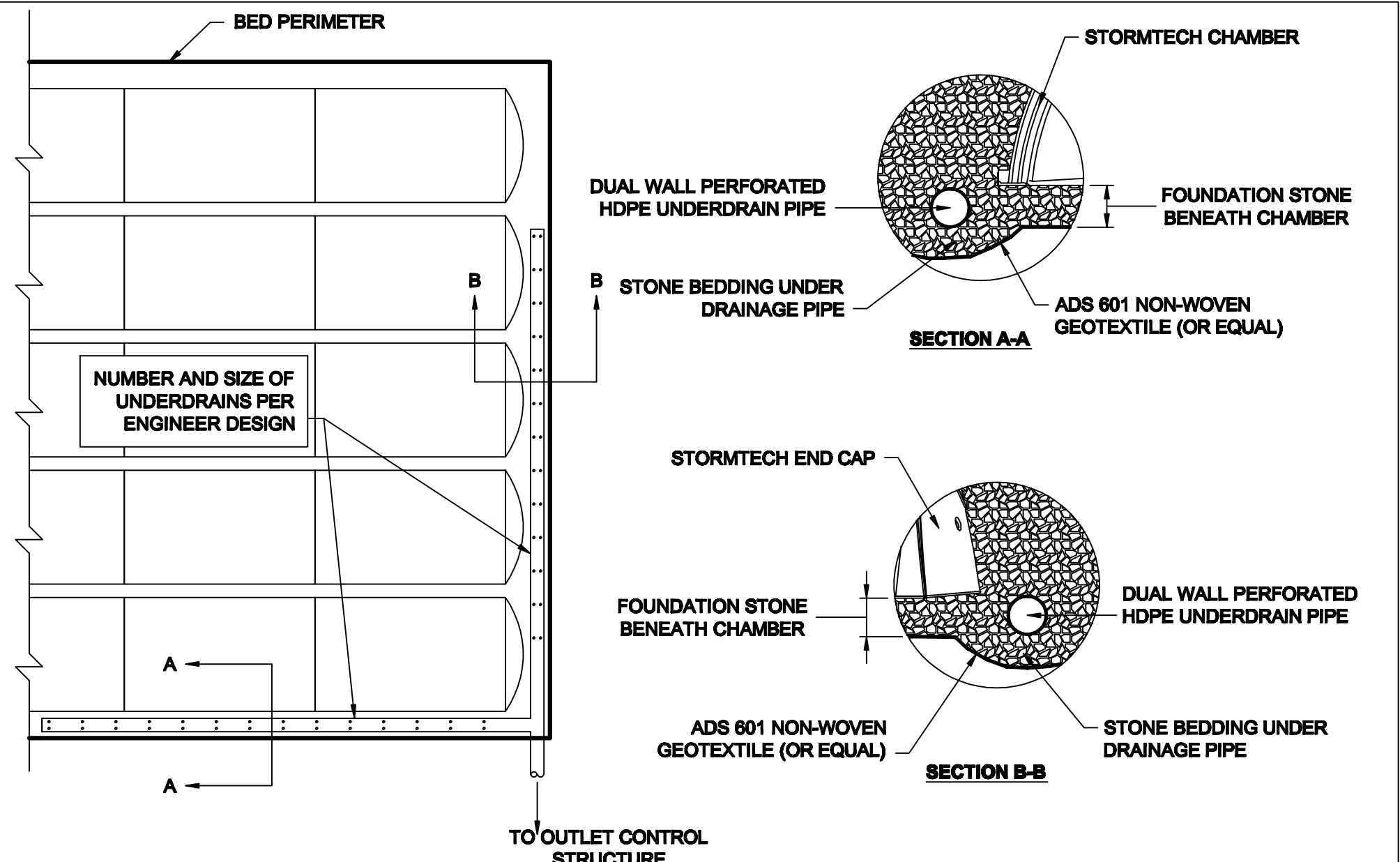
PLEASE NOTE:  
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".  
 2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (152 mm) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.



STORMTECH ACCEPTABLE FILL



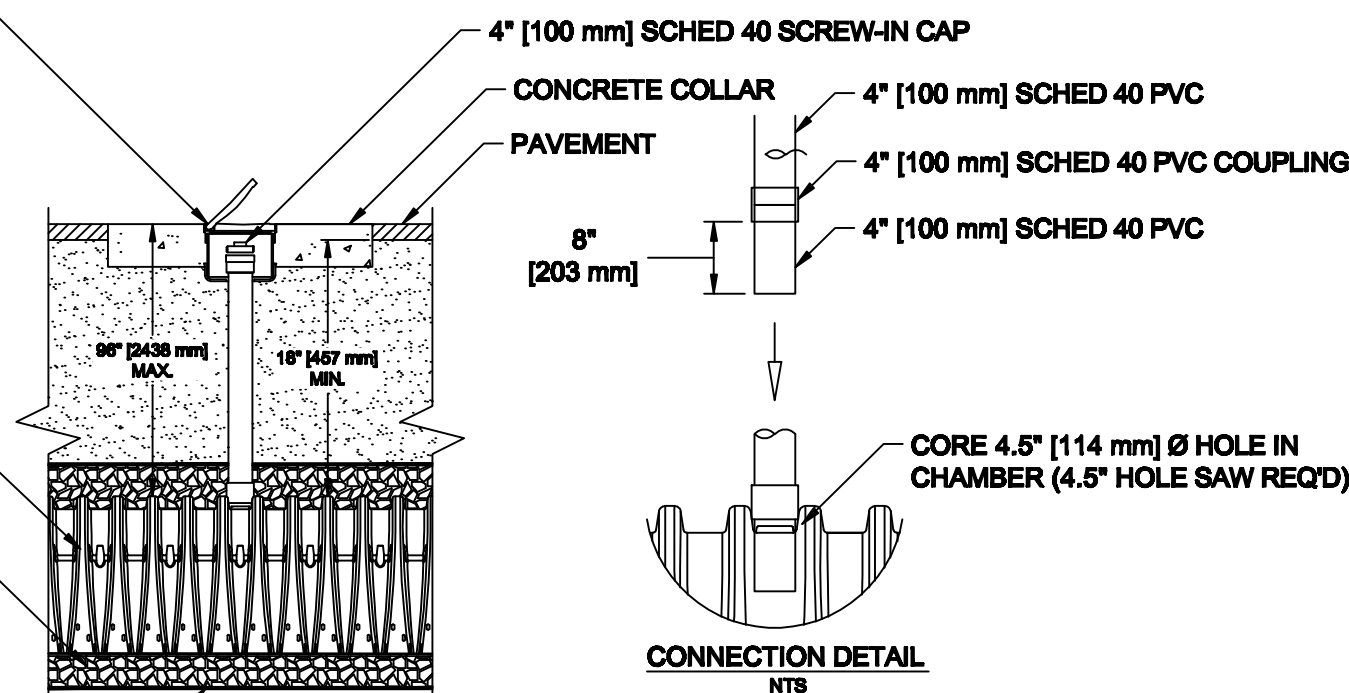
SC-740 TYPICAL CROSS-SECTION



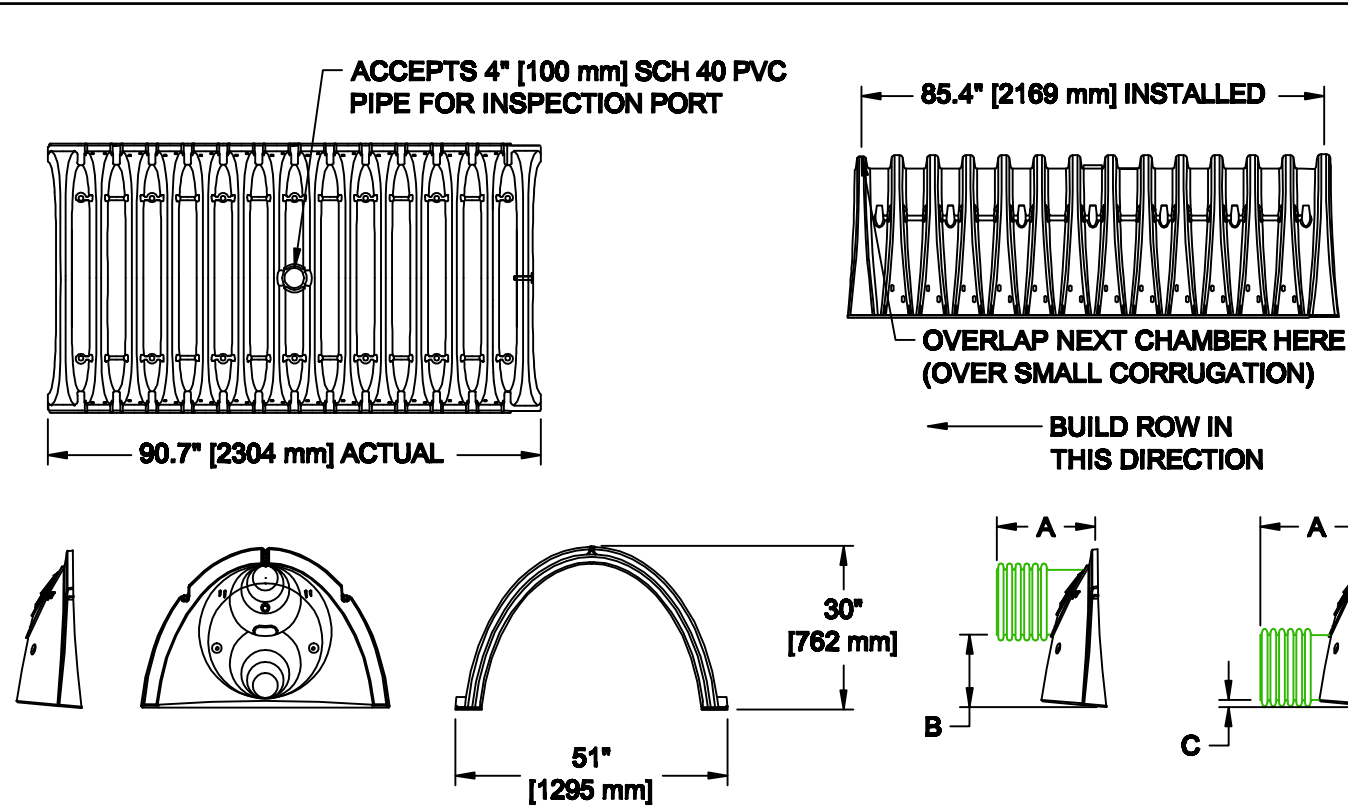
SC-740 UNDERDRAIN

NOTES:  
 1. INSPECTION PORT MUST BE CONNECTED THROUGH KNOCK-OUT LOCATED AT CENTER OF CHAMBER.  
 2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.

NYLOPLAST 12" [300 mm] INLINE DRAIN BODY W/ 12" [300 mm] SOLID HINGED COVER AND FRAME (SEE NYLOPLAST DWG# 7003-110-044 FOR PAVED APPLICATIONS / SEE DWG# 7003-110-045 FOR UNPAVED APPLICATIONS)



SC-740 INSPECTION PORT DETAIL

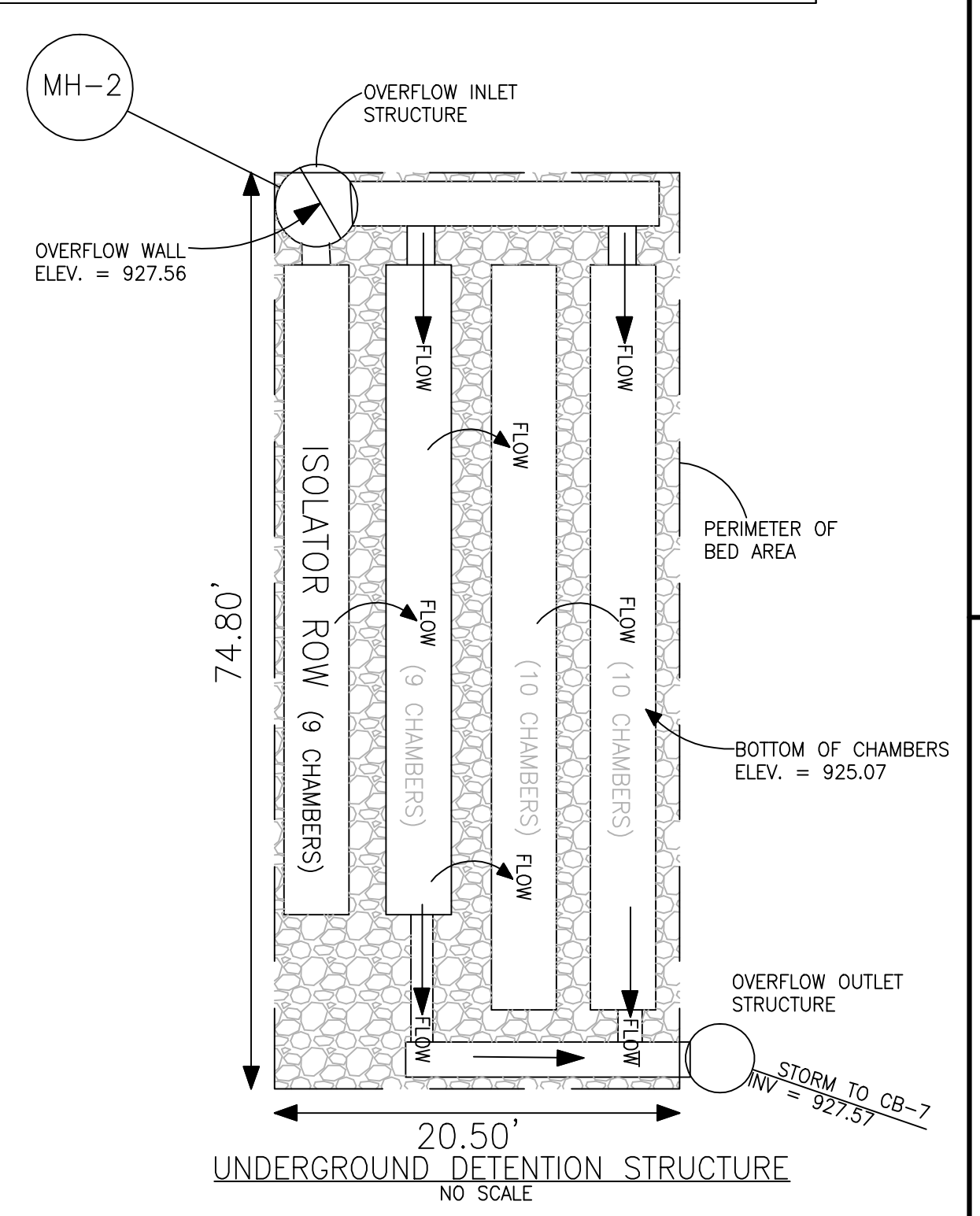


SC-740 TECHNICAL SPECIFICATIONS

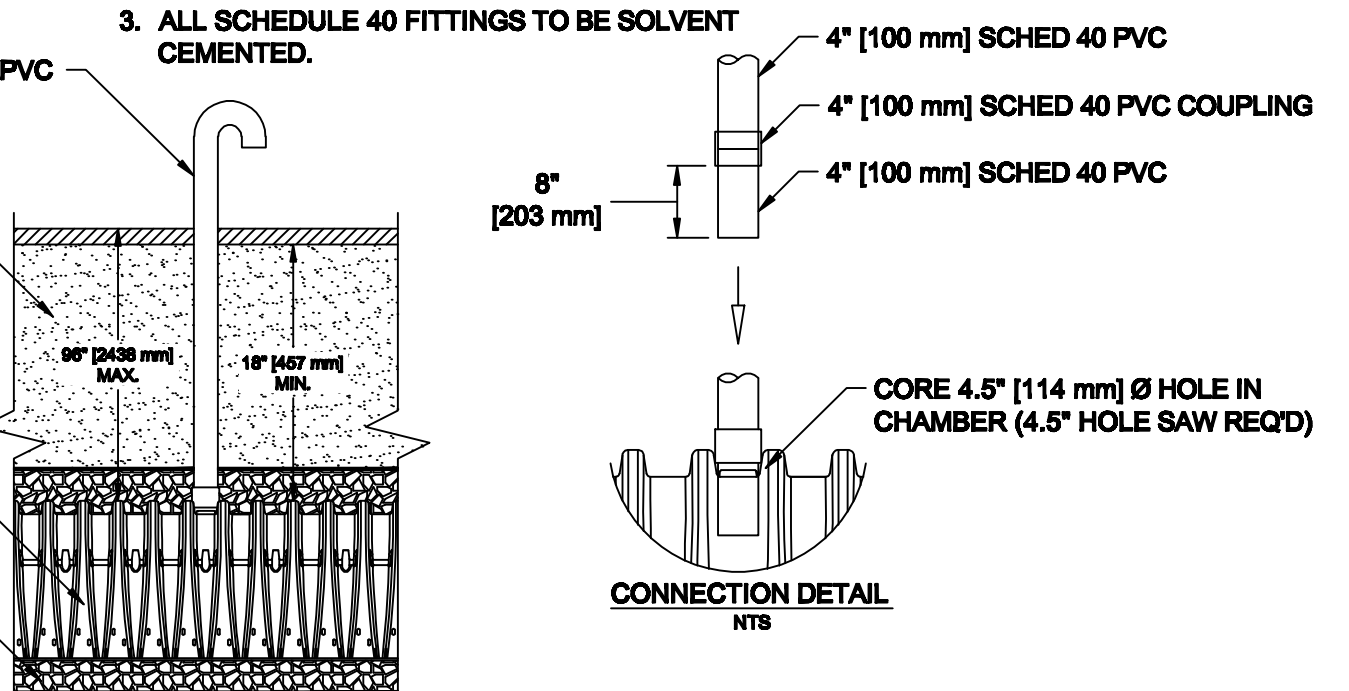
**STORMWATER CHAMBER SPECIFICATIONS**

- CHAMBERS SHALL BE STORMTECH SC-740, SC-310 OR APPROVED EQUAL.
- CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS TESTED USING ASTM STANDARDS.
- CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
  - A STRUCTURAL EVALUATION BY A REGISTERED STRUCTURAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET. THE 50-YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2922 MUST BE USED AS A PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
- ONLY CHAMBERS THAT ARE APPROVED BY THE ENGINEER WILL BE ALLOWED. THE CONTRACTOR SHALL SUBMIT (3 SETS) OF THE FOLLOWING TO THE ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
- CHAMBERS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- ALL DESIGN SPECIFICATIONS FOR CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST DESIGN MANUAL.
- THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS.

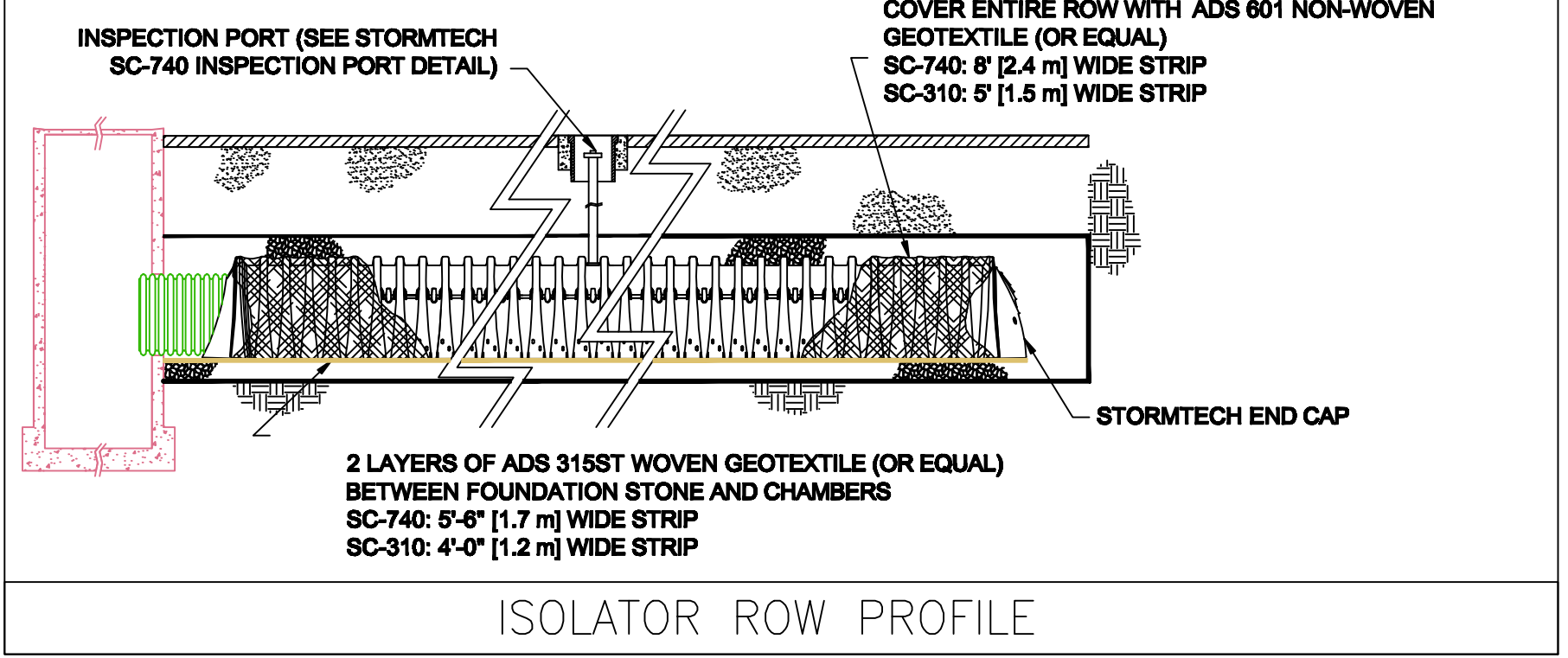
STORMWATER CHAMBER SPECIFICATIONS



NOTES:  
 1. VENT MUST BE CONNECTED THROUGH KNOCK-OUT LOCATED AT CENTER OF CHAMBER.  
 2. VENT MAY ALSO BE CONNECTED AS PERFORATED PIPE THROUGH STONE.  
 3. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.



SC-740 VENT DETAIL



**StormTech**  
 SmartStormwater Management™

Project: 13-100  
 By: BOSS ENGINEERING  
 Point of Contact: [REDACTED]  
 Date: 5/30/2013

Units: Imperial

System Requirements	Value
Required Storage Volume	2,644 CF
Selected Stormtech Chamber System	SC-740
Stone Porosity (Industry Standard = 40%)	40%
Stone Foundation Depth	6 inches
Storage Volume Per Chamber	74.90 CF
Avg Cover over Chambers (18 in min. & 96 in max.)	18 inches
Number of Chambers Required	38 Each
Required Bed Size	1,466 SF
Tons of Stone Required	176 Tons
Volume of Excavation	244 CY
Area of Filter Fabric	450 SY
# of End Caps Required	8 Each
Length of ISOLATOR ROW	71.2 FT
ISOLATOR FABRIC	40 SY

Is the limiting dimension for the bed the width or length?  
 Controlled by Width (Rows) | Controlled by Length

Dimension	Value	Controlled by
Width	26 FT	Width (Rows)
Length	100 FT	Length
# of Chambers Long	10 EA	# of Chambers Long
# of Rows	4 EA	# of Rows
Actual Length	74.90 FT	Actual Length
Actual Width	20.50 FT	Actual Width

2 of the chambers rows will contain only 8 chambers

**BOSS ENGINEERING**  
 ENGINEERS SURVEYORS & PLANNERS  
 LANDSCAPE ARCHITECTS  
 (E-MAIL: BOSS@BOSS-ENR.COM)  
 3121 E. GRAND RIVER AVE.  
 HOWELL, MI 48843  
 (800) 246-6735 FAX (517) 548-1870

**B.N.C. FACILITY EXPANSION**  
 BRIGHTON NAZARENE CHURCH  
 7669 BRIGHTON ROAD  
 BRIGHTON, MI 48116  
 810-227-6600

**UNDERGROUND DETENTION DETAILS**

PROJECT: B.N.C. FACILITY EXPANSION  
 PREPARED FOR: BRIGHTON NAZARENE CHURCH  
 DATE: 7/2/13  
 TWP. REVIEW: [REDACTED]  
 REVISION PER: [REDACTED]  
 NO. BY: [REDACTED]

DESIGNED BY: ST  
 DRAWN BY: ST  
 CHECKED BY: [REDACTED]  
 SCALE: NO SCALE  
 JOB NO. 13-100  
 DATE: 5-31-13  
 SHEET NO. 8

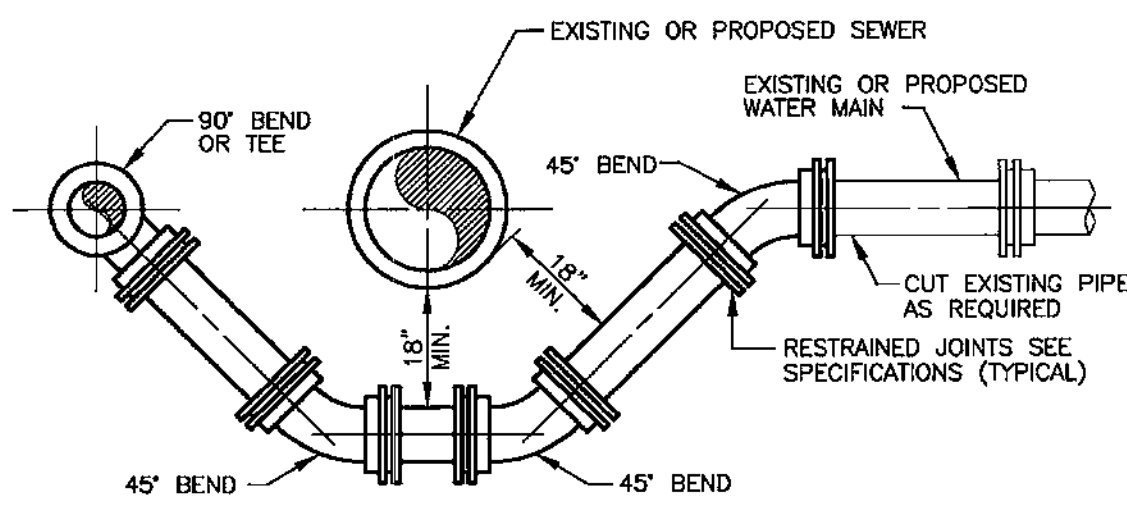


1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

**PIPE RESTRAINT SCHEDULE**  
GROUND BURIED PRESSURE PIPE - POLYETHYLENE ENCASED DUCTILE IRON PIPE

PIPE DIAMETER	TEES, 90° BENDS	45° BENDS	22-1/2° BENDS	11-1/4° BENDS	DEAD ENDS	REDUCERS (ONE SIZE REDUCTION)*	REDUCERS (TWO SIZE REDUCTION)*
4	13	5	3	1	40	--	--
6	19	8	4	2	58	31	--
8	24	10	5	2	75	30	70
12	34	14	7	3	107	57	116
16	43	18	9	4	139	59	137
20	52	22	10	5	169	59	134
24	61	25	12	6	199	60	132
30	73	30	15	7	242	85	168
36	84	35	17	8	281	84	188

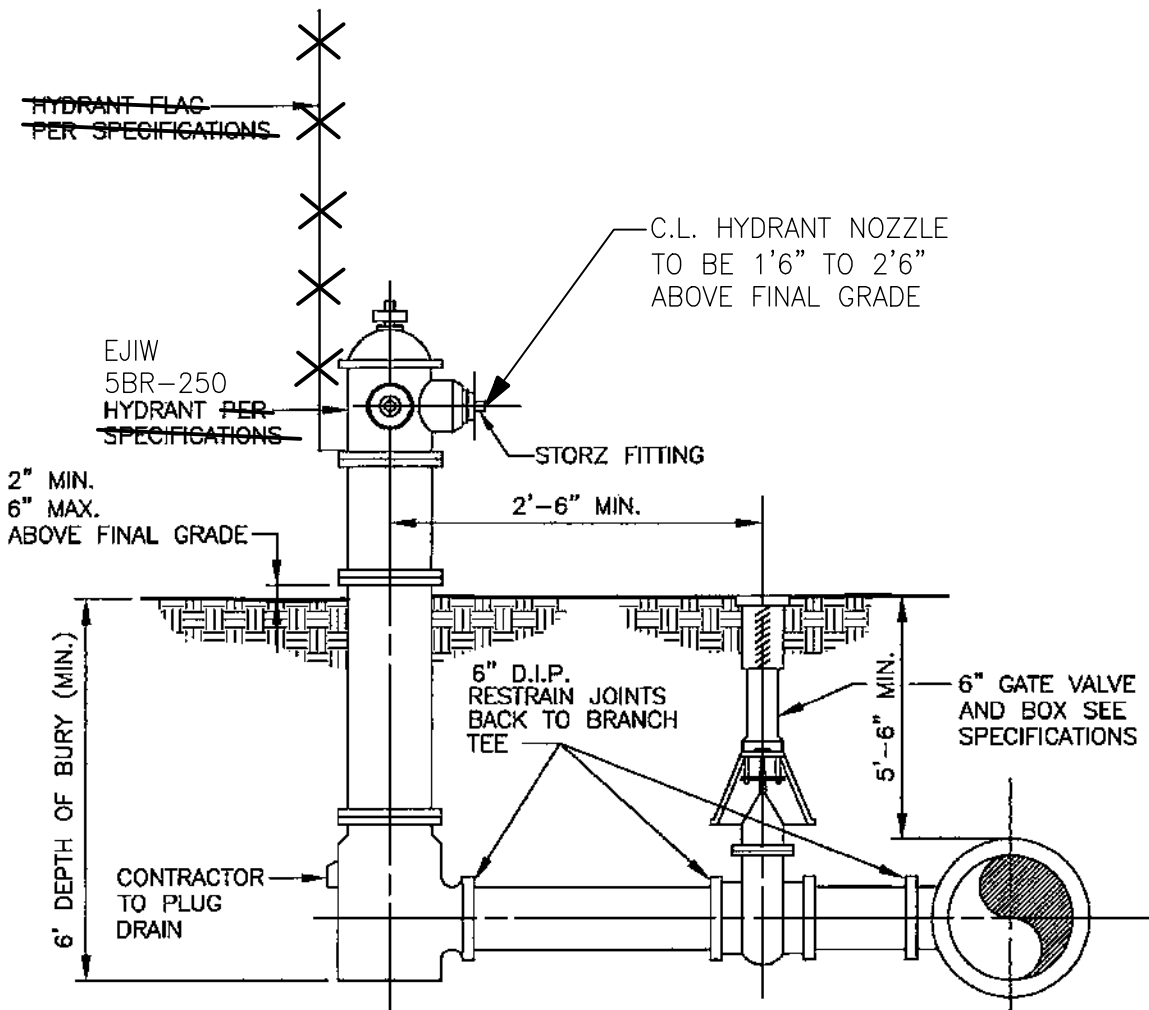
- LENGTHS OF PIPE RESTRAINT ARE GIVEN IN FEET.
  - IF REQUIRED PIPE DIAMETER IS NOT LISTED IN THIS TABLE, THE NEXT LARGEST PIPE DIAMETER SHALL BE USED.
  - THIS TABLE IS BASED ON A TEST PRESSURE OF 180 PSI (OPERATING PRESSURE PLUS WATER HAMMER). FOR OTHER TEST PRESSURES, ALL VALUES TO BE INCREASED OR DECREASED PROPORTIONALLY.
  - THE VALUES PROVIDED OF RESTRAINT LENGTH ARE IN EACH DIRECTION FROM THE POINT OF DEFLECTION OR TERMINATION EXCEPT FOR TEES, AT WHICH ONLY THE BRANCH IN THE DIRECTION OF THE STEM.
  - IF TIE RODS ARE USED, USE FOUR RODS MINIMUM AND ADD 1/8-INCH TO BAR DIAMETER AS CORROSION ALLOWANCE.
- \* SIZE REDUCTION IS BASED UPON THE PIPE DIAMETER SHOWN IN THIS TABLE.  
BASED UPON: INTERNAL PRESSURE: 180  
PIPE DEPTH: TYPE 5  
BEDDING CLASS: TYPE 4  
SOIL TYPE: GOOD SAND  
SAFETY FACTOR: 2



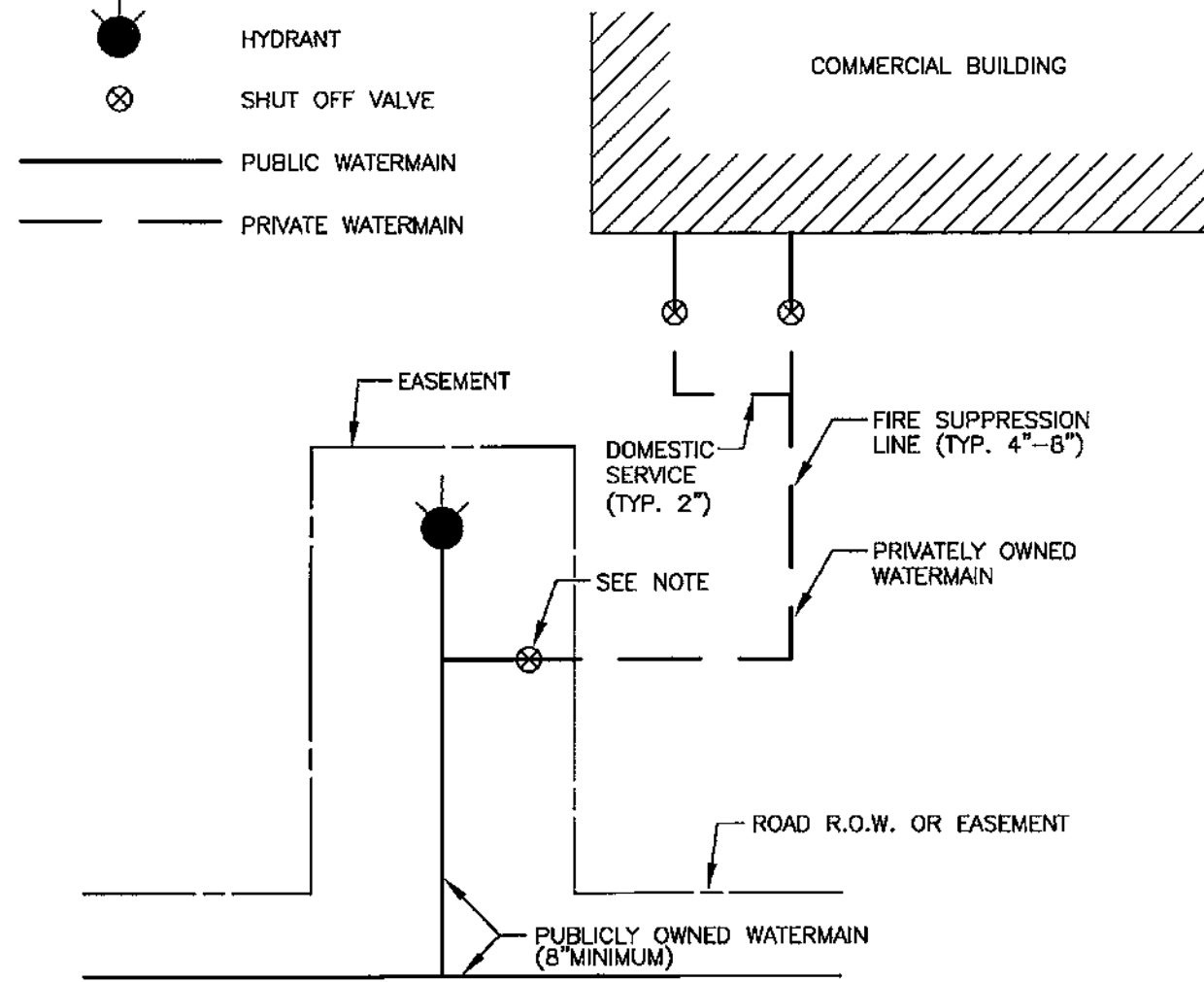
**WATER MAIN RELOCATION**

PROPOSED WATERMAIN CONNECTION EAST OF THE PROPOSED CHURCH ADDITION IS TO BE A CUT-IN SLEEVE AND TEE CONNECTION.

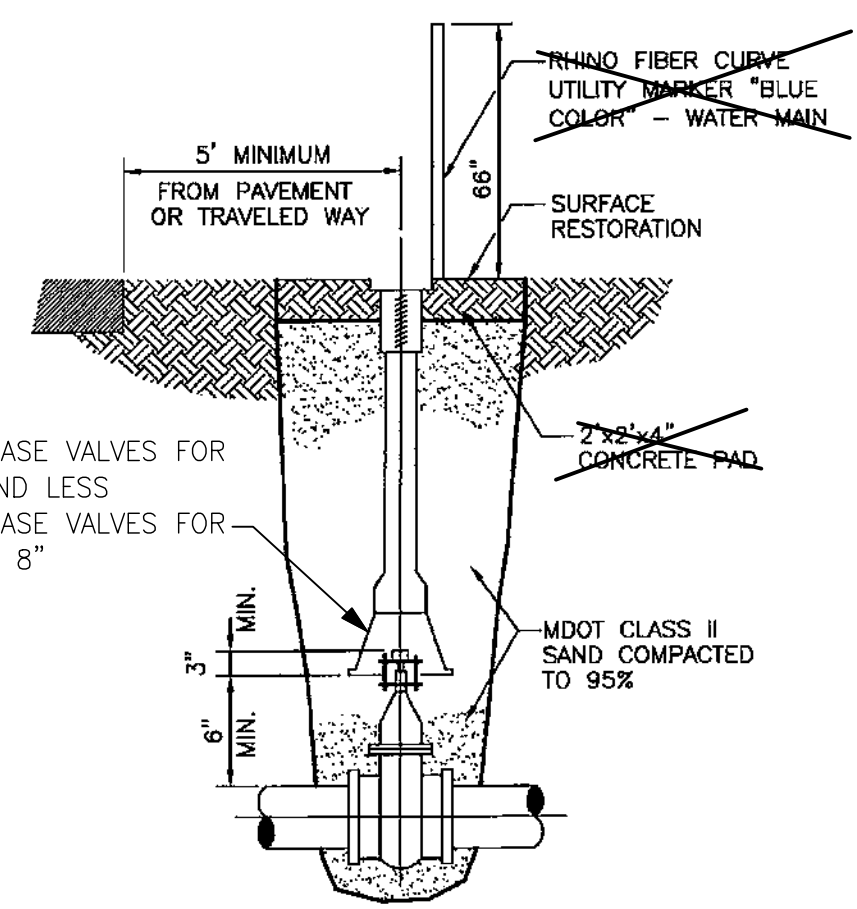
**WATERMAIN CONNECTION NOTE**



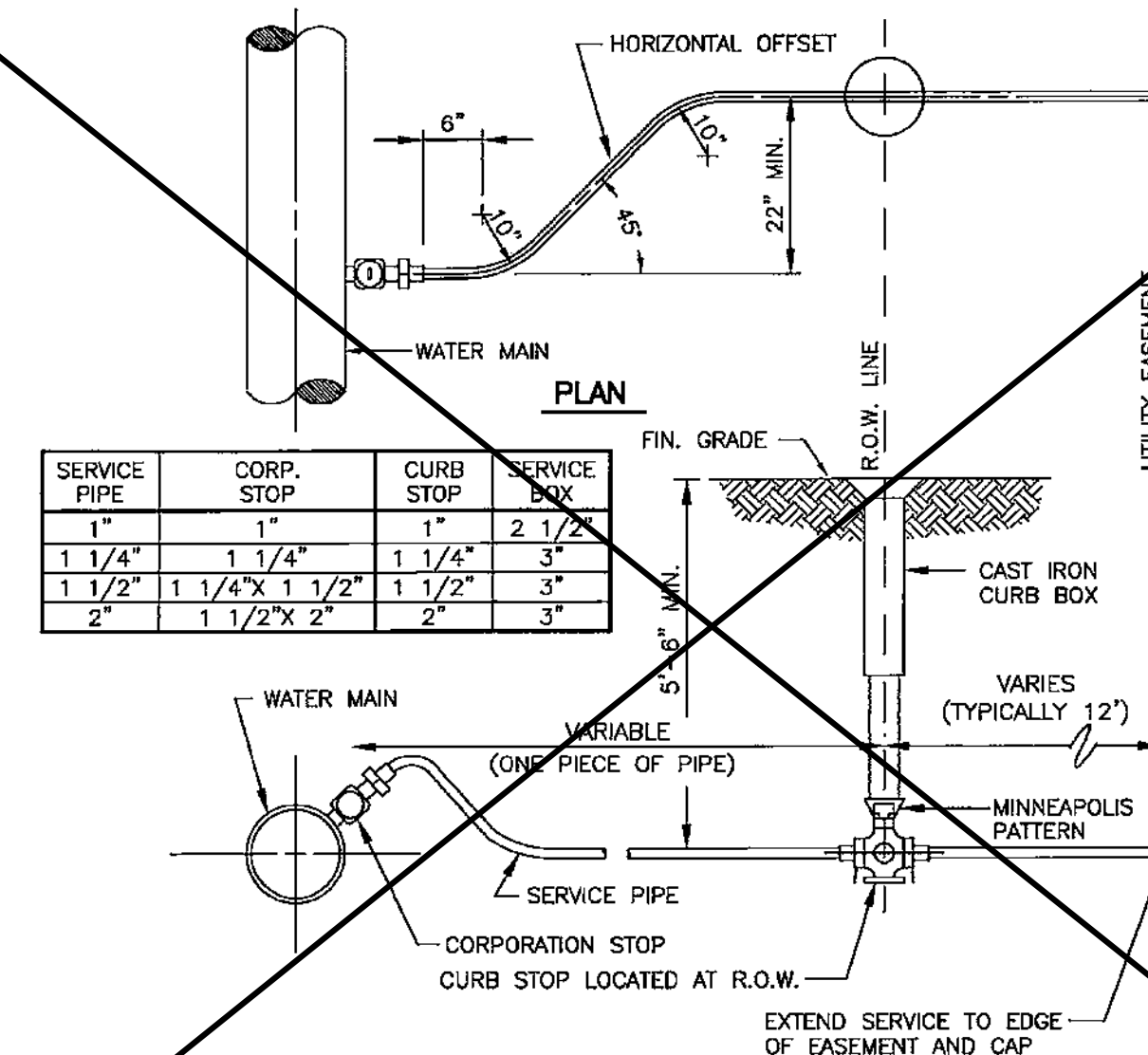
**FIRE HYDRANT ASSEMBLY**



**COMMERCIAL BUILDING WATER SERVICE LAYOUT**

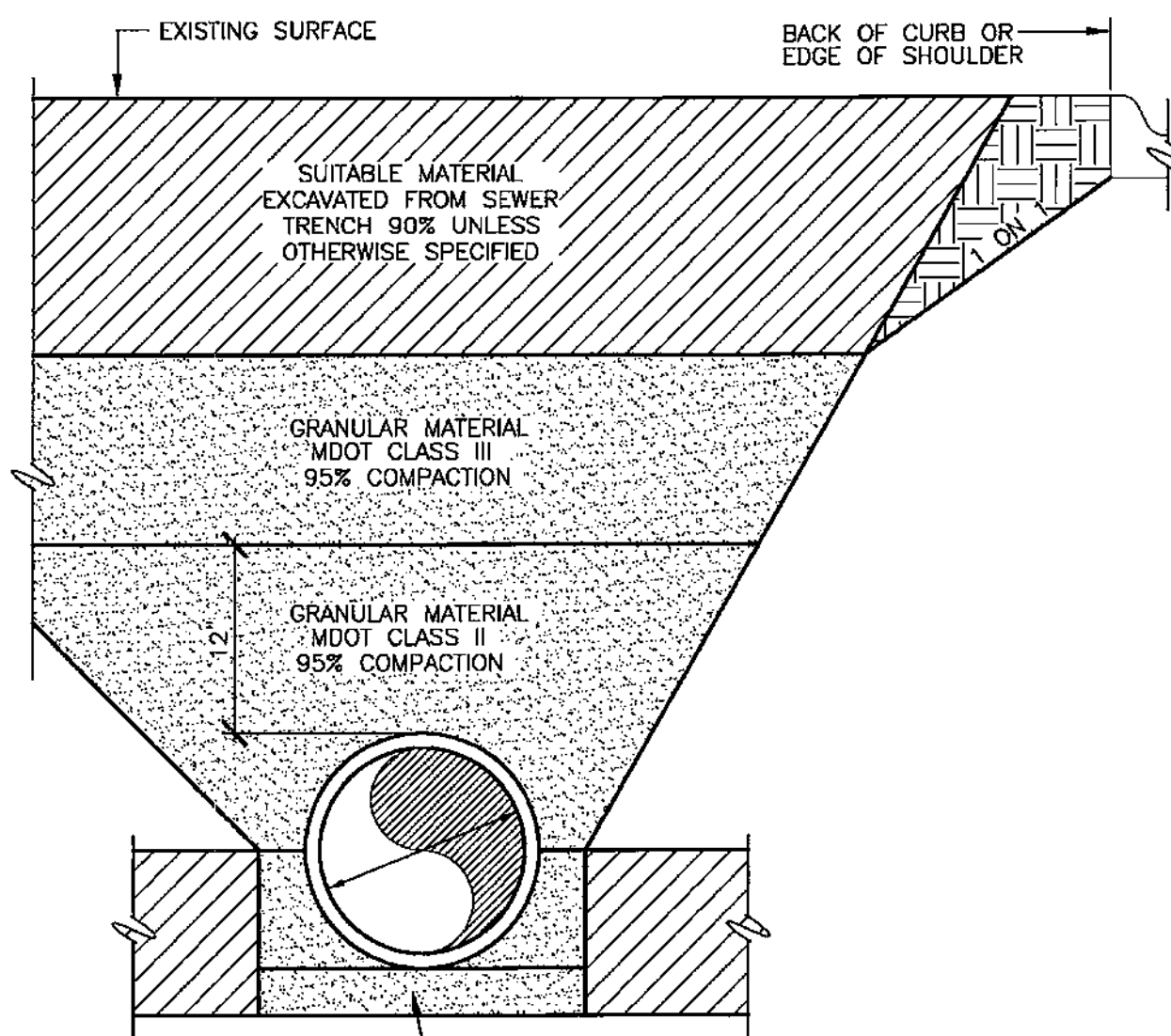
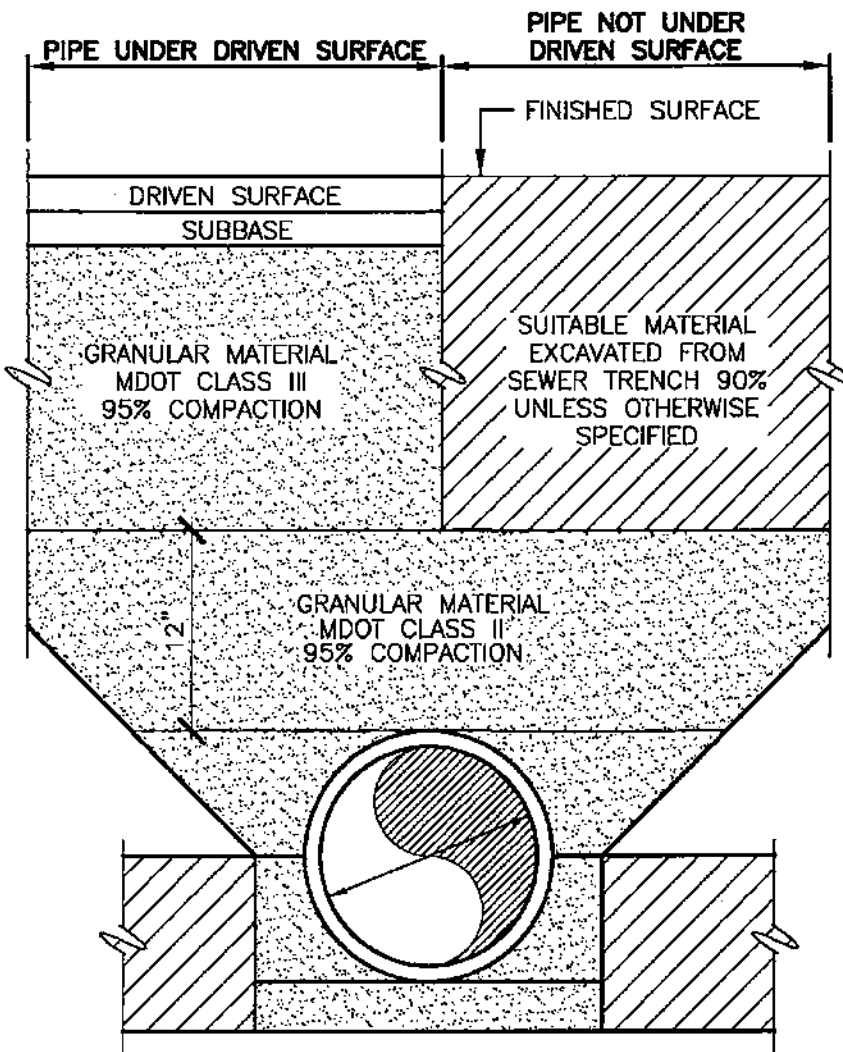
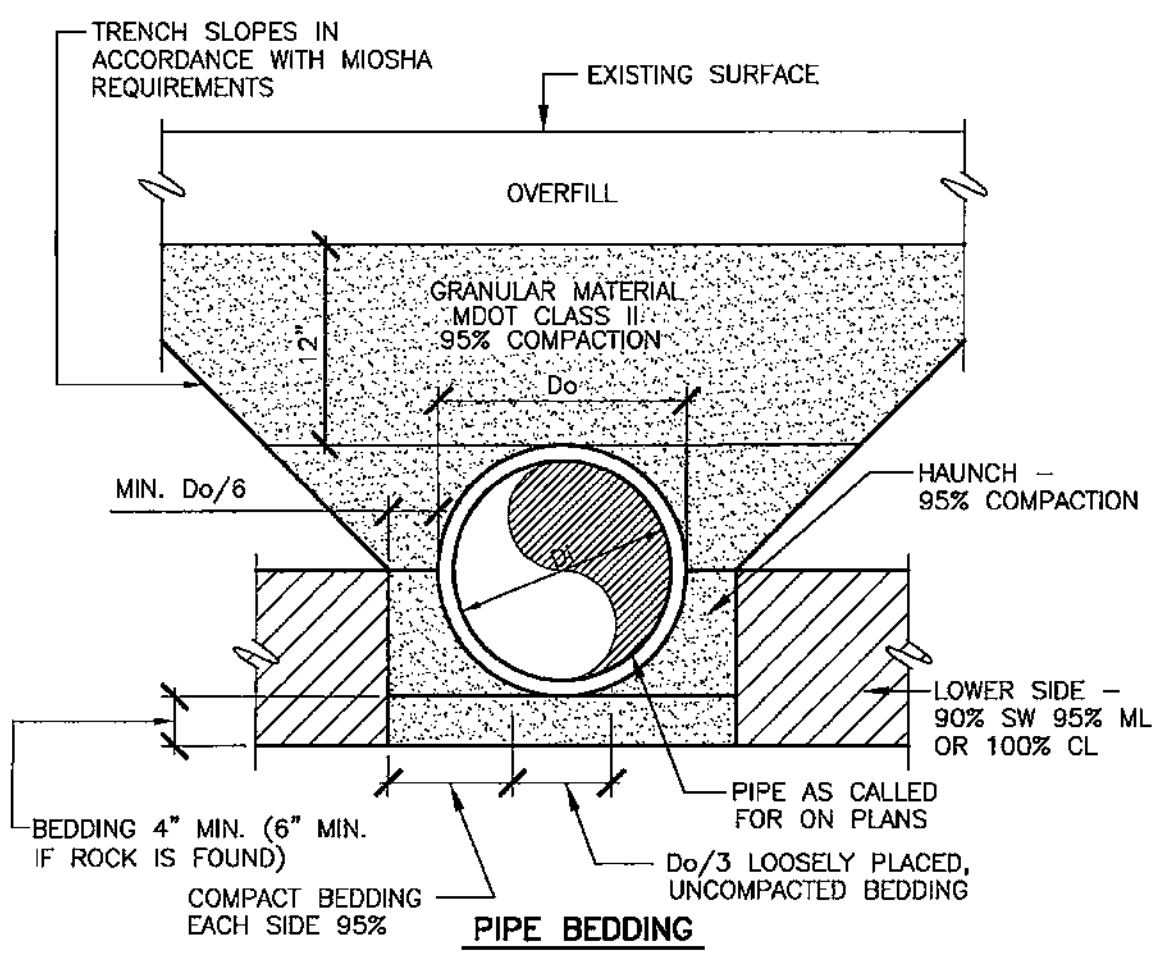


**GATE VALVE AND BOX**

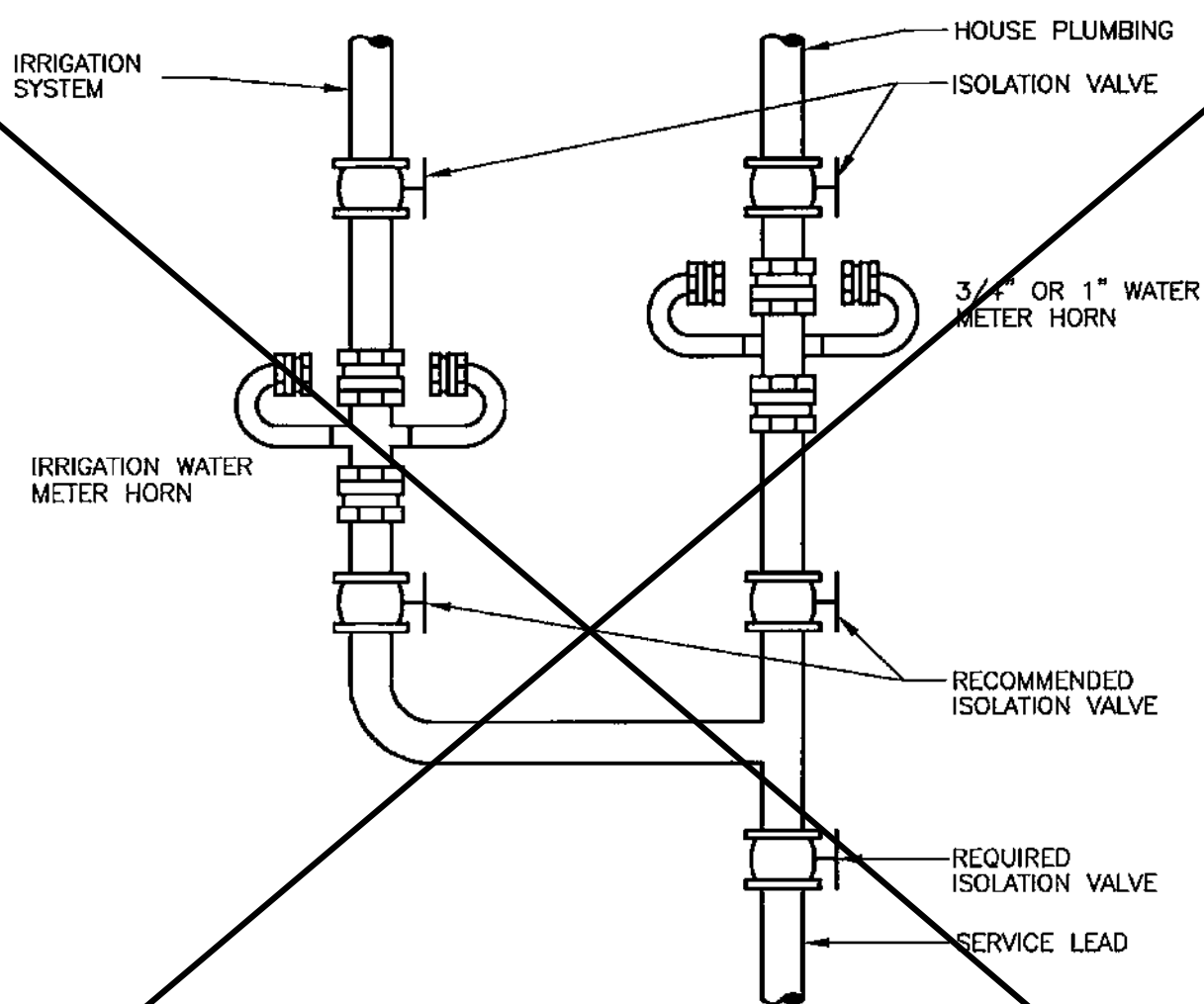


**SECTION WATER SERVICE LATERAL**

- NOTES:**
- COMPACTION PRESENTED AS MINIMUM STANDARD PROCTOR VALUES.
  - MATERIALS AROUND THERMOPLASTIC PIPE WITH DIAMETER < 6 INCHES SHALL PASS 0.5 INCH SIEVE, MATERIALS AROUND OTHER PIPES SHALL PASS 1.5 INCH SIEVE.
  - MATERIALS AROUND HDPE PIPE TO BE MDOT 6A OR 21AA.
  - DRIVEN SURFACE IS DRIVEWAY, PARKING AREA, ROAD BED OR SHOULDER.



**TRENCH EXCAVATION & PIPE BEDDING**



NOTE: ALL METERS ARE TO BE INSTALLED HORIZONTALLY IN A DRY, CLEAN, SANITARY LOCATION THAT IS READILY ACCESSIBLE. THIS DRAWING IS NOT TO SCALE & IS ONLY A REPRESENTATION OF HOW THE METERS SHOULD BE INSTALLED. THE SECOND METER IS OPTIONAL FOR IRRIGATION USAGE. METERS SHOULD NOT BE INSTALLED IN LINE (ONE RIGHT AFTER THE OTHER).

**TYPICAL METER HORN INSTALLATION**

MARION HOWELL GENOA OCEOLA  
Sewer and Water Authority

WATER MAIN STANDARD DETAILS

Scale: NONE  
Issued Date: 10-22-2007

**BOSS ENGINEERING**  
ENGINEERS SURVEYORS PLANNERS  
LANDSCAPE ARCHITECTS  
3121 E. GRAND RIVER AVE.  
HOWELL, MI 48843-5408  
(800) 246-6735 (517) 948-1870

**B.N.C. FACILITY EXPANSION**  
BRIGHTON NAZARENE CHURCH  
7669 BRIGHTON ROAD  
BRIGHTON, MI 48116  
810-227-6600

PROJECT:  
PREPARED FOR:  
TITLE:

NO	BY	REVISION PER	DATE

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SCALE: NO SCALE  
JOB NO. 13-100  
DATE: 6/27/13  
SHEET NO.





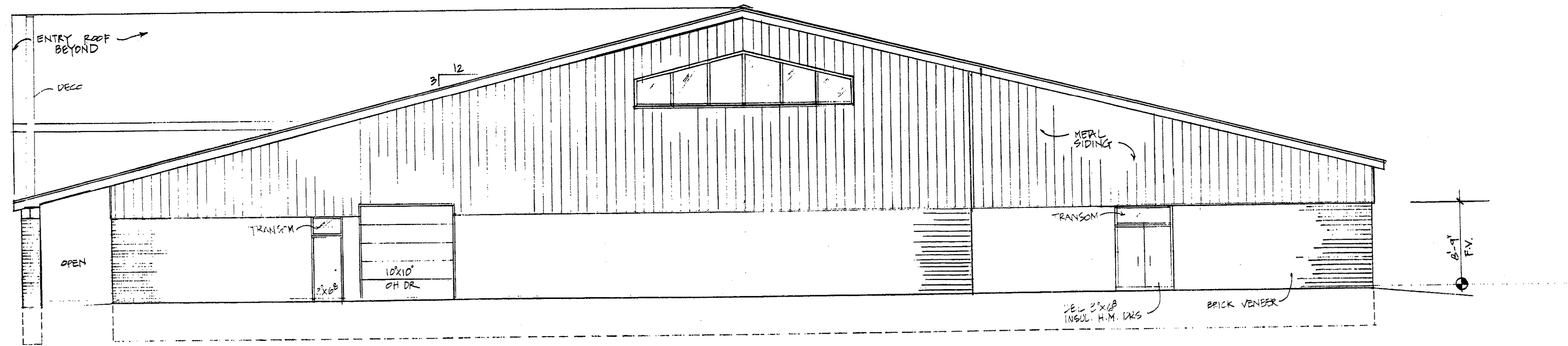
PROPOSED FIRST FLOOR PLAN - A  
SCALE: 1/8" = 1'-0"

PROJECT: 21305  
 REVISIONS:  
 4/25/13  
 5/10/13  
 5/13/13  
 5/14/13

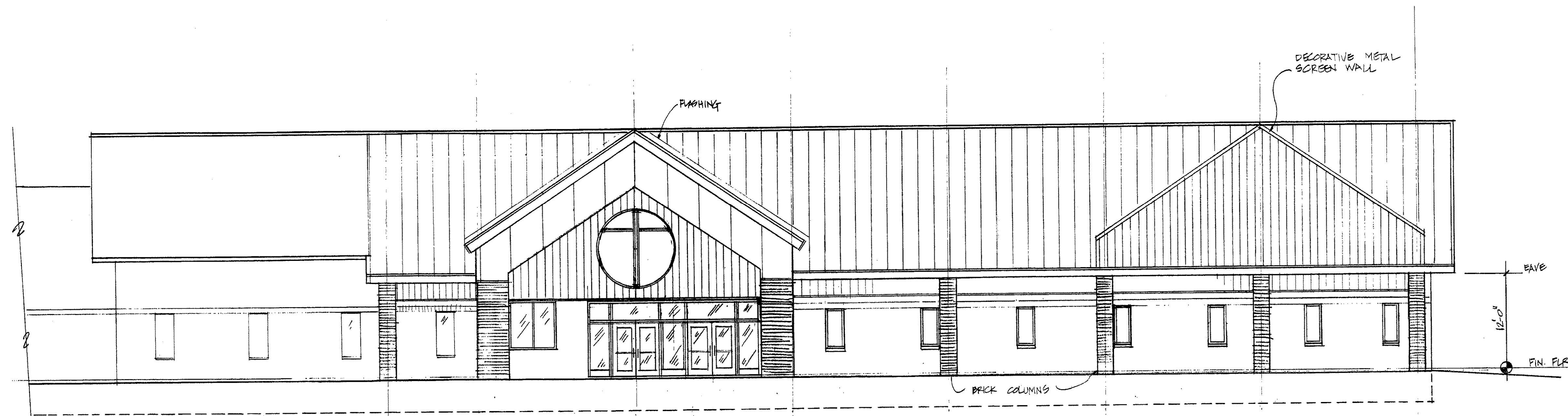
BRIGHTON CHURCH OF THE NAZARENE  
PROPOSED FLOOR PLAN - A

SAHBA LA'AI, ARCHITECT  
BRIGHTON, MI

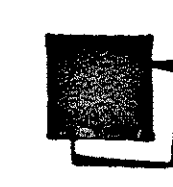
308  
 Ypsilanti



END (NORTH)  
ELEVATION  
1/8"=1'-0"



FRONT (EAST) ELEVATION  
SCALE: 1/8"=1'-0"



## Polly

---

**From:** Collins, Roxane <roxlyn@med.umich.edu>  
**Sent:** Monday, September 09, 2013 3:49 PM  
**To:** Polly  
**Subject:** RE: road improvement master plan

Thanks Polly,

I started noticing this weekend, as I watched out of my front window, that about half the cars going into stonegate already use Cunningham lake road. I really don't think it will decrease the traffic all that much through my sub. Once again my position is that these are public roads, we can't discriminate who uses the roads. But if we (our sub) wanted to, we could control speed with speed humps.

Also I think hamburg owns half the road as well.....so that might bring up another challenge to paving it as their residents should also split the cost?

---

**From:** Polly [mailto:pskolarus@genoa.org]  
**Sent:** Monday, September 09, 2013 3:28 PM  
**To:** Collins, Roxane  
**Subject:** Re: road improvement master plan

Thank you. I did take your memo to the board and argued your request after I drove down Cunningham lake road and I agree that we should retain that character. However I am also concerned with the cut thru traffic. Just don't know the solution. Polly

Sent from my iPhone

On Sep 9, 2013, at 1:39 PM, "Collins, Roxane" <roxlyn@med.umich.edu> wrote:

Hi Polly,

I am sending you this because I thought you should be kept in the loop. After I sent my original email to you, I called the office the next day to follow up on the meeting and they told me you weren't in. I then again explained why I was calling and the person on the phone (Sue Sitner) recommended that I also send an email to Linda Rowell regarding my specific questions on "what can I/we do to stop this". So below is the start of my email communication with Linda. I forgot to cc you so I am shooting this your way now so you are aware.

Thanks again for your help,  
Roxane

---

**From:** Collins, Roxane  
**Sent:** Monday, September 09, 2013 12:42 PM  
**To:** [linda@genoa.org](mailto:linda@genoa.org)  
**Subject:** FW: road improvement master plan

Hi Linda,

One more question....



After looking at the township map. I see this road is shared between hamburg and genoa townships for a portion of what is proposed to be paved. The road sits right on the township line between the two. Wouldn't hamburg township also have a say in this and have to share costs if it is approved?

---

**From:** Collins, Roxane  
**Sent:** Monday, September 09, 2013 11:19 AM  
**To:** 'Linda Rowell'  
**Cc:** 'Mike Archinal'; [linda@genoa.org](mailto:linda@genoa.org)  
**Subject:** RE: road improvement master plan

Thanks Linda for your response.

I have been getting your emails for the meetings and that is how I actually found out about this by just popping on the website after getting on of your board reminder emails. So Thank you!

I still have a few lingering questions....

What specifically needs to be done to remove Cunningham lake from the ballot; i.e. petition of signatures? Is there time? If not are their allowances in the Master Plan's wording for revisions or are we locked into everything proposed without being able to modify the plan if it is approved?

Again to the residents of Washaki/Sundance (myself included), my opinion is that we all bought property knowing the subdivision entrances/exits beforehand. Even though Stonegate is newer (15 or so years old) it shouldn't have come to any surprise that the vacant land might have been eventually developed and a sub put in. Furthermore, we live on public roads and they can be traveled by all. Yes I am well aware of the issues with our sub regarding the repaving. I do think our sub needs to be repaved but we need to find a more cost effective solution and if traffic is a concern we can always put in a few speed humps to slow the cars down.

County road or not, I still think the residents should have the first vote before it goes to board. My understanding is that there are no safety issues (accidents) and since we are less than 1,000 there is no "real" reason to pave it other than to divert traffic from using the roads in my sub. With that being said if there is no real justification (safety or high traffic) to pave it, then the paving catalyst should be the property owners of Cunningham Lake - not property owners in a neighboring sub who hope to punt some traffic down Cunningham lake.

-Roxane

---

**From:** Linda Rowell [<mailto:lrowell@att.net>]  
**Sent:** Saturday, September 07, 2013 11:32 AM  
**To:** Collins, Roxane  
**Cc:** 'Mike Archinal'; [linda@genoa.org](mailto:linda@genoa.org)  
**Subject:** RE: road improvement master plan

Hi Roxane,

Thank you for the note. I knew your name looked familiar - I have seen it on our neighborhood directory.

Some background:

The proposal on the November 6 ballot is for the Road Millage in total. The ballot itself does not list or identify individual projects however as you saw on the website, the areas of work are outlined so that

residents know exactly how the money is going to be spent and when. The rationale behind each of the projects is varied although all carry with them some sort of traffic, congestion, or road disrepair issue.

This project is slotted for 2016 along with Bauer Road. The Road Commission believes that when traffic counts get high enough (close to 1,000) the roads should be paved. Although the count for Cunningham Lake Road is currently less than 1,000, I believe one of the underlying reasons this project was identified was to assist in alleviating the pass-through traffic currently coming in off Washakie/Sundance into the Stonegate subdivision. I am not sure how actively you followed the discussion surrounding last year's neighborhood effort to get the Mystic sub roads re-worked, but many Sundance residents voiced their discontent with the cut-through traffic to Stonegate instead of using Cunningham Lake, and many voiced that is why they did not favor spending money to reconstruct Sundance.

Your Concerns:

I hear in your email how much you love your neighborhood. Also Polly did share your email with the entire Board Tuesday evening and she provided us all copies. I will also share your email with the Board. We are in the process of scheduling Informational meetings for all residents so that everyone can get the correct answers to all questions as well as express any concerns or satisfaction with the proposal.

Unfortunately because these are all County "main" roads and not neighborhood roads, and the impact of work is considered to be for all Genoa residents (at least in the surrounding area), individual letters were not sent to every resident, nor to the residents living on the particular road projects. After reading your email and some thought I do have to agree that it would have been a good idea to send something informational during the entire review process.

What the Township did do was strive to provide the information via Board meetings, the Township website, WHMI and Livingston County Press and Argus. Not just the result but the discussion and this occurred since early summer prior to any vote to put the millage on the November ballot. Transparency and communication is high on my list of priorities. I continue to strive for looking for new and innovative ways to get you information so that you know beforehand and not afterward. It is a work in progress. Actually, I believe you are on my email distribution list which I use to remind the neighborhood of meeting nights, but I did have to rebuild that mid-summer so it is possible you may have missed my meeting reminder email.

But with all that being said, to answer your questions – the projects are slotted as stated in the Master Plan. I encourage you, and your neighbors, both Cunningham Lake and Sundance to come to the Informational meeting (and I will ensure you know the date and time). I also encourage the same to attend any Board meeting. We meet the 1<sup>st</sup> and 3<sup>rd</sup> Monday of every month (at 6:30 pm). Our next meeting is September 16<sup>th</sup> and there is always an opportunity for any resident to speak at the beginning of every meeting. This road millage is for the residents of Genoa to decide and you should share your opinion. It does matter.

I have copied our Township Manager, Mike Archinal on this email also as Mike has done an enormous amount of work and has all of the background on this Road Millage proposal.

Linda

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**From:** Collins, Roxane [<mailto:roxlyn@med.umich.edu>]  
**Sent:** Friday, September 06, 2013 11:53 AM  
**To:** 'linda@genoa.org'  
**Subject:** road improvement master plan

Hi Linda,

My name is Roxane Collins and I am a resident of Genoa Township. I live in your subdivision, Mystic Lake Hills, right on the corner of Sundance and Cunningham Lake (directly across from Stonegate). I just found out on Tuesday Sept. 3<sup>rd</sup> by fluke (randomly looked at the website) that paving Cunningham Lake Road is part of the road improvement plan. First and foremost I am deeply against this, but beyond my personal opinion there is a fundamental injustice in how this proposal is proceeding to the ballot.

I don't understand how I didn't know about this. As a homeowner who owns road frontage property on Cunningham Lake, I cannot comprehend how I was not informed. I thought maybe I just accidentally overlooked something in my mailbox, but after talking to four of my Cunningham Lake neighbors so far, it turns out all of us had no clue this was going to be on table for the election. With that being said, it is unfair for this to go on the ballot without the homeowners of Cunningham lake to first have the opportunity to vote on it. To be fair - we (residents on Cunningham lake) should have gotten official notice and had the opportunity to vote. Mind you I am strongly against this paving, but I realize that if the majority of my neighbors are for it.....then the majority rules. With that being said, if that step (Cunningham lake residents voting first) were done prior, then it would be acceptable for this paving proposal to then be included in the master plan for all township voters to vote on because in essence all township residences will be footing the bill.

Attached is an email that I submitted to Polly to be read at the Sept. 3<sup>rd</sup> meeting. It is heartfelt and sums up what many of us feel who live on the beautiful dirt road. With neighbors coming together to help with the recent tornado damage, the sentiments were the same as we all sadly talked about how the tornado destroyed parts of this picturesque tree lined road. Paving it would not only do worse, but the old world charm would be taken away as well with asphalt. There is a certain charm and feeling of naturalness in unpaved roads.

I know the driving factor behind this paving is increased traffic. I realize we can't halt population growth, but we can certainly dictate how our community develops. We have a rural landscape nestled back in Cunningham Lake Road and it's very important that it continues to keep its integrity as there is a direct connection between what we see and the quality of our lives. Driving down this road after a long commute and an exhausting day of work is a luxury that I look forward to. Paving Cunningham Lake Road would be a huge mistake.

Linda as my elected official, these are some questions that I pose to you.

So what can I do to stop this? Is it too late for Cunningham paving to be removed from the election ballot? If not, can we edit/revise the master plan if it is approved or are we locked in stone then for this road to be paved in 2016? If the master plan allows for revisions then we might have more time to fight this. I am expecting a few of my neighbors to write opposition letters as well (the ones whom I have informed), but I feel I am running out of time to inform all affected Cunningham lake road homeowners. Again we were not well informed of this prior to it being on the ballot as none of us got information via mail.

Thank you for your guidance,



## Polly

---

**From:** Sheryl Kudla <skudla@guardman.com>  
**Sent:** Monday, September 09, 2013 1:00 PM  
**To:** LindaRowell  
**Cc:** Polly  
**Subject:** Paving of Cunningham Lake Road

Hi Linda,

Over the weekend it was brought to my attention that Genoa Twp.'s master road improvement plan included paving Cunningham Lake Rd. As a property owner of three parcels on Cunningham Lake Road I am very upset over this proposal. I live on a very sharp curve on Cunningham Lake Rd that is currently beautifully lined with mature trees. For us to lose these trees would not only take away our privacy, which is one of the reasons we chose live in this area, but would also rape the landscaping of its natural beauty and serenity. I know that some of my other neighbors are also upset with the proposal and have written but I want my voice also to be heard. I am also very concerned that the only article I have read about this improvement was in the Livingston Daily, and it said that only the intersection of Bauer Rd and Cunningham Lake Road were to be paved. Why are the people of Genoa township not being made aware the Cunningham Lake Road is part of this improvement? I highly doubt that the of people of Genoa Twp. would be happy to know that their taxes dollars would be spent on a road that is hardly traveled by them, especially since our road borders Hamburg Twp. Do you have any suggestions about what we can do to have this portion of the master plan removed?

I look forward to hearing from you. Thanks.

Sheryl Kudla  
6161 Cunningham Lake Rd.  
Brighton, MI 48116  
810-229-6106 Home  
734-634-0755 Cell

## Polly

---

**From:** tfalzetti@comcast.net  
**Sent:** Monday, September 09, 2013 3:56 PM  
**To:** Polly  
**Subject:** Re: Cunningham Lake Road

Thank you

Sent from My iPhone

----- Original Message -----

**From:** [pskolarus@genoa.org](mailto:pskolarus@genoa.org)  
**To:** [tfalzetti@comcast.net](mailto:tfalzetti@comcast.net)  
**Sent:** Mon Sep 9 07:52:01 UTC 2013  
**Subject:** Re: Cunningham Lake Road

Theresa. I will bring your memo to the board next Monday. Polly

Sent from my iPhone

On Sep 9, 2013, at 2:11 PM, "[tfalzetti@comcast.net](mailto:tfalzetti@comcast.net)" <[tfalzetti@comcast.net](mailto:tfalzetti@comcast.net)> wrote:

To whom it may concern,

I am strongly opposed to the paving of Cunningham Lake Road. The woody feel of the road would be compromised with pavement. I am a regular walker on the dirt road primarily because it feels like a walk in nature. The pavement would also create an dangerous racetrack for drivers that already drive too fast on this road. We chose this area because it gave us the feel of "country" with tree lined roads that were not paved.

Please consider this for the upcoming ballot ...thank you.

Theresa Falzett

## Polly

---

**From:** Sheryl Kudla <skudla@guardman.com>  
**Sent:** Tuesday, September 10, 2013 10:34 AM  
**To:** LindaRowell  
**Cc:** Polly; Mike Archinal  
**Subject:** RE: Paving of Cunningham Lake Road

Thank you Linda for your reply.

I was just wondering if there was any traffic study done to see if paving Cunningham Lake Rd would actually alleviate the traffic in the adjoining subdivision? It seems to me that if the plan passed the residents of the subdivision would not only be paying for Cunningham Lake Rd but they would be paying again to have their own subdivision repaved if they chose to do so.

Thank for the info on the meetings and adding me to your email list. I appreciated it.

Sheryl Kudla

---

**From:** Linda Rowell [<mailto:ljrowell@att.net>]  
**Sent:** Tuesday, September 10, 2013 10:14 AM  
**To:** 'Sheryl Kudla'  
**Cc:** [pskolarus@genoa.org](mailto:pskolarus@genoa.org); 'Mike Archinal'  
**Subject:** RE: Paving of Cunningham Lake Road

Hi Sheryl,

Thank you for the note.

The paving of Cunningham Lake and Bauer Roads is currently identified as a project in the Master Road Improvement plan if the Road Millage on the November 6 ballot passes. The ballot itself does not list or identify individual projects however the areas of work are outlined so that residents know exactly how the money is going to be spent and when. The rationale behind each of the projects is varied although all carry with them some sort of traffic, congestion, or road disrepair issue. This project is slotted for 2016.

I am sorry you are just hearing about this and that you are upset. The Township has strived to provide this information since late Spring via Board meetings, the Township website, WHMI and Livingston County Press and Argus. Not just the getting the issue on the ballot but discussion about the projects. Transparency and communication are high on my list of priorities. I continue to strive for new and innovative ways to get you information so that you know beforehand and not afterward. But, it is a work in progress.

We always share any communications with the rest of the Board so that your concerns are heard and discussed. I also encourage you to attend any Board meeting – we have one this Monday, September 16<sup>th</sup> at 6:30 pm. There is always an opportunity for any resident to speak at the beginning of the meeting and it is helpful to the Board to hear from residents. The Township will also be having Informational meetings soon on this topic and the date and time should be posted on the website. I will also add you to my email list and ensure you know when this meeting occurs. I encourage you to attend. This road millage is for the residents of Genoa to decide and you should share your opinion. It does matter.



Linda

One additional item, please visit [www.genoa.org](http://www.genoa.org) and about mid-way down the page is information on the full scope of the Road Millage/Road Improvement Master Plan.

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**From:** Sheryl Kudla [<mailto:skudla@guardman.com>]

**Sent:** Monday, September 09, 2013 1:00 PM

**To:** [ljrowell@att.net](mailto:ljrowell@att.net)

**Cc:** [pskolarus@genoa.org](mailto:pskolarus@genoa.org)

**Subject:** Paving of Cunningham Lake Road

Hi Linda,

Over the weekend it was brought to my attention that Genoa Twp.'s master road improvement plan included paving Cunningham Lake Rd. As a property owner of three parcels on Cunningham Lake Road I am very upset over this proposal. I live on a very sharp curve on Cunningham Lake Rd that is currently beautifully lined with mature trees. For us to lose these trees would not only take away our privacy, which is one of the reasons we chose live in this area, but would also rape the landscaping of its natural beauty and serenity. I know that some of my other neighbors are also upset with the proposal and have written but I want my voice also to be heard. I am also very concerned that the only article I have read about this improvement was in the Livingston Daily, and it said that only the intersection of Bauer Rd and Cunningham Lake Road were to be paved. Why are the people of Genoa township not being made aware the Cunningham Lake Road is part of this improvement? I highly doubt that the of people of Genoa Twp. would be happy to know that their taxes dollars would be spent on a road that is hardly traveled by them, especially since our road borders Hamburg Twp. Do you have any suggestions about what we can do to have this portion of the master plan removed?

I look forward to hearing from you. Thanks.

Sheryl Kudla  
6161 Cunningham Lake Rd.  
Brighton, MI 48116  
810-229-6106 Home  
734-634-0755 Cell



# Livingston County Department of Planning

Division of

HAZARD MITIGATION • PLANNING & MANAGEMENT RESEARCH • MAPPING SERVICES

August 22, 2012

Kathleen J. Kline-Hudson  
AICP, PEM  
Director

Genoa Charter Township Board of Trustees  
c/o Polly Skolarus, Township Clerk  
Genoa Charter Township Hall  
2911 Door Road  
Brighton, MI 48116

Nancy Vorhoff  
Administrative Specialist

Re: **Planning Commission Review of Master Plan  
Amendment MP-2-13**

Dear Board Members:

Robert A. Stanford  
AICP, PEM  
Principal Planner

The Livingston County Planning Commission met on Wednesday, August 21, 2013 and reviewed the master plan amendment referenced above. The Livingston County Planning Commissioners made the following recommendation:

Scott Barb  
Principal Planner

**MP-2-13 No Action - Encourage Further Review.** The Livingston County Planning Commission commends Genoa Charter Township for all of their hard work on the 2013 Master Plan Update. The proposed master plan language contained in this review represents sound planning guidance. However, because the I-96 Interchange area of Genoa Charter Township is a vitally important gateway to much of central and southeast Livingston County, the County Planning Commission would like the opportunity to review the master plan document in its entirety after new language is drafted addressing the area of further consideration (along S. Latson to Crooked Lake) and an overlay plan for the area is established.

Copies of the staff review and draft Livingston County Planning Commission meeting minutes are enclosed. Do not hesitate to contact our office should you have any questions regarding these county actions.

#### Department Information

Administration Building  
304 E. Grand River Avenue  
Suite 206  
Howell, MI 48843-2323

(517) 546-7555  
Fax (517) 552-2347

Web Site  
[co.livingston.mi.us](http://co.livingston.mi.us)

Sincerely,

Kathleen J. Kline-Hudson  
Director

Enclosures

c: Doug Brown, Chair, Genoa Township Planning Commission  
Kelly VanMarter, Assistant Township Manager/Community Development  
Director

Meeting minutes and agendas are available at:  
<http://www.livgov.com/plan/Pages/agendas.aspx>

**LIVINGSTON COUNTY PLANNING COMMISSION**  
**DRAFT - MEETING MINUTES**

**August 21, 2013**

**7:30 p.m.**

**304 E. Grand River Ave., Howell, Michigan**

<b>PLANNING COMMISSION</b>		
<b>COMMISSIONERS PRESENT:</b>	<b>REID KRINOCK, CHAIR</b> <b>BILL ANDERSON</b> <b>JAMES SPARKS</b>	<b>SYLVIA KENNEDY-CARRASCO</b> <b>MIKE HUBERT</b> <b>BRIAN PROKUDA</b>
<b>COMMISSIONERS ABSENT:</b>	<b>JEANNE CLUM, CO-CHAIR</b>	
<b>STAFF PRESENT:</b>	<b>KATHLEEN KLINE-HUDSON</b> <b>ROB STANFORD</b> <b>SCOTT BARB</b>	
<b>OTHERS PRESENT:</b>	<b>BOB HANVEY</b>	

1. **CALL TO ORDER** Meeting was called to order by Commissioner Krinock at 7:31 P.M.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL AND INTRODUCTION OF GUESTS**
4. **APPROVAL OF AGENDA**

IT WAS MOVED BY COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER HUBERT  
TO APPROVE THE AGENDA DATED AUGUST 21, 2013.  
All in favor, motion passed.

5. **APPROVAL OF MINUTES**

IT WAS MOVED BY COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER  
KENNEDY-CARRASCO TO APPROVE THE JULY 17, 2013 MINUTES, AS PRESENTED.  
All in favor, motion passed.

6. **CALL TO THE PUBLIC** - There were no issues from the public.
7. **ZONING REVIEWS**

**A. Z-31-13 MARION TOWNSHIP - PROPOSED AMENDMENT TO ZONING ORDINANCE:  
Amendments to Article III Definitions.**

The Marion Township Planning Commission is proposing to amend Article III, Section 3.02: Definitions.

**Township Planning Commission Recommendation: APPROVAL.** The Marion Township Planning Commission recommended approval of the text amendment at their April 23, 2013 meeting. There were no public comments at the April 23, 2013 public hearing.

**Staff Recommendation: APPROVAL.** The proposed text amendments are acceptable, reasonable and appropriate.

**Commission Discussion:** None.

**Public Comment:** Bob Hanvey, Marion Township Supervisor, explained the rationale behind the amendments for Marion Township.

**Commissioner Action:** IT WAS MOVED BY COMMISSIONER PROKUDA TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER KENNEDY-CARRASCO.

All in favor, motion passed. 6-0

**B. Z-32-13 MARION TOWNSHIP - PROPOSED AMENDMENT TO ZONING ORDINANCE:  
Amendments to Article VIII Residential Districts.**

The Marion Township Planning Commission is proposing several amendments to Article VIII – Residential Districts.

**Township Planning Commission Recommendation: APPROVAL.** The Marion Township Planning Commission recommended approval of the text amendment at their April 23, 2013 meeting. There were no public comments at the April 23, 2013 public hearing.

**Staff Recommendation: APPROVAL.** The proposed text amendments are acceptable, reasonable and appropriate.

**Commission Discussion:** None.

**Public Comment:** None.

**Commissioner Action:** IT WAS MOVED BY COMMISSIONER ANDERSON TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER PROKUDA.

All in favor, motion passed. 6-0

**C. Z-33-13 MARION TOWNSHIP - PROPOSED AMENDMENT TO ZONING ORDINANCE:  
Amendments to Article XVII Standards for Special Land Uses.**

The Marion Township Planning Commission is proposing several amendments to Article XVII Standards for Special Land Uses.



**Township Planning Commission Recommendation: APPROVAL.** The Marion Township Planning Commission recommended approval of the text amendment at their April 23, 2013 meeting. There were no public comments at the April 23, 2013 public hearing.

**Staff Recommendation: APPROVAL.** The proposed text amendments are acceptable, reasonable and appropriate.

**Commission Discussion:** None.

**Public Comment:** None.

**Commissioner Action:** IT WAS MOVED BY COMMISSIONER ANDERSON TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER PROKUDA.  
All in favor, motion passed. 6-0

D. **Z-34-13 MARION TOWNSHIP - PROPOSED AMENDMENT TO ZONING ORDINANCE: Amendments to Article XVII Standards for Special Land Uses, Section 17.16 Group Day Care Homes.**

The Marion Township Planning Commission is proposing several amendments to Article XVII: Standards for Specific Special Land Uses, Section 17.16: Group Day Care Homes.

**Township Planning Commission Recommendation: APPROVAL.** The Marion Township Planning Commission recommended approval of the text amendment at their April 23, 2013 meeting. There were no public comments at the April 23, 2013 public hearing.

**Staff Recommendation: APPROVAL.** The proposed text amendments are acceptable, reasonable and appropriate.

**Commission Discussion:** None.

**Public Comment:** None.

**Commissioner Action:** IT WAS MOVED BY COMMISSIONER KENNEDY-CARRASCO TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER ANDERSON.  
All in favor, motion passed. 6-0

**MP-02-13 GENOA TOWNSHIP AMENDMENTS TO MASTER PLAN AMENDMENT**

The Genoa Charter Township Planning Commission proposes a 2013 Master Plan Update to the 2006 Genoa Township Master Plan. It is anticipated that, if adopted, this Plan update will be incorporated into the Master Plan for Genoa Charter Township.

**Township Planning Commission Recommendation: APPROVAL.** At their July 15, 2013 meeting, the Genoa Charter Township Board recommended approval of distributing the draft Genoa Charter Township Master Plan to all surrounding municipalities in accordance with Section 41 of the Michigan Planning Enabling Act for a 42 day review period. The Board also directed that the plan specify an area along Nixon Road to Crooked Lake Road for further consideration and that an overlay plan be developed identifying access points and potential building configurations.

At the meeting there was one public comment regarding this proposed master plan amendment. The comment was from a local business owner who stated that the Interchange Campus future land use is undefined as yet, but that he felt the Board was moving in the right direction with the overlay addition to the plan.

**Staff Recommendation: APPROVAL WITH CONDITIONS.** The review period for this plan feels a little premature without being provided the language regarding the Interchange Campus Design Guidelines. While County Planning Staff feels that the proposed master plan language contained in this review represents sound planning guidance, we would like the opportunity to review the Interchange Campus design guidelines when they are developed, since the I-96 Interchange area of Genoa Charter Township is a vitally important gateway to much of central and southeast Livingston County.

**Commission Discussion:** Planning Commissioners discussed the need to review the entire sub area plan prior to making any final recommendations on the proposed amendments to the Genoa Township Master Plan and are encouraging further review by the Township.

**Public Comment:** None.

**Commissioner Action:** IT WAS MOVED BY COMMISSIONER SPARKS TO RECOMMEND NO ACTION – ENCOURAGE FURTHER REVIEW, SECONDED BY COMMISSIONER KENNEDY-CARRASCO.

All in favor, motion passed. 6-0

**8. OLD BUSINESS:**

- a. Strengths, Weaknesses, Opportunities and Threats (SWOT ) exercise for Comprehensive Economic Development Strategy (CEDs).

**9. REPORTS:**

- a. Distribution of County Planning publications.

**10. COMMISSIONERS HEARD AND CALL TO THE PUBLIC:** None.

**11. ADJOURNMENT**

**Commissioner Action:** IT WAS MOVED BY COMMISSIONER SPARKS TO ADJOURN THE MEETING AT 8:15 PM, SECONDED BY COMMISSIONER PROKUDA.

All in favor, motion passed. 6-0.