

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
June 2, 2014
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: May 19, 2014
3. Consider approval of the 2014 Township Millage Rate as proposed by the Township Assessor.
4. Request for approval of a permit for a fireworks display on West Crooked Lake on July 4, 2014 as requested by Michael Freeland of Ace Pyro representing Oak Pointe.

Approval of Regular Agenda:

5. Public Hearing and request for approval of Zoning Ordinance Text Amendments regarding Temporary Outdoor Sales and Events.
6. Request for approval of a resolution allowing MHOG to provide water service to properties located in the City of Howell.
7. Request to approve the purchase of playground equipment for the Township Park in an amount not to exceed \$24,654.
8. Request for approval of newsletter articles to be printed on July 1, 2014.
9. Request to enter into a closed session to discuss pending litigation pursuant to MCL 15.268 § 8 (e).

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: June 2, 2014

TOWNSHIP GENERAL EXPENSES: Thru June 2, 2014	\$50,124.97
May 23, 2014 Bi Weekly Payroll	\$86,914.33
June 1, 2014 Monthly Payroll	\$11,013.30
OPERATING EXPENSES: Thru June 2, 2014	\$41,834.73
TOTAL:	<u>\$189,887.33</u>

<u>Check Number</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Check Amount</u>
30624	TRI COUN	Tri County Supply, Inc.	05/12/2014	34.72
30625	ATT& IL	AT&T	05/14/2014	139.09
30626	BRANVAN	Brandon VanMarter	05/14/2014	100.00
30627	BullsEye	BullsEye Telecom	05/14/2014	295.30
30628	GENOA TW	Genoa Township	05/14/2014	377.28
30629	LEO'S CU	Leo's Custom Sprinkler Service	05/14/2014	136.50
30630	LSL	LSL Planning, Inc.	05/14/2014	959.06
30631	MASTER M	Master Media Supply	05/14/2014	309.68
30632	VERIZONW	Verizon Wireless	05/14/2014	435.15
30633	StateOfM	State of Michigan	05/23/2014	6,337.34
30634	EHIM	EHIM, INC	05/20/2014	6,594.37
30635	ETNA SUP	Etna Supply Company	05/20/2014	11,490.00
30636	FED EXPR	Federal Express Corp	05/20/2014	57.26
30637	GENOADPW	Genoa Township DPW Fund	05/20/2014	1,217.28
30638	JOHNSONR	Johnson, Rosati, Schultz & Jop	05/20/2014	45.30
30639	LIVCP&A	Livingston Press & Argus	05/20/2014	487.50
30640	LIVCTYAS	Livingston Cty Assessor's Assn	05/20/2014	130.00
30641	MI TW AS	Michigan Township Assoc	05/20/2014	5,642.34
30642	Net serv	Network Services Group, L.L.C.	05/20/2014	144.00
30643	RELIANCE	Reliance Standard Life Insuran	05/20/2014	1,979.72
30644	SPRINGBR	Springbrook Software, Inc.	05/20/2014	6,256.06
30645	Tetra Te	Tetra Tech Inc	05/20/2014	280.00
30646	VERIZONW	Verizon Wireless	05/20/2014	218.96
30647	ARCHINAL	Michael Archinal	05/22/2014	500.00
30648	BUS IMAG	Business Imaging Group	05/22/2014	157.51
30649	CARDM	Chase Card Services	05/22/2014	524.85
30650	LC REG D	Livingston Co. Register Of Dee	05/22/2014	32.00
30651	PFEFFER	Pfeffer, Hanniford, Palka	05/22/2014	3,200.00
30652	PRINTING	Printing Systems	05/22/2014	373.11
30653	WALMART	Walmart Community	05/22/2014	170.59
30654	Miller	David Miller	05/27/2014	1,500.00
Report Total:				50,124.97

Accounts Payable
Computer Check Register

Genoa Township

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: cathy

Printed: 05/15/2014 - 11:50

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13080	AETNA LI	Aetna Life Insurance & Annuity	05/23/2014		50.00
Check 13080 Total:					50.00
13081	EFT-Equi	Equivest Unit Annuity Lock Box	05/23/2014		710.00
Check 13081 Total:					710.00
13082	EFT-FED	EFT- Federal Payroll Tax	05/23/2014		8,513.89 4,704.01 4,704.01 1,100.13 1,100.13
Check 13082 Total:					20,122.17
13083	EFT-PENS	EFT- Payroll Pens Ln Pyts	05/23/2014		2,484.63
Check 13083 Total:					2,484.63
13084	EFT-TASC	EFT-Flex Spending	05/23/2014		1,201.85
Check 13084 Total:					1,201.85
13085	FIRST NA	First National Bank	05/23/2014		3,430.00 52,578.34

Check 13085 Total: 56,008.34

30633

StateOfM

State of Michigan

05/23/2014

05312014

6,337.34

Check 30633 Total: 6,337.34

Report Total: 86,914.33

Accounts Payable
Computer Check Register

Genoa Township

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: cathy

Printed: 05/22/2014 - 09:39

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13087	EFT-FED	EFT- Federal Payroll Tax	06/02/2014		1,936.20 665.14 665.14 155.56 155.56
			Check 13087 Total:		3,577.60
13088	EFT-PENS	EFT- Payroll Pens Ln Pyts	06/02/2014		294.21
			Check 13088 Total:		294.21
13089	EFT-TASC	EFT-Flex Spending	06/02/2014		83.33
			Check 13089 Total:		83.33
13090	FIRST NA	First National Bank	06/02/2014		7,058.16
			Check 13090 Total:		7,058.16
			Report Total:		11,013.30

9:57 AM

#593 LAKE EDGEWOOD W/S FUND

Payment of Bills

May 13 - 27, 2014

Type	Date	Num	Name	Memo	Amount
Check	05/14/2014	2530	Brighton Analytical L.L.C.	LE Invoices	-154.00
Check	05/16/2014	2531	DTE Energy	LE Electricity Billings	-3,930.56
Check	05/19/2014	2532	BullsEye Telecom	Inv. #18788493 5/9/14	-342.42
Check	05/19/2014	2533	Holzer Electric, Inc.	Inv. #2014-20036 5/1/14	-175.00
Check	05/19/2014	2534	Northern Plumbing, Inc.	Inv. #5688 5/13/14	-270.00
Check	05/19/2014	2535	PVS NOLWOOD CHEMICALS, INC	Inv. #437618 & CR #117596 & #118671	-717.00
Check	05/19/2014	2536	GENOA TWP DPW FUND	Common Costs Jan - Mar 2014	-374.43
Total					-5,963.41

9:55 AM

#592 OAK POINTE WATER/SEWER FUND

Payment of Bills

May 13 - 27, 2014

Type	Date	Num	Name	Memo	Amount
Check	05/13/2014	2977	DTE ENERGY	Oak Pointe Electricity Billings	-7,126.20
Check	05/14/2014	2978	AT&T(2)	Customer ID 810 227-4883 026 3 5/7/14	-65.32
Check	05/14/2014	2979	BRIGHTON ANALYTICAL, LLC	Customer ID GENOATWP	-268.00
Check	05/14/2014	2980	Bullseye Telecom	Inv. #18788491 5/9/14 Acct #003CA32	-317.36
Check	05/19/2014	2981	Complete Battery Source	Inv. #287597BRI 4/29/14	-74.94
Check	05/19/2014	2982	DUBOIS COOPER ASSOCIATES INCORPORATE	Inv. #166882 5/7/14	-1,974.30
Check	05/19/2014	2983	FONSON, INC.	Inv. #11115 04/25/14 (Part'l) 4/25/14	-840.00
Check	05/19/2014	2984	NORTHWEST PIPE AND SUPPLY, INC.	Oak Pointe Invoices	-226.94
Check	05/19/2014	2985	GENOA TWP DPW FUND	OP Common Costs - Jan - Mar 2014	-1,802.43
Check	05/19/2014	2986	PVS Nolwood Chemicals, Inc	Inv #438244 & Cr #117597	-912.00
Check	05/19/2014	2987	STANDARD ELECTRIC	Inv #1748705-00 5/1/14	-359.80
Check	05/19/2014	2988	Tetra Tech, Inc	Inv #50796098 5/14/14	-715.00
Check	05/19/2014	2989	USA Bluebook	Inv. #338541 5/6/14	-1,356.40
Check	05/19/2014	2990	WATER MASTERS LLC	Inv. #2762 5/14/14	-626.39
Total					-16,665.08

9:59 AM

#595 PINE CREEK W/S FUND

Payment of Bills

May 13 - 27, 2014

Type	Date	Num	Name	Memo	Amount
------	------	-----	------	------	--------

no checks issued

10:02 AM

#503 DPW UTILITY FUND

Payment of Bills

May 13 - 27, 2014

Type	Date	Num	Name	Memo	Amount
Check	05/14/2014	2837	James Aulette	Mileage Reimbursement	-58.24
Check	05/14/2014	2838	U.S. POSTMASTER	Oak Pte Qtry Billings - Feb-Apr '14	-324.06
Check	05/14/2014	2839	Verizon Wireless	Acct #481002220-00002 5/6/14	-276.70
Check	05/19/2014	2840	Absolute Auto Repair	Inv. #79119 5/12/14	-186.20
Check	05/19/2014	2841	Auto Zone	Vehicle Supplies	-39.84
Check	05/19/2014	2842	Belle Tire	Inv/Order #24291436 5/8/14	-618.00
Check	05/19/2014	2843	Chase Card Services	Acct #4798609100133186 4/8/14 - 5/7/14	-2,861.87
Check	05/19/2014	2844	Fastenal Company	Inv. #MIBRG76033 4/8/14	-45.22
Check	05/19/2014	2845	HOWELL TRUE VALUE HARDWARE	Inv. #069336 4/25/14	-28.37
Check	05/19/2014	2846	Port City Communications, Inc.	Inv. #444405012014 May 2014 Service	-474.85
Check	05/19/2014	2847	Spirit of Livingston	Inv. #00009283 5/15/14	-1,551.94
Check	05/19/2014	2848	STANDARD ELECTRIC COMPANY	Inv. #1748381 4/22/14	-39.83
Check	05/19/2014	2849	Staples Credit Plan	Acct #6035517861450400 5/5/14	-224.97
Check	05/19/2014	2850	TETRA TECH, INC.	Inv. #50796101 5/14/14	-2,000.00
Check	05/19/2014	2851	Victory Lane Quick Oil Change	Inv. #3372 5/8/14	-63.47
Check	05/20/2014	2852	Springbrook Software, Inc	Annual Maintenance 7/1/14 - 6/30/15	-6,346.84
Check	05/22/2014	2853	Grainger	Inv. #862003803 04/28/14	-394.85
Check	05/22/2014	2854	HUMPHRISS	June 2014 Car Allowance	-250.00
Check	05/22/2014	2855	Pfeffer-Hanniford-Palka	Inv. #1000018865 05/19/14	-2,750.00
Check	05/22/2014	2856	Red Wing Shoe Store	Inv. #5170000002477 05/16/14	-170.99
Check	05/22/2014	2857	Greg Tataro	June 2014 Car Allowance	-500.00
Total					-19,206.24

GENOA CHARTER TOWNSHIP BOARD

Regular Meeting
May 19, 2014

MINUTES

Supervisor McCririe called the regular meeting of the Genoa Charter Township Board to order at 6:30 p.m. The Pledge of Allegiance was then said. The following persons were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Linda Rowell, Jim Mortensen, Todd Smith and Jean Ledford. Also present were Township Manager Michael Archinal and no persons in the audience.

Call to the Public was made with no response.

Approval of Consent Agenda:

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

1. Payment of Bills.

2. Request to Approve Minutes: May 5, 2014

Approval of Regular Agenda:

Moved by Hunt and supported by Smith to approve for action all items listed under the regular agenda with the addition of a Request for approval of a Uniform Video Service Local Franchise Agreement with Charter Cable. The amended agenda was voted and approved unanimously.

3. Request for approval of an amendment to the General Fund budget for fiscal year 2014/2015 as per the memo of May 6, 2014 requested by Clerk Skolarus.

Moved by Mortensen and supported by Ledford to approve the amendment reducing expenditures related to parks and recreation and transferring \$100,000.00 to Fund 270 to cover expenses related to engineering, maintenance and attorney fees. The motion carried unanimously.

4. Request for approval of an amendment to the Parks and Recreation Budget for fiscal year 2014/2015 as per the memo of May 6, 2014 requested by Clerk Skolarus.

Moved by Mortensen and supported by Smith to approve the amendment to fund 270 as requested. The motion carried unanimously.

5. Introduction and first reading of proposed Zoning Ordinance Text Amendment (Z-14-02) and authorization of statutory notice for second reading and consideration for adoption for Monday, June 2, 2014. The proposed Zoning Text Amendment (Z-14-02) involves changes to the ordinance in regard to Temporary Outdoor Sales and Temporary Outdoor Events.

Moved by Skolarus and supported by Rowell to introduce and conduct the first reading of proposed ordinance Z-14-02 and to set the date for the second reading and consideration for adoption on Monday, June 2, 2014. The proposed Zoning Text Amendment (Z-14-02) involves changes to the ordinance in regard to Temporary Outdoor Sales and Temporary Outdoor Events. The motion carried unanimously.

6. Consider approval of playground equipment purchases:

A. Sensory Play Center Wall: \$11,764.00

B. Two (2) Healthbeat Physical Fitness Units: \$9,790.00

No action was taken by the board. It was the consensus of the board to invite a representative of Superior Play to attend the next regular meeting of the board to discuss the purchase.

7. Request for approval of a Uniform Video Service Local Franchise Agreement with Charter Cable.

Moved by Ledford and supported by Hunt to have Attorney Neil Lehto review the agreement and if in order to authorize execution. A final draft of the agreement will be provided at the next regular meeting of the board. The motion carried unanimously.

The regular meeting of the Genoa Charter Township Board was adjourned at 7:00 p.m.



Paulette A. Skolarus, Clerk
Genoa charter Township

(Press/argus 05/23/2014)



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

TO: Honorable Board of Trustees

FROM: Debra L. Rojewski, Assessor *DR*

DATE: May 29, 2014

RE: 2014 Millage Rate

Manager's Signature: 

I have enclosed the 2014 Genoa Township Millage Rate that will be used to calculate the amount of taxes to be collected for each parcel in Genoa Township for the Winter Taxes of 2014. There has been no change from last year.

Michigan State Law requires the Township to approve the millage rate for each tax year.

I would recommend the following motion:

Moved by _____, supported
by _____, to approve the Assessor's affidavit of the 2014
Millage levies for Genoa Township, establishing the Millage Rate at 0.8146.

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

MANAGER

Michael C. Archinal

ASSESSORS AFFIDAVIT OF
THE 2014 MILLAGE LEVIES
FOR THE
TOWNSHIP OF GENOA

This report is to certify the 2014 Genoa Township **Operating Millage Levy at 0.8146** mills., the Maximum Allowable Millage Levy without a vote of the people.

The maximum allowable operating Millage Levy is arrived by calculations of the forms L-4034, (2014 Millage Reductions Fractions Worksheet) to show the 2014 "Headlee Reduction Fraction", Sec. 211.34d, M.C.L. (1.0000), the "Truth in Assessing" calculation, sec 211.34 M.C.L. (1.0000), the "Truth in County Equalization", sec 211.34 M.C.L. (1.0000), and the "Truth in Taxation" 2014 Base Tax Rate Fraction (1.0000)*.

The asterisk (*) is to show that the 2014 Base Tax Rate Fraction of 1.0000 is due to Genoa Township being exempt from this calculation and the "Truth in Taxation Public Hearing" because the 2013 Millage Levy was less than One Mill (0.8146).

STATE TAX COMMISSION BULLETIN NO. 5

Dated August 2, 1999. The above STC BULLETIN addressed public act 38 of 1999, which requires that all calculations now "Round Down" the tax rate to 4 decimal places to comply with the change in law under public act 38 of 1999. This request to certify the 2014 Millage levy for the Township of Genoa at 0.8146 mills for operating, is in compliance with all of the calculation requirements of form L-4029 Millage Request Report under Sections 211.34, 211.34d and 211.24e.

Therefore, it is requested that the Genoa Township Board pass a resolution to authorize the 2014 Millage Rate at **0.8146 mills**.

Respectfully Submitted,

Debra L. Rojewski
Genoa Township Assessor

2014 Tax Rate Request (This form must be completed and submitted on or before September 30, 2014)

MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

Carefully read the instructions on page 2.

This form is issued under authority of MCL Sections 211.24e, 211.34 and 211.34d. Filing is mandatory; Penalty applies.

County(ies) Where the Local Government Unit Levies Taxes LIVINGSTON	2014 Taxable Value of ALL Properties in the Unit as of 5-27-14 1,013,869,025
Local Government Unit Requesting Millage Levy GENOA CHARTER TOWNSHIP	For LOCAL School Districts: 2014 Taxable Value excluding Principal Residence, Qualified Agricultural, Qualified Forest, Industrial Personal and Commercial Personal Properties.

This form must be completed for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec 211.119. The following tax rates have been authorized for levy on the 2014 tax roll.

(1) Source	(2) Purpose of Millage	(3) Date of Election	(4) Original Millage Authorized by Election Charter, etc.	(5) ** 2013 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(6) 2014 Current Year "Headlee" Millage Reduction Fraction	(7) 2014 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(8) Sec. 211.34 Truth in Assessing or Equalization Millage Rollback Fraction	(9) Maximum Allowable Millage Levy *	(10) Millage Requested to be Levied July 1	(11) Millage Requested to be Levied Dec. 1	(12) Expiration Date of Millage Authorized
ALLOC	OPER	N/A		.8146	1.0000	.8146	1.0000	.8146		.8146	

Prepared by DEBRA L. ROJEWSKI	Telephone Number 810-227-5225	Title of Preparer ASSESSOR	Date 5/29/2014
---	---	--------------------------------------	--------------------------

CERTIFICATION: As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34 and, for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.1211(3).

Local School District Use Only. Complete if requesting millage to be levied. See STC Bulletin 3 of 2014 for instructions on completing this section.	
Total School District Operating Rates to be Levied (HH/Supp and NH Oper ONLY)	Rate
For Principal Residence, Qualified Ag, Qualified Forest and Industrial Personal	
For Commercial Personal	
For all Other	

<input checked="" type="checkbox"/> Clerk	Signature	Print Name	Date
<input type="checkbox"/> Secretary		PAULETTE SKOLARUS	5/29/2014
<input checked="" type="checkbox"/> Chairperson	Signature	Print Name	Date
<input type="checkbox"/> President		GARY MCCRIRIE	

* Under Truth in Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. The requirements of MCL 211.24e must be met prior to levying an operating levy which is larger than the base tax rate but not larger than the rate in column 9.

** **IMPORTANT:** See instructions on page 2 regarding where to find the millage rate used in column (5).

2014 MILLAGE REDUCTION FRACTION CALCULATIONS WORKSHEET
INCLUDING MILLAGE REDUCTION FRACTION CALCULATIONS NOT
NOT SPECIFICALLY ASSIGNED TO THE COUNTY EQUALIZATION DIRECTOR BY LAW

L-4034

County	LIVINGSTON COUNTY	Taxing Jurisdiction	Genoa Twp. (City, Twp., Village, County, Authority, School District)
2013 Total Taxable Value			994,215,355
Losses			12,079,243
Addition			22,065,942
2014 Total Taxable Value Based on SEV			1,013,869,025
2014 Total Taxable Value Based on Assessed Value (A.V.)			1,013,869,025
2014 Total Taxable Value Based on CEV			1,013,869,025
2014 Rate of Inflation (C.P.I.)			1.016

Note: The last two items above are only needed when it is necessary to calculate a Truth in Assessing or Truth in County Equalization Rollback Fraction.

1. Section 211.34d, MCL, "Headlee" (for each unit of local government)

$$\begin{array}{r}
 \text{(2013 Total Taxable Value-Losses)} \times \text{Inflation Rate (C.P.I.)} \\
 \underline{994,215,355 \quad \text{minus} \quad 12,079,243 \quad \times \quad 1.016} \\
 1,013,869,025 \quad \text{minus} \quad 22,065,942 \\
 \text{(2014 Total Taxable Value Based on SEV - Additions)}
 \end{array}
 =
 \frac{1.0000}{\cancel{1.0061}}$$

2014 Millage Reduction Fraction (Headlee). Round to 4 decimal places in the conventional manner. If number exceeds 1.0000, line through and enter 1.0000

See State Tax Commission Bulletin No. 3 of 1995 regarding the calculation of losses and additions. See also the Supplements to STC Bulletin No. 3 of 1995 contained in STC Bulletin No. 3 of 1997.

2a. Section 211.34, MCL, "Truth in Assessing" (for cities and townships if S.E.V. exceeds A.V. for 2009 only)

$$\begin{array}{r}
 \text{(2014 Total Taxable Value Based on} \\
 \text{Assessed Value for all Classes)} \\
 \underline{1,013,869,025} \\
 \text{(2014 Total Taxable Value Based on SEV for all Classes)}
 \end{array}
 =
 \frac{1.0000}{1.0000}$$

2014 Rollback Fraction (Truth in Assessing) Round to 4 decimal places in the conventional manner. (Cannot exceed 1.000)

See State Tax Commission Bulletin No. 7 of 2004 for more information regarding this calculation.

2b. Section 211.34, MCL, "Truth in County Equalization" (for villages, counties and authorities if S.E.V. exceeds C.E.V. for 2009 only)

$$\begin{array}{r}
 \text{(2014 Total Taxable Value based on CEV for all Classes)} \\
 \underline{1,013,869,025} \\
 \text{(2014 Total Taxable Value Based on SEV for all Classes)}
 \end{array}
 =
 \frac{1.0000}{1.0000}$$

2014 Rollback Fraction (Truth in County Equalization) Round to 4 decimal places in the Conventional manner. (Cannot exceed 1.000)

See State Tax Commission Bulletin No. 7 of 2004 for more information regarding this calculation.

3. Section 211.24e, MCL, "Truth in Taxation" (for each taxing jurisdiction that levied more than 1 mill for operating purposes in prior year only).

$$\begin{array}{r}
 \text{(2013 Total Taxable Value-Losses)} \\
 \underline{994,215,355 \quad \text{minus} \quad 12,079,243} \\
 1,013,869,025 \quad \text{minus} \quad 22,065,942 \\
 \text{(2014 Total Taxable Value Based on SEV - Additions)}
 \end{array}
 =
 \frac{0.9903}{1.0000}$$

2014 Base Tax Rate Fraction (Truth in Taxation) Round to 4 decimal places in the conventional manner

Use the same amounts for additions and losses as were used for the 211.34d ("Headlee") rollback.

Note: The truth in taxation BTRF is independent from the cumulative millage reductions provided by sections 211.34d and 211.34. The Base Tax Rate equals the BTRF X 2002 Operating Rate levied.

2014

Permit for Fireworks Other Than Consumer or Low Impact
Michigan Department of Licensing & Regulatory Affairs
Bureau of Fire Services
P.O. Box 30700
Lansing MI 48909
(517) 241-8847

Authority: 2011 PA 258	The Department of Licensing & Regulatory Affairs will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this agency.
Compliance: Voluntary	
Penalty: Permit will not be issued	

This permit is not transferable. Possession of this permit authorizes the herein named person to possess, transport and display fireworks in the amounts, for the purpose of and at the place listed below only.

Display Fireworks		
ISSUED TO	Michael Freeland,	AGE (18 or over) 53
ADDRESS	975 Larivee Lane	
NAME OF ORGANIZATION, GROUP, FIRM OR CORPORATION	Ace Pyro LLC	
ADDRESS	13001 E. Austin Road, Manchester, NJ	
NUMBER AND TYPES OF FIREWORKS		
<ul style="list-style-type: none"> • 96 + 2.5" Aerial Shells • 288 + 3" Aerial Shells • 80 + 4" Aerial Shells • 36 + 5" Aerial Shells • 27 + 6" Aerial Shells • 10 + Multi-tube cake items • 12 2" roman candles 		
EXACT LOCATION OF DISPLAY OR USE		
Center of West Crooked Lake		
CITY, VILLAGE, TOWNSHIP	DATE	TIME
Genoa township	5-27-2014	
BOARD OR INSURANCE FILED	AMOUNT	
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Attached		

Issued by action of the Legislative Body of a

City Village Township of _____ on the _____ day of _____

(Signature and Title of Legislative Body Representative)

THIS FORM IS VALID FOR THE YEAR SHOWN ONLY

Application for Fireworks Display Permit
 Michigan Department of Labor & Economic Growth
 Bureau of Fire Services
 P.O. Box 30700
 Lansing, MI 48909
 517-241-8847

2014

Authority: 1966 PA 358 Compliance: Voluntary Penalty: Permit will not be issued	The Department of Labor & Economic Growth will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this agency.
---	--

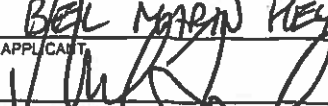
<input checked="" type="checkbox"/> Public Display		<input type="checkbox"/> Agricultural Pest Control	DATE OF APPLICATION 20 MAY 2014
NAME OF APPLICANT M. FREELAND / FOR OAK POINTE COUNTY ACE PYRO, LLC. CLUB		ADDRESS 13001 E. AUSTIN RD. MANCHESTER, MI	AGE (18 or over) 53
IF A CORPORATION, NAME OF PRESENT ARON ENZER		ADDRESS P.O. BOX 2, MANCHESTER, MI 48158	
IF A NON-RESIDENT APPLICANT, NAME OF MICHIGAN ATTORNEY OR RESIDENT AGENT N/A		ADDRESS N/A	TELEPHONE NUMBER
NAME OF PYROTECHNIC OPERATOR MICHAEL FREELAND		ADDRESS 975 LARUEE, MILFORD, MI 48281	AGE (18 or over) 53
NO. YEARS EXPERIENCE 20	NO. DISPLAYS 200+	WHERE MI, IA, WI, WY, ND; MOSTLY OAKLAND COUNTY, MI AREA	
NAME OF ASSISTANT CHRIS PENEMA		ADDRESS 1231 HAWTHORNE, GROSSE POINT WOODS, MI	AGE 27
NAME OF OTHER ASSISTANT N/A		ADDRESS N/A	AGE N/A

EXACT LOCATION OF PROPOSED DISPLAY
FROM A FLOATING BARGE IN WEST CROOKED LAKE; GPS 42°53, 20.66 / -83°05, 76.56

DATE OF PROPOSED DISPLAY
2206 HRS TO 2235 HRS E.S.T.

NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED
96+	2.5" AERIAL SHELLS
288+	3" AERIAL SHELLS
80+	4" AERIAL SHELLS
36+	5" AERIAL SHELLS
27+	6" AERIAL SHELLS
10+	MULTI-TUBE CAME ITEMS
12	2" ROMAN CANDLES
→ NOTHING FOLLOWS ←	

MANNER AND PLACE OF STORAGE PRIOR TO DISPLAY (Subject to Approval of Local Fire Authorities)
→ NO STORAGE; DIRECT SHIPMENT TO DISPLAY FROM OUR TYPE A ATF APPROVED MAGAZINE(S) ←

AMOUNT OF BOND OR INSURANCE (To be set by local government) 1,000,000.00	NAME OF BONDING CORPORATION OR INSURANCE COMPANY PROFESSIONAL PROGRAM INSURANCE BROKERAGE
ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY 371 BEL MARIN KEYS BLVD, SUITE # 220, NOVATO, CA, 94949	
SIGNATURE OF APPLICANT 	



Mr. Gary McCririe

20 May 2014

Supervisor, Genoa Township

2911 Dorr Road

Brighton, MI 48116

Dear Mr. McCririe:

Attached please find our BFS-999, Application for Fireworks Display Permit, 2014. As in years past, we have been contracted by Oak Pointe Country Club to execute their July 4th holiday fireworks. Please contact me anytime with questions or comments you may have relating to this application.

Sincerely,

Michael Freeland

ACE Pyro, LLC

Certificate of Insurance

3710

Issue Date: 5/23/2014

PRODUCER
Professional Program Insurance Brokerage
371 Bel Marin Keys Blvd., Suite #220
Novato, California 94949

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

INSURED
Ace Pyro, LLC
13001 E. Austin Road
Manchester, MI 48158

INSURER A: Underwriter's at Lloyd's, London

INSURER B:

INSURER C:

INSURER D:

COVERAGES:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE NAMED INSURED ABOVE FOR THE PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (DD/MM/YY)	POLICY EXPIRATION DATE (DD/MM/YY)	LIMITS	
A	GENERAL LIABILITY CLAIMS MADE	PY/13-0134	9/1/2013	9/1/2014	EACH ACCIDENT	\$1,000,000
					MEDICAL EXP (any one person)	
					FIRE LEGAL LIABILITY	\$50,000
					GENERAL AGGREGATE	\$2,000,000
					PRODUCTS-COMP/ OPS AGG	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

Certificate holder is additional Insured as respects the following:

Date(s) of Display:	7/3/2014
Location:	From floating platform(s) in West Crooked Lake, GPS Coordinates 42.537066,-83.857656
Additional Insured:	Genoa Township, the Oak Pointe Homeowners Association and Oak Pointe Marina
Rain Date(s):	7/4/2014
Type of Display:	Aerial

CERTIFICATE HOLDER

Oak Pointe Country Club
4500 Club Drive
Brighton, MI 48116

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURERE WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER,ITS AGENTS OR REPRESENTATIVES.


AUTHORIZED REPRESENTATIVE



U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives
Federal Explosives Licensing Center
244 Needy Road
Martinsburg, West Virginia 25405

901090: CRR/FLS
5400
File Number: 4MI12625

12/21/2012

SUBJECT: EMPLOYEE POSSESSOR LETTER OF CLEARANCE for:

MICHAEL KENNETH FREELAND 05/14/1961 380743733

LEAD SHOOTER
(248)676-2305

975 LARIVÉE LANE
MILFORD, MI 48381

and is **ONLY** valid under the following Federal explosives license/permit:

4-MI-161-20-4D-12625

ACE PYRO LLC
13001 E AUSTIN RD
MANCHESTER, MI 48158

Dear MICHAEL FREELAND:

You have been approved to transport, ship, receive or possess explosive materials as an employee possessor under the Federal explosive license or permit indicated above. **This clearance is only valid under the license or permit referenced above.**

Sincerely,

Christopher R. Reeves
Chief, Federal Explosives Licensing Center (FELC)

FELC Customer Service. If you believe that information on your "Letter of Clearance" is incorrect, please return a COPY of the letter to the Chief, Federal Explosives Licensing Center (FELC), with a statement showing the nature of the error. The Chief, FELC, shall correct the error, and return an amended letter to you.

Mail: ATF
Chief, FELC
Attn.: LOC Correction
244 Needy Road
Martinsburg, West Virginia 25405

Fax: 1-304-616-4401
Chief, FELC
Attn.: LOC Correction

Call toll-free: 1-877-283-3352

WWW.ATF.GOV

MICHAEL KENNETH FREELAND

Employee Possessor Letter of Clearance for:



Mr. Gary McCririe

20 May 2014

Supervisor, Genoa Township

2911 Dorr Road

Brighton, MI 48116

Dear Mr. McCririe:

This letter shall serve as notification that all unused fireworks associated with our proposed display for Oak Pointe Country Club will be returned to Manchester, MI to our ATF Approved Type IV storage magazines, in accordance with current BATFE regulations. There will be no onsite storage whatsoever.

Sincerely,

Michael Freeland

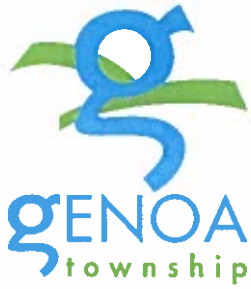
ACE Pyro, LLC



Google earth



**DISPLAY FROM A FLOATING PLATFORM IN WEST CROOKED LAKE
YELLOW LINE RUNNING EAST FROM PIN ON MAP SHOWS 600
FEET+ TO NEAREST DOCK; NFPA 1123 REQUIRES 420 FEET TO
SHORE**



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

MEMO

To: Township Board
From: Michael Archinal
Date: May 29, 2014
Re: Temporary Outdoor Sales & Events

For your consideration this evening is the second reading and adoption of a Zoning Ordinance text change that would modify the way we regulate temporary outdoor sales and events. Please review the minutes from the Livingston County Planning Commission. Their action was approval with conditions. They asked that language be added that would allow temporary community service activities in the Township such as LETS "Stuff the Bus" and Girl Scout cookie sales. Please note that County Planning staff's recommendation did not include conditions.

Because food drives and similar events do not include merchandise sold or services provided, I feel they would be allowed under the proposed language. It is to the Board's discretion whether or not the ordinance should discern between events such as Girl Scout sales or community garage sales and for profit sales or service. I will defer to the Township Attorney whether or not there is a legally defensible means to accomplish this.

Please consider the following action:

Moved by _____, supported by _____, to approve the Temporary Outdoor Sales and Events Zoning Ordinance text amendment as proposed.

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

MANAGER

Michael C. Archinal



Livingston County Department of Planning

May 22, 2014

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
AICP, PEM
Principal Planner

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

Re: Planning Commission Review of Rezoning Z-25-14

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, May 21, 2014 and reviewed the text amendment referenced above. The Livingston County Planning Commissioners made the following recommendation:

Z-25-14 Approval With Conditions; the condition being that Genoa Charter Township explore ways to incorporate additional ordinance language that will allow temporary community service activities in the Township.

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.

Sincerely,

Kathleen J. Kline-Hudson
Director

Enclosures

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

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

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

GENOA TOWNSHIP
MAY 27 2014



Livingston County Department of Planning

LIVINGSTON COUNTY PLANNING COMMISSION MEETING
Wednesday, May 21, 2014 – 5:30 p.m.
Administration Building, Board of Commissioners Chambers
304 East Grand River, Howell, MI 48843

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
PEM
Principal Planner

Agenda

1. Call To Order
2. Pledge of Allegiance
3. Roll and Introduction of Guests
4. Approval of Agenda – May 21, 2014
5. Approval of Minutes – April 16, 2014
6. Call to the Public
7. Zoning Reviews
 - a. **Z-22-14** Marion Township, Zoning Ordinance Amendment, Article V. Zoning Board of Appeals, Section 5.05 C. Variances and E. Approval Period
 - b. **Z-23-14** Putnam Township, Zoning Ordinance Amendment, Article III General Provisions, Section 340-33 Private Road and Shared Driveways
 - c. **Z-24-14** Green Oak Charter Township, Zoning Ordinance Amendment, Article I, Section 38-1 Definitions, Article III, Section 38-133 Application of Regulations, Article IV, Section 38-201 Medical Marihuana Activities
 - d. **Z-25-14** Genoa Charter Township, Zoning Ordinance Amendment, Article 7, Table 7.02 Schedule of Commercial Uses and Section 7.02.02 (v) Temporary Outdoor Sales & Events, and Article 25 Definitions
8. Old Business
9. Reports
 - a. Resolution of Acceptance – 2014-2018 Livingston County Comprehensive Economic Development Strategy (CEDS).
 - b. Distribution of County Planning Connection Spring 2014
 - c. Distribution of May 2014 County Planning Brown Bag Lunch Flyer
10. Commissioners Heard and Call to the Public
11. Adjournment

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

**LIVINGSTON COUNTY PLANNING COMMISSION
MEETING MINUTES**

DRAFT – May 21, 2014

5:30 p.m.

304 E. Grand River Ave., Howell, Michigan

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

1. **CALL TO ORDER** - Meeting was called to order by Commissioner Krinock at 5:35 P.M.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL AND INTRODUCTION OF GUESTS** - There were no guests present.
4. **APPROVAL OF AGENDA**

IT WAS MOVED BY COMMISSIONER CLUM, SECONDED BY COMMISSIONER ANDERSON TO APPROVE THE AGENDA DATED MAY 21, 2014.
All in favor, motion passed.

5. **APPROVAL OF MINUTES**

IT WAS MOVED BY COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER KENNEDY-CARRASCO TO APPROVE THE APRIL 16, 2014 MINUTES, AS PRESENTED.
All in favor, motion passed.

6. **CALL TO THE PUBLIC**
7. **ZONING REVIEWS**

C. **Z-24-14 GREEN OAK CHARTER TOWNSHIP - PROPOSED AMENDMENTS TO ZONING ORDINANCE: Amendments to Article I, Section 38-1 Definitions, Article II, Section 38-133 Application of Regulations, Article IV, Section 38-201 Medical Marihuana Activities**

The following medical marihuana zoning ordinance amendments were prepared by the Green Oak Charter Township Attorney. The proposed amendments ensure that the Township's zoning ordinance language regarding medical marihuana correlates with the Michigan Medical Marihuana Act. PA 2008, Initiated Law I.

Township Planning Commission Recommendation: Approval. The Green Oak Charter Township Planning Commission recommended approval of the text amendment at their April 3, 2014 meeting. There were no public comments at the April 3, 2014 public hearing.

Staff Recommendation: Approval. The proposed amendments regarding medical marihuana appear to be reasonable and appropriate and they were prepared with the legal expertise of the Township Attorney.

Commission Discussion: Commissioner Hubert arrived at 5:45 p.m.

Public Comment: None.

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

All in favor, motion passed. 6-0

D. **Z-25-14 GENOA CHARTER TOWNSHIP - PROPOSED AMENDMENTS TO ZONING ORDINANCE: Amendments to Article 7, Table 7.02 Schedule of Commercial Uses and Section 7.02.02(v), Temporary Outdoor Sales & Events, and Article 25 Definitions**

The proposed text amendments regard temporary outdoor sales and events.

Township Planning Commission Recommendation: Approval. The Genoa Charter Township Planning Commission recommended approval of the text amendment at their April 14, 2014 meeting. There were several comments at the April 14, 2014 public hearing regarding issues such as: number of events per calendar year; parking for events; site inspection; noise levels; food wagons; and land use permits.

Staff Recommendation: Approval. The proposed text amendments further refine the requirements for Temporary outdoor sales and Temporary outdoor events; the requirements are reasonable and appropriate and will help to alleviate any future concerns associated with these temporary uses.

Commission Discussion: Commissioner Prokuda expressed his concern that this language would not allow non-profit or service organizations such as the Girl Scouts or Boy Scouts to sell their products. A general discussion followed regarding the impact to county-wide programs such as the LETS Stuff the Bus initiative or United Way programs such as food drives, particularly since this non-profit organization is located within Genoa Township. Commissioner Prokuda made a motion for Approval With Conditions; the conditions being that Genoa Charter Township explore ways to incorporate additional ordinance language that will allow temporary community service activities in the Township.

Public Comment: None.



Livingston County Department of Planning

MEMORANDUM

TO: Livingston County Planning Commissioners and the
Genoa Charter Township Board of Trustees

FROM: Kathleen Kline-Hudson, Director

DATE: May 9, 2014

SUBJECT: Z-25-14 Amendments to Article 25 Definitions, and Article 7
Commercial and Service Districts, Section 7.02.02 (v) Temporary
Outdoor Sales & Events

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
PEM
Principal Planner

The proposed text amendments regard temporary outdoor sales and events. Proposed additions to existing text are noted in **bold**, deletions to existing text are noted in ~~**bold-strikethrough**~~ and staff comments are noted in **bold, italic underline**.

Article 25 Definitions

Following are 2 new definitions that support the proposed language to Article 7 regarding temporary outdoor sales and events.

Outside Vendor: Any person, firm or corporation, whether as owner, agent, consignee or employee selling or offering to sell, displaying for sale, demonstrating, distributing samples of or soliciting or taking orders for any goods or services or offering merchandise or services from a place at which they do not formally own, lease or occupy space in a principal building on the same property.

Temporary outdoor sales and Temporary outdoor events: Those accessory outdoor business activities which are intended to occur outside the primary structure on a developed lot and are established for a fixed period of time with the intent to discontinue such use upon the expiration of such time and which does not involve the construction or alteration of any permanent structure.

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

- a. **Temporary outdoor sales:** Those outdoor business activities which sell or offer for sale, barter or exchange, any goods, wares, service, merchandise or food stuff of any kind on private and public property and include but are not limited to seasonal sale of merchandise related to holidays, sidewalk sales, or promotional events. Any merchandise sold or service provided shall be that of the regular use in the principal building of the site for which proof of tenant occupancy has been provided.
- b. **Temporary outdoor events:** Non-commercial, non-profit events which do not involve sales and can include but are not limited to motor vehicle shows, animal shows and other activities open to the general public.



- (3) All such uses shall be contained on-site and shall not have an adverse impact on adjacent properties or the surrounding neighborhood. Parking shall be provided on-site and shall not exceed parking and/or occupancy loads.**
- (4) Such uses shall not occupy or utilize the street right-of-way nor block traffic movement on the street, and shall not interfere with pedestrian's use of the sidewalks. Available sanitation facilities must be adequate to meet the requirements of the expected attendance and any temporary facilities shall be approved for use by the Livingston County Health Department. Traffic and dust control measures shall be utilized as deemed necessary by the Zoning Administrator throughout the duration of the sale or event.**
- (5) In addition to being subject to Genoa Township Ordinances, such uses shall be subject to all other applicable law, rules, and regulations including but not limited to the Livingston County Sanitary Code, the regulations of the Livingston County Health Department, Building Department, Road Commission, Drain Commission, Sheriff's Department and the Brighton Area Fire Authority, as applicable. The applicant shall allow for inspections by Township officials, the Brighton Area Fire Authority and all other public agencies having jurisdiction.**
- (6) The applicant shall submit and obtain the Zoning Administrator's approval of a Land Use Permit for each Temporary outdoor sale and/or Temporary outdoor event prior to each such use. The application for Land Use Permit shall include a site plan illustrating location of structures and sale/event areas (with setbacks), sufficient off-street parking, means of ingress/egress, location of utilities, fire lanes, proposed and existing lighting and signs prior to initiation of such activity.**
- (7) The use of any sound system shall be controlled so as not to become a nuisance to adjacent properties and shall comply with the Township Noise Ordinance.**
- (8) Failure to comply with any of the standards within this section shall constitute grounds for immediate termination of the Land Use Permit for the temporary sale and /or event.**
- (9) The restrictions set forth herein shall be enforceable except to the extent pre-empted by state law.**

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
APRIL 14, 2014
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 Barbara Figurski, Eric Rauch, Jim Mortensen, John McManus, Diana Lowe and Chairman Doug Brown. Also present were Kelly VanMarter, Township Assistant Manager and Community Development Director, and Brian Borden of LSL Planning.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Motion by Barbara Figurski to approve the agenda as submitted. The motion was supported by Diana Lowe. **Motion carried unanimously.**

CALL TO THE PUBLIC: Chairman Brown made a call to the public for the audience to address non-agenda items. There was no response.

OPEN PUBLIC HEARING #1... Public Hearing for the purpose of considering Zoning Ordinance Text Amendments to Articles 7 and 25 regarding Temporary Outdoor Sales and Events.

Brian Borden addressed the Planning Commission. The ordinance as it exists does not currently address weekend sales, events, etc., very clearly. He reviewed the language proposed by Kelly VanMarter and has no technical concerns with it.

Kelly VanMarter addressed the Planning Commission. She gave a history of the issue beginning with Art Van's inquiry one year ago. Both Art Van and the Chamber of Commerce have written letters to the Township. The proposed changes would permit events (not sales) a total of 28 days per calendar year. In addition, there would be 28 days permitted for tent sales. Chairman Brown inquired whether other businesses have requested increases in time or if other businesses have tent sales. Kelly VanMarter reported that there are some that have tent events.

John McManus inquired whether there should be a distinction drawn between restaurants and businesses that sell material goods. He asked if the 28 days are consecutive or broken up. Jim Mortensen believes that should be left up to the retailer.

Chairman Brown inquired as to how parking would be policed. Kelly VanMarter advised that the Township is well aware of what businesses would have parking issues if a tent sale were held in their lot. The permit would be terminated under item 8 if parking issues were to develop. The permit may not even be issued if a known problem exists.

GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
APRIL 14, 2014
6:30 P.M.
AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

CALL TO THE PUBLIC:

prior agenda language
OPEN PUBLIC HEARING #1... Public Hearing for the purpose of considering Zoning Ordinance Text Amendments to Articles 7 and 25 regarding Temporary Outdoor Sales and Events.

Planning Commission disposition of petition

A. Recommendation of Zoning Ordinance Text Amendments.

OPEN PUBLIC HEARING #2... Review of sketch plan application and sketch plan for building renovation, parking lot improvements, and signage for Northridge Church, located at 7555 Brighton Rd, Brighton, Parcel # 4711-25-300-037. The request is petitioned by Jim King on behalf of Northridge Church.

Planning Commission disposition of petition

A. Disposition of Sketch Plan.

Administrative Business:

- *Staff report*
- *Approval of March 10, 2014 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*

GENOA CHARTER TOWNSHIP BOARD

Regular Meeting

May 19, 2014

MINUTES

Supervisor McCririe called the regular meeting of the Genoa Charter Township Board to order at 6:30 p.m. The Pledge of Allegiance was then said. The following persons were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Linda Rowell, Jim Mortensen, Todd Smith and Jean Ledford. Also present were Township Manager Michael Archinal and no persons in the audience.

Call to the Public was made with no response.

Approval of Consent Agenda:

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

1. Payment of Bills.

2. Request to Approve Minutes: May 5, 2014

Approval of Regular Agenda:

Moved by Hunt and supported by Smith to approve for action all items listed under the regular agenda with the addition of a Request for approval of a Uniform Video Service Local Franchise Agreement with Charter Cable. The amended agenda was voted and approved unanimously.

3. Request for approval of an amendment to the General Fund budget for fiscal year 2014/2015 as per the memo of May 6, 2014 requested by Clerk Skolarus.

Moved by Mortensen and supported by Ledford to approve the amendment reducing expenditures related to parks and recreation and transferring \$100,000.00 to Fund 270 to cover expenses related to engineering, maintenance and attorney fees. The motion carried unanimously.

4. Request for approval of an amendment to the Parks and Recreation Budget for fiscal year 2014/2015 as per the memo of May 6, 2014 requested by Clerk Skolarus.

Moved by Mortensen and supported by Smith to approve the amendment to fund 270 as requested. The motion carried unanimously.

5. Introduction and first reading of proposed Zoning Ordinance Text Amendment (Z-14-02) and authorization of statutory notice for second reading and consideration for adoption for Monday, June 2, 2014. The proposed Zoning Text Amendment (Z-14-02) involves changes to the ordinance in regard to Temporary Outdoor Sales and Temporary Outdoor Events.

Moved by Skolarus and supported by Rowell to introduce and conduct the first reading of proposed ordinance Z-14-02 and to set the date for the second reading and consideration for adoption on Monday, June 2, 2014. The proposed Zoning Text Amendment (Z-14-02) involves changes to the ordinance in regard to Temporary Outdoor Sales and Temporary Outdoor Events. The motion carried unanimously.

6. Consider approval of playground equipment purchases:

A. Sensory Play Center Wall: \$11,764.00

B. Two (2) Healthbeat Physical Fitness Units: \$9,790.00

No action was taken by the board. It was the consensus of the board to invite a representative of Superior Play to attend the next regular meeting of the board to discuss the purchase.

7. Request for approval of a Uniform Video Service Local Franchise Agreement with Charter Cable.

Moved by Ledford and supported by Hunt to have Attorney Neil Lehto review the agreement and if in order to authorize execution. A final draft of the agreement will be provided at the next regular meeting of the board. The motion carried unanimously.

The regular meeting of the Genoa Charter Township Board was adjourned at 7:00 p.m.

Paulette A. Skolarus, Clerk
Genoa charter Township

(Press/argus 05/23/2014)

04-14-14 Unapproved Minutes

Mr. Kennedy from Art Van was present. Chairman Brown asked what would happen if the parking lot became full. Mr. Kennedy advised there is additional parking along the side of the building and behind the building.

Chairman Brown inquired what would happen if the Zoning Administrator was not available to inspect a site. Kelly VanMarter advised that any of the Township Administrators could address the issue, including herself.

Chairman Brown suggested that language should be inserted to provide that any agency such as the fire department could inspect premises in addition to the Township.

Chairman Brown asked about the noise ordinance language as proposed. He asked who would be responsible for taking the readings for decibel output and what output would be considered excessive. Kelly VanMarter indicated that the language as proposed was what was recommended.

Chairman Brown inquired whether a definition for vendor and outside vendor should be provided in the ordinances. Kelly VanMarter agreed those definitions should be added.

Chairman Brown inquired about a smaller business wishing to have a tent sale on the premises of a larger business. That is not permitted by this ordinance as proposed. They could have small pop-up canopies or something else that could be agreed upon with the Township staff. Kelly VanMarter believes this is how it should be regulated.

Chairman Brown asked whether food wagons would be permitted at the outdoor events. This is not permitted under the ordinance unless the vendor is a lessee of the premises. Diana Lowe indicated street food is becoming popular and may need to be addressed in the future.

Eric Rauch asked if every one-day event would be required to go through land use permits, etc. Kelly VanMarter indicated that the land use permit is required, but they can apply for various dates in the same permit. The Township does try to be flexible and allow amending permits often without an additional fee.

Jim Mortensen suggested that 25A should be expanded to add the limitation that the materials offered for sale should be consistent with those offered for sale inside the building.

Larry Horton addressed the Planning Commission. He provided a scenario of a classic car show on a weeknight. They run from 5-8 p.m. from mid-May until the end of September. People sit in their chairs and listen to the DJ play oldies. He advised that's all they are asking.

Planning Commission disposition of petition

A. Recommendation of Zoning Ordinance Text Amendments.

Motion by Jim Mortensen to recommend to the Township Board approval of the changes to Zoning Ordinance 7.02 regarding outdoor sales and outdoor events to allow such activities to occur for 28 days in a calendar year subject to the following changes:

- A. Paragraph 7.02.02V, item 5, would be amended to include any other governmental agencies listed, as well as the Livingston County Drain Commission;
- B. The definitions on page 25-26 shall be modified to be consistent with the definitions on page 7-15 with regard to the requirement that the goods offered for sale outside must be for consistent with those offered inside the business establishment;
- C. Add a definition for vendor.

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

OPEN PUBLIC HEARING #2... Review of sketch plan application and sketch plan for building renovation, parking lot improvements, and signage for Northridge Church, located at 7555 Brighton Rd, Brighton, Parcel # 4711-25-300-037. The request is petitioned by Jim King on behalf of Northridge Church.

Brent LaVanway of Boss Engineering and Jim King of Northridge Church addressed the Planning Commission.

Brent LaVanway gave a brief overview of the proposal. A 4' ribbon of asphalt will be added to the entrance onto Grand River. This has been approved by the Road Commission. The small parking lot will be removed and a drop off driveway will be created in that location. A dumpster enclosure will be built. The steps in back will be reconstructed as concrete steps. The existing monument sign will be deconstructed east of the entrance and a new one is proposed for west of the entrance.

David Williams addressed the Planning Commission. He is with Hobbs and Black, the architects. He gave an overview of the building plan and presented a proposed sample board. The goal is to provide an open feeling to the building and the façade was opened to provide as much natural light as possible. The slope of the roof was to anchor the building to the earth.

Jim Mortensen indicated he feels the rendering is a radical departure for an area that is zoned residential. He feels the building materials should be toned down. Brian Ammon of Northridge Church indicated that the rendering is incorrect in that it's a white roof rather than the color it would actually be. The roofing will not be light as in the rendering.

Jonathon Pearn addressed the Planning Commission and answered various questions about the rendering. David Williams reviewed various interior renderings to describe some of the reasons they are exploring methods to draw more outside light. They would be willing to explore bringing cultured stone to the façade of the building in an effort to tie in the look with Pine Ridge across the street.



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

MEMORANDUM

TO: Planning Commission

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

DATE: April 10, 2014

RE: Zoning Ordinance Text Amendments – Temporary Outdoor Sales and Events

Dear Commissioners,

In response to requests from members of our business community, the Township Board has requested amendments to the Township Zoning Ordinance in regard to Temporary Outdoor Sales and Events. The current ordinance allows for Temporary Sales twice during a calendar year for a maximum of 14 days total. Also, it does not provide for non-sales related events. Art Van and the Howell Chamber of Commerce have requested additional time in regard to the Tent Sale regulations and Home Depot has requested provisions for a classic car show event to be hosted weekly on their property.

Together with the Township Attorney and LSL Planning staff we have prepared the proposed ordinance amendments for your review. Please see pages 7-5, 7-15, 7-16 and 25-26 of the Ordinance Articles contained herein for the revisions. The proposed amendments define what a Temporary Outdoor Sale/Event is and will allow them up to 28 days in a calendar year. There are also additions to the regulations and requirements associated with such uses.

I look forward to discussing this with you on Monday. Please let me know if you have any questions or concerns.

Sincerely,

Kelly VanMarter
Assistant Township Manager/Community Development Director

SUPERVISOR

Gary T. McCrie

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

5. Discussion regarding draft ordinance amendment regarding temporary sales and events.

It was the consensus of the board that the draft ordinance amendment is reasonable and to refer it to the Planning Commission for review and a recommendation along with the timeline referenced by Kelly VanMarter in her correspondence dated Feb. 27, 2014.

6. Discussion and possible determination of Township participation in a proposed Grand Oaks Road Improvement Special Assessment District.

Moved by Smith and supported by Skolarus to approve General Fund participation in the amount of \$100,000.00 to the Grand Oaks Road Improvement Project in an effort to be supportive of the Latson Road Interchange and the change in vehicular traffic as a result of that development. Further, that the project is acceptable to the owners of property within the district and that a petition from those properties identified will be received by the Township Board in excess of the 51% required by law under Act 188. The motion passed.

7. Request for approval of the Lake Edgewood Sewer, Oak Pointe Sewer, and Oak Pointe Water Rate Analysis and to amend the budget for the fiscal year ending March 31, 2014 and to approve the recommendation for the budget for the fiscal year ending March 31, 2015.

(Note: This request was reviewed immediately after approval of the regular agenda in the meeting.)

Dr. Greg Tatara addressed the board and answered questions related to his request.

Moved by Hunt and supported by Mortensen to amend the FY 2014 and approve the FY 2015 Operating Budgets for the Lake Edgewood Sewer System, the Oak Pointe Sewer System and the Oak Pointe Water System. The motion passed.

Move by Mortensen and supported by Ledford to increase the Lake Edgewood Sewer System metered sewer rate from \$6.43 per 1,000 gallons to \$6.62 per quarter and the flat rate sewer from \$110.87 per quarter to \$120 per quarter, effective June 1st, 2014. The motion passed.

Move by Skolarus and supported by Mortensen to increase the Oak Pointe Water System metered water rate from \$3.08 per 1,000 gallons to \$3.12 per 1,000 gallons and the debt rate from \$10 per quarter to \$15 per quarter, effective May 1st, 2014. The motion passed.



8. Review of the January 21, 2014 minutes of the Board with regard to an increase in refuse collection related to the Federal Consumer Price Index and the relationship to the contract rate and adjustments with Duncan that expires July 31, 2016.

Moved by Smith and supported by Skolarus to rescind the previous motion of January 21, 2014 related to an increase in refuse fees based upon the C.P.I. and to increase the refuse fee by \$2.00 annually beginning on the winter 2014 tax billing for all units receiving this benefit. Further,



MEMORANDUM

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

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Assistant Township Manager 
DATE: February 27, 2014
RE: Temporary Sale/Event Ordinance
MANAGER'S REVIEW: 

As was discussed at the February 3rd, 2014 Board meeting please find attached draft language amending the Ordinance to allow for both temporary sales and events in the community. This language proposes to allow for these types of sales and events for a maximum of 28 days in a calendar year. The proposed language continues to exclude outside vendors and sales of items that are not also sold within a permitted use on the site. These proposed changes are intended to address issues related to auto shows and also to provide Art Van with additional tent sale dates as they requested (see attached letter).

After the February 3rd meeting, I made several attempts to contact Mr. Horton in regard to the Home Depot Classic Car show with no success because his voicemail was full. Last week, Mr. Horton visited the Township Hall and I informed him that I could issue a permit for 2 events under the current ordinance and that I was working on amendments which would allow additional events once adopted. Unfortunately, Mr. Horton continued to be concerned and expressed that he may attend the March 3rd, 2014 meeting to relay his dissatisfaction.

If after review and discussion, the Board is comfortable with the proposed language I will begin the official process to amend the ordinance. A possible amendment adoption timeline is provided below for your reference:

March 28 – Publish Notice of Amendment & Public Hearing

April 14 – Planning Commission Public Hearing and Recommendation

May 5 – Introduction of Amendments to Board

May 21 - County Planning Commission Recommendation

June 2 – Township Board Approval/Denial and possible Adoption

SUPERVISOR

Gary T. McCririe

CLERK

Poulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

H. James Mortensen

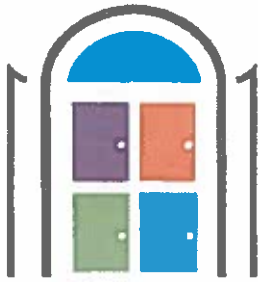
Jean W. Ledford

Todd W. Smith

Linda Rowell

MANAGER

Michael C. Archinal



Howell Area
Chamber
of Commerce

123 E. Washington St., Howell, MI 48843 | p: 517.546.3920
f: 517.546.4115 | howell.org | chamber@howell.org

May 21, 2013

Mr. Mike Archinal
Manager
Genoa Township
291 I Dorr Road
Howell, MI 48843

Dear Mike:

Art Van Furniture has been a valuable member of the community since it first opened in Genoa Township..

An involved member of the Howell Area Chamber of Commerce, Art Van has sponsored the Michigan Challenge Balloonfest and been generous with area charities including Gleaners Food Bank, Toys for Tots and LACASA.

Recently, Art Van requested that the Genoa Township Zoning Board of Appeals approve its request to extend the days permitted by the township's tent ordinance to allow the store to accommodate its Tent Sales for the same length of time they are conducted in communities such as Lansing and Ann Arbor. The request was denied.

Mr. William Kennedy, store manager of the Howell Art Van Furniture, has formally requested the township extend the days allowed, which would require an amendment to the ordinance. I respectfully request that you seriously consider his request in order that the Howell store can offer the same services and sales of other Art Van Furniture stores in the state.

The Howell Art Van Furniture has been careful to maintain a spotless exterior and parking lot, with attractive landscaping. It carefully follows city ordinances. Art Van is an exemplary corporate citizen in the Howell area.

The Howell Chamber of Commerce is proud to have Art Van Furniture one of its fine business members. I urge you to seriously consider Mr. Kennedy's request.

Thank you.

Sincerely,

Pat Convery
President

✓ Cc: Mr. William Kennedy, Art Van Furniture

CONNECT. ADVOCATE. LEAD



Art Van Furniture
4101 E. Grand River Ave.
Howell, Michigan 48843
517-552-0720
www.artvan.com

April 19, 2013

**RE: Genoa Charter Township Application for Variance
Case #13-11**

Michael Archinal
Genoa Township Manager

Dear Mr. Archinal,

We petitioned to have a permit for a tent to be erected on our property from May 10 thru May 20, 2013 and August 2, 2013 thru August 19, 2013. We requested an additional 17 days over the terms of the zoning ordinance and were not approved for the extended time. We would like to respectfully submit that this ordinance be reviewed to make it more business friendly.

Art Van Furniture has been an outstanding partner with Genoa Township, as well as the entire State of Michigan. We are an active member of the Chamber of Commerce attending every meeting. We also have been a partner in the Howell Balloon Fest, and make many charitable contributions within our own community such as LACASA center for battered women, as well as the local Gleaners Food Bank, Livingston county Toys for Tots program, not to mention many other non-profit organizations throughout the community and state.

The Art Van Furniture Tent Sale is a state wide event. It gives our community an opportunity to experience the best savings we have to offer throughout the entire year and is a very exciting time for the community. We provide free refreshments, face painting, balloons, and many other fun things that the Howell and Brighton communities have come to enjoy. In fact, many of our guests call and stop by at this time of year asking when we will be having our annual tent sale. We feel that we would be doing the residents of the Howell, Brighton, and surrounding areas a great disservice by having them drive to another one of our locations that will have a tent available for a longer period of time.

Art Van Furniture has been diligent at keeping our store beautiful to enhance the charm of the Howell area. We keep up on our landscaping, have just had our parking lot resurfaced and keep our store in pristine condition. Also, we are very diligent on following the city codes and guidelines. We have been asked by the Township not to put ground hugger signs in front of our building. We have honored that request, as many of our competitors and other retail establishments in the area have not.

Based on our reputation in the community as well as the income generated for this community, we respectfully submit that the ordinance is not appropriate for our situation, and that the ordinance be reviewed.

Thank you in advance for your consideration,

William Kennedy
Store Manager
Art Van Furniture Howell

**ARTICLE 7
COMMERCIAL AND SERVICE DISTRICTS
(OSD, NSD, GCD, RCD)**

Sec. 7.01 STATEMENT OF PURPOSE

- 7.01.01 **Office Service District:** The Professional Office Service District (OSD) is established to accommodate office and services needed uses to serve nearby residential neighborhoods and the community overall. This district is also intended to serve as a transitional use to protect residential districts and to avoid undesirable commercial strip development. It is intended further that all activities in the Professional Office Service District shall be conducted entirely within wholly enclosed permanent buildings, except parking of employee and customer vehicles and the loading or unloading of commercial vehicles.
- 7.01.02 **Neighborhood Services District:** The Neighborhood Services District (NSD) is established to accommodate retail business and services to serve the needs of nearby residential neighborhoods. It is intended further that all activities in the Neighborhood Services District shall be conducted entirely within wholly enclosed permanent buildings, except parking of employees' and customers' vehicles and the loading or unloading of commercial vehicles and that all goods produced on the premises shall be sold in the premises where produced.
- 7.01.03 **General Commercial District:** The General Commercial District (GCD) is established to accommodate those retail businesses and services which are intended to serve the requirements of the overall community. The larger size and variety of permitted commercial uses typically generates greater volumes of traffic than neighborhood service establishments. General Commercial Uses require a moderate to large area devoted to off street parking and loading, and generally tend to create problems of congestion, noise and impairment of aesthetic values. These districts are thus intended to be clustered rather than creating an undesirable strip commercial pattern of development. Provisions are included in order to buffer this district from nearby residential areas.
- 7.01.04 **Regional Commercial District:** The Regional Commercial District (RCD) is established to accommodate those retail businesses and services which are intended to serve a retail market area that includes Genoa Township, the surrounding communities and bypass traffic. The large size and variety of permitted commercial uses typically generates significant volumes of vehicular and pedestrian traffic. Regional Commercial Uses require a large area devoted to off street parking and loading, and generally tend to create problems of congestion, noise and impairment of aesthetic values. These uses need to be located in areas that have the transportation, utility and public service infrastructure to serve these intensive uses. By the nature of these uses serving the region beyond Genoa Township, convenient access to regional transportation is necessary. This district is specifically designated for the regional commercial center designated in the Master Plan along Grand River Avenue west of Latson Road, which will be served by the new full service interchange with I-96 at Latson Road.
- 7.01.05 It is intended further that all activities in the OSD, NSD, GCD and RCD shall be conducted entirely within wholly enclosed permanent buildings, except parking of employees and customers vehicles and the loading or unloading of commercial vehicles, unless outdoor activities are approved as a Special Land Use under the provisions of Article 19.

GENOA TOWNSHIP ZONING ORDINANCE

Sec. 7.02 PERMITTED AND SPECIAL LAND USES

7.02.01 **List of Uses:** In the commercial districts, land, buildings and structures shall be used only for one or more of the following uses. Land and/or buildings in the districts indicated at the top of Table 7.02 may be used for the purposes denoted by a "P" in the column below by right. Land and/or buildings in the districts indicated at the top of Table 7.02 may be used for the purposes denoted by "S" after special land use approval in accordance with the general and specific standards of Article 19 Special Land Uses. A notation of "- -" indicates that the use is not permitted within the district. The "Req." column indicates additional requirements or conditions applicable to the use.

Table 7.02 Schedule of Commercial Uses		OSD	NSD	GCD	RCD	Req.
Retail Uses						
Retail establishments and shopping centers which provide goods such as bakery goods, including bakery items produced on the premises, groceries, produce, meats, provided no slaughtering shall take place on the premises, seafood; dairy products, beverages appliances, electronics, furniture, and home furnishings, apparel, jewelry, art, pharmaceuticals, home improvement supplies, hardware, and garden supplies, sporting goods, bicycles, toys, hobby crafts, videos (rental, and sales), music, musical instruments, books, computer hardware and software, antiques, flower shops, greeting card shops, auto parts and similar establishments not specifically addressed elsewhere	Uses up to 15,000 square feet gross floor area	--	P	P	P	
	Uses 15,001 - 30,000 square feet of gross floor area	--	S	P	P	7.02.02(a)
	Uses 30,000 - 60,000 square feet of gross floor area	--	--	S	P	7.02.02(a)
	Uses over 60,000 square feet of gross floor area	--	--	--	S	7.02.02(a)
	Pharmacies with drive-up window	--	S	S	S	7.02.02(b)
Automobile, motorcycle, boat and recreational vehicle sales, new and used		--	--	S	S	7.02.02(c)
Outdoor commercial display, sales or storage		--	S	S	S	7.02.02(d)
Service Uses						
Banquet halls, assembly halls, dance halls, private clubs, fraternal order halls, lodge halls or other similar places of assembly		--	--	P	P	
Business services such as mailing, copying, data processing and retail office supplies		P	P	P	P	
Child care centers, preschool and commercial day care		P	P	P	--	7.02.02(e)
Conference Centers		S	--	S	P	7.02.02(f)
Funeral home or mortuary		S	--	P	--	7.02.02(g)
Bed and breakfast inns, hotels and motels with no more than 25 rooms not including accessory convention/meeting facilities or restaurants These uses may include the residence for the owner/manger's family		--	P	P	P	
Hotels and motels with more than 25 rooms including accessory convention/meeting facilities and restaurants		--	--	P	P	

GENOA TOWNSHIP ZONING ORDINANCE

Table 7.02 Schedule of Commercial Uses						
		OSD	NSD	GCD	RCD	Req.
Kennels, commercial		--	--	S	--	7.02.02(h)
Laundromats		--	S	P	--	
Personal and business service establishments, performing services on the premises, including: dry cleaning drop-off stations (without on site processing), photographic studios, copy centers, mailing centers, data processing centers, dressmakers and tailors, shoe repair shops, tanning salons, beauty parlors, barber shops, and similar establishments		P	P	P	P	
Dry cleaning drop-off stations with drive-through service		S	S	S	S	7.02.02(b)
Restaurants, taverns, bars, delicatessen, food carryout, coffee shops, and similar establishments serving food or beverages	Standard restaurants and coffee shops, except as provided below	S	P	P	P	
	Restaurants and bars serving alcoholic beverages	S	S	P	P	
	Bars providing dancing and live music	--	--	P	P	
	Restaurants with open front windows	--	S	S	S	7.02.02(i)
	Restaurants with outdoor seating	--	P	P	P	7.02.02(i)
	Drive-through restaurants	--	--	--	S	7.02.02(j)
	Drive- in restaurants	--	--	S	S	7.02.02(j)
	Coffee Shop with drive-through	--	--	S	S	7.02.02(j)
Studios of photographers and artists		P	P	P	P	
Tattoo parlors		--	--	P	P	
Tool and equipment rental, excluding vehicles		--	--	P	P	
Auto Service Uses						
Minor auto repair establishment		--	--	S	S	7.02.02(k)
Auto/gasoline service station		--	--	--	S	7.02.02(k)
Automobile wash, automatic or self serve		--	--	S	S	7.02.02(l)
Leasing and rental of automobiles, trucks and trailers		--	--	S	--	
Office Service and Medical Uses						
Adult day care facilities		S	--	S	--	
Banks, credit unions, savings and loan establishments and similar financial institutions	With up to 3 drive-through teller windows	P	S	P	P	7.02.02(m)
	With more than 3 drive-through teller windows	S	--	S	S	7.02.02(m)
	Stand alone automatic drive-up teller machines	--	S	S	S	
Hospitals		S	--	--	--	7.02.02(n)
Offices of non-profit professional, civic, social, political and religious organizations		P	P	P	--	
Medical urgent care facilities, medical centers and clinics		S	--	P	--	

GENOA TOWNSHIP ZONING ORDINANCE

Table 7.02 Schedule of Commercial Uses						
		OSD	NSD	GCD	RCD	Req.
Medical offices of doctors, dentists, optometrists, chiropractors, psychiatrists, psychologists and similar or allied professions, excluding clinics, and urgent care centers	Buildings up to 15,000 square feet of gross floor area	P	P	P	P	
	Buildings over 15,000 square feet of gross floor area	S	S	P	P	
Offices of lawyers, engineers, architects, insurance, and real estate agents, financial consultants, and brokers, advertising offices, accounting, and bookkeeping services, clerical, and stenographic services, sales offices, other types of executive, or administrative offices and similar or allied professions	Buildings up to 15,000 square feet of gross floor area	P	P	P	P	
	Buildings between 15,000 and 55,000 square feet of gross floor area	P	S	P	P	
	Buildings over 55,000 square feet of gross floor area	S	--	P	P	
Veterinary clinics, veterinary hospitals and related offices		S	--	S	--	7.02.02(o)
Recreation						
Carnivals, fairs, commercial cider mills and amusement parks		--	--	S	--	7.02.02(p)
Leasing and rental of recreational equipment, including but not limited to boats, canoes, motor homes and jet skis, when accessory to a permitted use		--	S	--	--	
Marinas without boat storage or repair		--	S	--	--	
Motion picture theaters		--	--	P	P	
Public parks and open space		P	P	P	P	
Recreation (outdoor) commercial or private, recreation centers, including children's amusement parks, batting cages, and go-cart tracks		--	--	S	S	7.02.02(q)
Miniature golf courses and driving ranges		--	--	S	S	7.02.02(r)
Recreation (indoor) such as bowling alleys, skating rinks, arcades, indoor golf or softball, indoor shooting/archery ranges		--	--	S	S	7.02.02(s)
Health clubs, fitness centers, gyms and aerobic clubs		S	S	P	P	
Education						
Commercial schools and studios for teaching photography, art, music, theater, dance, martial arts, ballet, etc		S	S	P	P	
Elementary schools, junior and senior high schools and colleges		P	--	--	--	
Dormitories or student apartments accessory to a college		S	--	--	--	
Vocational and technical training facilities		P	--	P	P	
Public/Institutional						
Animal Shelters		--	--	S		7.02.02(t)
Bus passenger stations		--	--	S	S	
Churches, temples and similar places of worship and related facilities		S	P	P		

Table 7.02 Schedule of Commercial Uses					
	OSD	NSD	GCD	RCD	Req.
Shelters and rehabilitation centers for philanthropic or non-profit institutions			S	S	7.02.02(u)
Essential public services and structures, not including buildings and storage yards	P	P	P	P	
Essential public buildings	--	--	P	--	
Public/government buildings such as; township/state/county offices, public museums, libraries and community centers	P	P	P	--	
Accessory Uses					
Accessory temporary outdoor sales and <u>Temporary outdoor</u> events	--	P	P	P	7.02.02(v)
Accessory drive-through service not listed above	--	--	S	S	7.02.02(b)
Accessory uses, buildings and structures customarily incidental to any of the above	P	P	P	P	
Accessory fuel storage and use or storage of hazardous materials	--	--	S	S	13.07

(as amended 12/31/06 and 3/5/10)

7.02.02 Use Conditions: Uses noted above shall only be allowed where the following requirements are complied with:

- (a) Shopping centers and home improvement centers over 15,000 square feet shall comply with the following requirements:
 - (1) The center shall have access to at least one County Primary Road or roadway with a right-of-way of at least eight six (86) feet.
 - (2) The design of the center shall ensure that vehicular circulation patterns will minimize conflicts between vehicles and pedestrians on-site,
 - (3) The impacts of traffic generated by the center on adjacent streets will be mitigated to ensure a level of service D, or maintenance of the current level of service if lower than D, along the site's frontage and nearest signalized intersections.
 - (4) Internal circulation shall be designed such that no intersection includes more than four aisles or drives.
 - (5) Site entrances shall be restricted to three-way movements, with unrestricted inbound movements.
 - (6) Internal drives defined by the ends of aisles shall have raised curbed islands at appropriate locations to define circulation paths and control movements through the parking lot.
 - (7) Loading facilities which serve the commercial establishment in the principal building shall be screened from public view.

- (8) Any building side facing a public street or residential district shall be constructed with brick, split face block or similar decorative material, unless a landscaped berm is approved by the Township.
 - (9) Any outlots shall have access, circulation and parking designed to complement the entire site.
- (b) Accessory drive-through service for uses other than restaurants and banks shall comply with the following requirements:
- (1) The drive-through facility must be attached to the structure.
 - (2) The drive-through service, including any lighting associated therewith shall be screened from adjacent residential land uses such that it will not impact the use and enjoyment of said residential land use.
 - (3) Clear identification and delineation between the drive-through facility and the parking lot shall be provided.
 - (4) Each drive-through facility shall provide an escape lane to allow other vehicles to pass those waiting to be served. The Planning Commission may waive the requirement for an escape lane where it can be demonstrated that such a waiver will not result in an adverse effect on public safety or the convenience of patrons of the facility.
 - (5) There shall be a minimum of three (3) stacking spaces.
 - (6) The drive-through facility shall be located on the side or rear elevation of the building to minimize visibility from the public or private roadway.
 - (7) The number of on-site directional signage shall be limited to two (2) signs meeting the area and location requirements of Article 16.
 - (8) The principal structure shall be setback a minimum of fifty (50) feet from all lot lines and the public right-of-way, unless a greater setback applies.
 - (9) When located in the NSD district, accessory drive-through service windows for pharmacies/drug stores shall be used only for prescription drug pick-up and drop-off. Only one drive-through service lane is permitted for each pharmacy or drug store structure in the NSD district. (as amended 12/31/06)
- (c) Automobile, motorcycle, boat and recreational vehicle sales, new and used shall comply with the following requirements:
- (1) Sale space for used mobile homes, recreational vehicles and boats may only be carried on in conjunction with a regularly authorized new mobile home, recreational vehicle or boat sales dealership on the same parcel of land.
 - (2) All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose storm water without negatively impact adjacent property. The Township Board, following a recommendation of the Planning Commission and the Township Engineer, may approve a gravel surface for

- all or part of the display or storage area for low intensity activities, upon a finding that neighboring properties and the environment will not be negatively impacted.
- (3) No storage or display of vehicles shall be permitted in any landscape greenbelt area, provided the Township may permit a display pod for an automobile within the greenbelt area where it is integrated into the landscape design.
 - (4) The site shall include a building of at least five hundred (500) feet of gross floor area for office use in conjunction with the use.
 - (5) All loading and truck maneuvering shall be accommodated on-site.
 - (6) All outdoor storage area property lines adjacent to a residential district shall provide a buffer zone A as described in Section 12.02. A buffer zone B shall be provided on all other sides. The Planning Commission may approve a six (6) foot high screen wall or fence, or a four (4) foot high landscaped berm as an alternative.
- (d) Commercial Outdoor Display Sales or Storage including, but not limited to, sales or storage of: building/lumber supply, contractor's yards, garden/landscape supplies, nurseries, greenhouses, stone, farm implements, automobiles, trucks, recreational vehicles, mobile homes, boats, jet skis, mowing equipment, construction equipment and similar materials or equipment shall comply with the following requirements:
- (1) Minimum lot area shall be one (1) acre.
 - (2) Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.
 - (3) All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose stormwater without negatively impact adjacent property. The Township Board, following a recommendation of the Planning Commission and the Township Engineer, may approve a gravel surface for all or part of the display or storage area for low intensity activities, upon a finding that neighboring properties and the environment will not be negatively impacted.
 - (4) No outdoor storage shall be permitted in any required yard (setback) of buildings for the district in which the commercial outdoor display, sales or storage use is located. Any approved outdoor sales or display within a parking lot shall meet the required parking lot setback; provided the Planning Commission may require additional landscaping screening or ornamental fencing.
 - (5) The site shall include a building of at least five hundred (500) feet of gross floor area for office use in conjunction with the use.
 - (6) All loading and truck maneuvering shall be accommodated on-site.
 - (7) All outdoor storage area property lines adjacent to a residential district shall provide a buffer zone A as described in Section 12.02. A buffer zone B shall be provided on all other sides. The Planning Commission may approve a six (6) foot high screen wall or fence, or a four (4) foot high landscaped berm as an alternative.

- (8) The height of all material and equipment stored in an outdoor storage area shall not exceed the height of any landscape screening, wall or fence. Boats and recreational vehicles may exceed the height of the fence provided that they are setback from the fence a distance equal to their height. Storage of materials up to the height of the adjacent building wall may be permitted in the rear yard if it is illustrated on the site plan, the rear yard does not abut a residential district, will not be visible from an expressway and such storage is confined to within twenty (20) feet of the building.
- (e) Child day care shall provide a minimum of fifty (50) square feet of indoor play area for each child cared for. There shall be one hundred (100) square feet of outdoor play area for each child that would be using the play area at any one given time, provided the minimum outdoor play area shall be no less than one thousand (1,000) square feet. The required play area shall be fenced.
- (f) Conference Centers shall comply with the following requirements:
 - (1) The site shall have direct access, via lot frontage or an improved road, to at least one paved arterial roadway (County Primary Road).
 - (2) The location, geometric design and throat depth of site access points, and overall internal site circulation, shall prevent unreasonable traffic congestion on public roadways. The level of service shall not be below "D" for any turning movements for any event. A traffic management program shall be submitted as part of the application.
 - (3) Building height shall not exceed thirty-five (35) feet but may be three (3) stories (i.e. a permitted exception from the maximum number of stories allowed for other buildings in the various zoning districts).
 - (4) Minimum floor area shall be ten thousand (10,000) square feet of usable conference rooms, meeting rooms, banquet rooms and pre-function space.
 - (5) Minimum building and outdoor use areas shall be setback at least one-hundred (100) feet from any property line of residentially zoned and/or seventy-five (75) feet from any other property line. Buffer zones shall be provided as required for "community commercial" uses in Section 12.02. The Planning Commission may reduce the required setbacks by up to fifty percent (50%) where more extensive landscaping or existing features provide an extensive screen.
 - (6) Parking setbacks shall be forty (40) feet in the front yard, twenty-five (25) feet for side and rear yards adjacent to residential uses, and ten (10) feet elsewhere.
 - (7) The proposed building(s) may provide atriums, lobbies, or other public gathering places.
 - (8) The accessory uses, specialty shops, and activity centers shall be customarily incidental to the primary components of the conference center.
 - (9) All uses, except for off-street parking or loading spaces and approved outdoor gathering places (such as courtyards, plazas, etc.) shall be conducted within a completely enclosed building. Sales, display, and outdoor storage of any commodities or storage containers, vehicles or other uses shall be expressly prohibited.

- (10) In addition to other requirements, the Impact Assessment shall describe intended and anticipated number, type and frequency of events that may be expected at the proposed site including hours of operation. Include information about outdoor receptions and the location where they may be held.
- (g) Funeral homes shall comply with the following requirements:
 - (1) Minimum lot area shall be one (1) acre and minimum lot width shall be one hundred and fifty (150) feet.
 - (2) An off-street vehicle assembly area shall be provided to be used in support of funeral processions and activities. This area shall be in addition to the required off-street parking and its related maneuvering area.
- (h) Commercial kennels shall comply with the following requirements:
 - (1) For kennels housing dogs, the minimum lot size shall be two (2) acres for the first four (4) dogs and an additional one-third (1/3) acre for each one (1) additional dog.
 - (2) Building wherein dogs are kept, dog runs, and/or exercise areas shall not be located nearer than one hundred and fifty (150) feet to any lot line and two hundred (200) feet from the road right-of-way.
 - (3) Such facilities shall be subject to other conditions and requirements necessary to ensure against the occurrence of any possible nuisance (i.e., fencing, sound-proofing, sanitary requirements).
 - (4) All enclosures for breeding, rearing, shelter, or other uses in connection with harboring of animals, shall be hard surfaces and provided with proper drains for washing with water pressure.
 - (6) All animals shall be kept indoors between the hours of 10:00 PM and 6:00 AM.
- (i) Open front restaurant (window service) and restaurants with outdoor seating shall comply with the following requirements:
 - (1) All trash containers shall be provided outside. Both recycle bins and trash receptacles shall be provided.
 - (2) For open front restaurants with window service, all signs for an open front window placed on the building shall be flat; and interior signs visible to patrons through glass or an opening shall not exceed twenty-five percent (25%) of that area.
 - (3) Additional parking shall be provided for outdoor seating and standing areas.
 - (4) Outdoor noise shall not be greater than that commonly associated with a restaurant. The Township Board may place restriction on outdoor speakers or hours of operation to control the noise.

- (5) The Zoning Administrator shall approve a land use permit for any outdoor seating including a sketch plan illustrating seating areas, enclosures/railings, sufficient off-street parking and lighting. (as amended 12/31/06)

- (j) Restaurants or coffee shops with drive-in or drive-through facilities shall comply with the following requirements:
 - (1) Principal and accessory buildings shall be setback fifty (50) feet from any adjacent public right of way line or property line.
 - (2) The establishment of a new drive-through restaurant shall require the lot be separated a minimum of five hundred (500) feet from any other lot containing a drive-through restaurant.
 - (3) Only one (1) access shall be provided onto any street.
 - (4) Such restaurants constructed adjacent to other commercial developments shall have a direct vehicular access connection where possible. (as amended 3/5/10)

- (k) Automobile service stations and maintenance establishments (including those accessory to another use) shall comply with the following requirements:
 - (1) There shall be a minimum lot area of one (1) acre and minimum lot frontage of two hundred fifty (250) feet.
 - (2) Pump islands shall be a minimum of twenty (20) feet from any public right of way or lot line, and at least forty (40) feet from any residential lot line.
 - (3) Access driveways shall meet the standards of Article 15; turning movements may be restricted in consideration of traffic conditions. Only one driveway shall be permitted from each street unless the Planning Commission determines additional driveways will be consistent with the purpose of Article 15.
 - (4) Where adjoining residentially zoned or used property, a solid fence or wall six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition. The Planning Commission may approve a landscaped berm as an alternative.
 - (5) All repair work shall be conducted completely within an enclosed building. Garage doors shall not face any public roadway except as approved by the Planning Commission under the following circumstances:
 - a. For through garages where doors are provided on the front and rear of the building;
 - b. Garages located on corner or through lots; and,
 - c. Were the Planning Commission determines that a rear garage would have a negative impact on an abutting residential district.

Under these circumstances the Planning Commission may require additional landscape screening above and beyond what is required for street frontage landscaping.

- (6) There shall be no outdoor storage or display of vehicle components and parts, supplies, or equipment or other merchandise, except within an area defined on the site plan approved by the Planning Commission and which extends no more than ten (10) feet beyond the building.
 - (7) Storage of wrecked, partially dismantled, or other derelict vehicles is prohibited, unless such storage is required under police or court order. Vehicles shall not be stored outdoors for more than seven (7) days in any thirty (30) day period.
 - (8) Storage of gasoline shall be at least four hundred (400) feet from churches, schools or similar public/quasi public places of assembly.
 - (9) Below ground fuel storage tanks shall be at least two thousand (2000) feet from any drinking water well serving two or more residential units.
 - (10) The design and materials of the canopy shall be compatible with the main building. The proposed clearance of any canopy shall be noted on the site plan. Any signs, logo or identifying paint scheme on the canopy shall be reviewed by the Planning Commission and considered part of the maximum wall sign permitted. Details on the canopy lighting shall be provided to ensure there is no glare on the public streets or adjacent property, and that lighting levels are in accordance with Section 12.03. Canopy lighting shall be recessed such that the light source cannot be seen from off site.
 - (11) The applicant shall submit a Pollution Incidence Protection Plan (PIPP) as part of the Impact Assessment. The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as: special check valves, drain back catch basins and automatic shut off valves.
 - (12) In the event that an automobile service station use has been abandoned or terminated for a period of more than one (1) year, all underground gasoline storage tanks shall be removed from the premises.
 - (13) The establishment of a new automobile service station shall require the lot to be separated a minimum of five hundred (500) feet from any other lot containing an existing automobile service station.
- (l) Automobile washes, automatic or self-service, shall comply with the following requirements:
- (1) Only one (1) ingress/egress driveway shall be permitted on any single street.
 - (2) Where adjoining a residential district, a solid fence or wall six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition. The Planning Commission may require landscaping, including a berm, as an alternative.
 - (3) All washing facilities shall be within a completely enclosed building.

- (4) Vacuuming and drying may be located outside the building, but shall not be in the required front yard and shall be set back at least fifty (50) feet from any residential district.
- (5) All cars required to wait for access to the facilities shall be provided stacking spaces fully off the street right-of-way which does not conflict with vehicle maneuvering areas to access gasoline pumps or vacuums, and as required Article 14, Parking and Loading-Unloading Standards.
- (m) Banks, credit unions, savings and loan institutions with drive-through facilities shall only be permitted one (1) ingress/egress driveway, or one (1) pair of one-way driveways along any street.
- (n) Hospitals shall comply with the following requirements:
 - (1) Building shall not exceed a height of four (4) stories.
 - (2) Minimum site size shall be twenty (20) acres.
 - (3) The proposed site shall have at least one property line abutting a primary road as classified by the Livingston County Road Commission, or along a roadway with a right-of-way of at least eight six (86) feet.
 - (4) Front, side and rear yard minimum setback shall be fifty (50) feet.
 - (5) Parking setback shall be forty (40) feet in the front yard, twenty (20) feet for side and rear yards.
 - (6) Emergency room, ambulance and delivery areas shall be screened from public view with an obscuring wall and/or landscaping a minimum of six (6) feet in height.
 - (7) Auxiliary uses, such as a pharmacy, gift shop, cafeteria, medical office buildings with required parking and similar customary hospital related uses shall be allowed.
- (o) Veterinary hospitals shall comply with the following requirements:
 - (1) The principal accessory building or structure shall be setback seventy five (75) feet from the front property line and fifty (50) feet from all other property lines.
 - (2) All principal use activities shall be conducted within a totally enclosed principal building.
- (p) Carnivals, fairs, commercial cider mills and amusement parks shall comply with the following requirements:
 - (1) Minimum lot size shall be ten (10) acres.
 - (2) A site plan shall be provided clearly defining activity areas using fences, buildings, walkways or other suitable barriers.
 - (3) All buildings, structures and parking shall be at least three hundred (300) feet from any dwelling unit excluding any dwelling unit on the site.

- (4) The Township Board may require placement of a six (6) foot high fence around all or part of the site.
 - (5) Access shall be provided onto a primary road, as designated by the Livingston County Road Commission. Access shall be controlled, with capability to accommodate at least three (3) lanes of ingress traffic. At least three hundred (300) feet on stacking (queuing) area shall be provided on site before parking fee collection.
 - (6) The amount of on-site parking shall be deemed sufficient.
 - (7) Maximum coverage by buildings and structures shall be twenty percent (20%).
 - (8) The Township Board may require posting of a performance bond or other form of financial guarantee. The bond shall be in an amount determined by the Board as necessary to cover any potential damage or clean-up on the site or adjacent properties.
 - (9) The Township Board may establish limits on hours of operation, time limits on validity of special use permit, or any other measures deemed necessary to minimize negative impacts on nearby uses and traffic operations along public streets.
 - (10) Prior to issuance of a Special Land Use Permit, the applicant shall provide evidence of public liability insurance and property damage insurance to cover potential liability for death or injury to persons, or damage to property, which may result from the conduct of the activity.
- (q) Commercial Outdoor Recreation Establishments (excluding golf related uses) shall comply with the following requirements:
- (1) Such uses shall include, but need not be limited to, the following: recreational fields, rinks or courts, including football, softball, soccer, tennis, basketball, ice skating, and similar activities, swimming pools open to the general public or operated by a private non-profit organization, archery and shooting ranges, animal racing, go-cart, automobile or motorcycle tracks, music concert pavilions and band shells, amusement parks and uses accessory to the above uses, such as refreshment stands, retail shops selling items related to the above uses, maintenance buildings, office for management functions, spectator seating and service areas, including locker rooms and rest rooms.
 - (2) The site shall be adequate to accommodate the intended use(s), parking and adequate buffer areas without significant impact on nearby properties in terms of noise, traffic, lighting glare, views, odors, trespassing, dust or blowing debris, as determined by the Planning Commission. The applicant shall provide documentation the site size is adequate using national facility standards.
 - (3) The site shall be located on a paved street which is classified as a Primary Route by the Livingston County Road Commission.
 - (4) No building or spectator seating facility shall be located within one hundred (100) feet of a property line.
 - (5) The site shall be periodically cleared of debris.

- (r) Golf Driving Ranges, Miniature Golf Courses shall comply with the following requirements:
 - (1) All traffic ingress and egress shall be from a Primary Road, as classified by the Livingston County Road Commission.
 - (2) Any lot line abutting a residential district shall provide a fifty (50) foot wide, landscaped buffer zone A, as defined in Section 12.02.
 - (3) A minimum twenty (20) foot wide greenbelt, as described in Section 12.02, shall be provided along any public street or highway.
 - (4) Site size shall be adequate to retain all golf balls within the site by means of a fence no more than six (6) feet high.
 - (5) The Planning Commission may restrict the hours of operation in consideration of the adjacent land uses and zoning.
- (s) Indoor commercial recreation: (bowling alleys, ice arenas, skating rinks, etc.) shall comply with the following requirements:
 - (1) The principal and accessory buildings and structures shall be not be located within one-hundred (100) feet of any residential district or permitted use.
 - (2) All uses shall be conducted completely within a fully enclosed building.
- (t) Animal shelters shall comply with the following requirements:
 - (1) Building wherein animals are kept, dog runs, cat cages, and/or exercise areas shall not be located nearer than one hundred (150) feet from any lot line and two hundred (200) feet from the road right of way and any residential zoning district.
 - (2) An operations/management plan must be submitted for review.
 - (3) All shelters shall be operated in conformance with all applicable county and state regulations and operated by a licensed operator.
 - (4) The applicant may be required to post a financial guarantee, the amount of which to be determined by the Township board, before a permit is granted or renewed.
 - (5) The application shall include a floor plan for the facility that indicates noise insulation measures.
 - (6) All enclosures for breeding, rearing, shelter, or other uses in connection with harboring of animals, shall be hard surfaces and provided with proper drains for washing with water pressure.
 - (7) Such facilities shall be subject to other conditions and requirements necessary to ensure against the occurrence of any possible nuisance (i.e., fencing, sound-proofing, sanitary requirements).

- (u) Shelters and rehabilitation centers for philanthropic or non-profit institutions shall comply with the following requirements:
 - (1) The center shall have access to at least one County Primary Road, State Trunkline or roadway with a right-of-way of at least eight six (86) feet.
 - (2) The site shall not be located within five hundred (500) feet of a residential zoning district. (as amended 12/31/06)
- ~~(v) Accessory temporary outdoor sales and events may be permitted only in connection with, incidental to and on the same lot with a permitted use and shall comply with the following conditions:
 - (1) Merchandise sold shall be that of the regular retail use in the principal building of the site.
 - (2) Proof of tenant occupancy in the principle building shall be provided to the satisfaction of the Zoning Administrator.
 - (3) The event or sale shall be permitted a maximum of twice during a calendar year for a maximum of fourteen (14) days total.
 - (4) The Zoning Administrator shall approve a land use permit including a sketch plan illustrating structures, sufficient off street parking, utilities, lighting and signs prior to initiation of such activity. (as amended 12/31/06)~~
- (v) Temporary outdoor sales and Temporary outdoor events may be permitted on the same lot with a developed permitted use and shall comply with the following conditions:
 - (1) The total of all such uses on any given lot shall be allowed for a combined total of a maximum of twenty-eight (28) days during a calendar year.
 - (2) There shall be no outside vendors. Merchandise sold or service provided shall be that of the regular use in the principal building of the site. Proof of tenant occupancy in the principal building shall be provided to the satisfaction of the Zoning Administrator.
 - (3) All such uses shall be contained on-site and shall not have an adverse impact on adjacent properties or the surrounding neighborhood. Parking shall be provided on-site and shall not exceed parking and/or occupancy loads.
 - (4) Such uses shall not occupy or utilize the street right-of-way nor block traffic movement on the street, and shall not interfere with pedestrian's use of the sidewalks. Available sanitation facilities must be adequate to meet the requirements of the expected attendance and any temporary facilities shall be approved for use by the Livingston County Health Department. Traffic and dust control measures shall be utilized as deemed necessary by the Zoning Administrator throughout the duration of the sale or event.

- (5) In addition to being subject to Genoa Township Ordinances, such uses shall be subject to all other applicable law, rules, and regulations including but not limited to the Livingston County Sanitary Code, the regulations of the Livingston County Health Department, Building Department, Road Commission, Drain Commission, Sheriff's Department and the Brighton Area Fire Authority, as applicable. The applicant shall allow for inspections by Township officials, the Brighton Area Fire Authority and all other public agencies having jurisdiction.
- (6) The applicant shall submit and obtain the Zoning Administrator's approval of a Land Use Permit for each Temporary outdoor sale and/or Temporary outdoor event prior to each such use. The application for Land Use Permit shall include a site plan illustrating location of structures and sale/event areas (with setbacks), sufficient off-street parking, means of ingress/egress, location of utilities, fire lanes, proposed and existing lighting and signs prior to initiation of such activity.
- (7) The use of any sound system shall be controlled so as not to become a nuisance to adjacent properties and shall comply with the Township Noise Ordinance.
- (8) Failure to comply with any of the standards within this section shall constitute grounds for immediate termination of the Land Use Permit for the temporary sale and/or event.
- (9) The restrictions set forth herein shall be enforceable except to the extent pre-empted by state law.

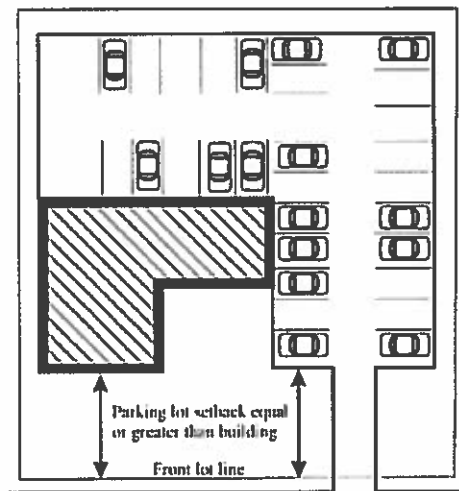
Sec. 7.03 DIMENSIONAL STANDARDS

7.03.01 Commercial Schedule of Area and Bulk Requirements. All lots, buildings, structures and parking areas shall comply with the area height and bulk requirements in Table 7.03.01:

Table 7.03.01 DIMENSIONAL STANDARDS – COMMERCIAL DISTRICTS								
District	Min. Lot Area ^(a)	Min. Lot Width ^{(a)(b)(c)}	Minimum Yard Setbacks – ^{(d)(e)(f)}				Max. Lot Coverage ^(g)	Max. Height ^(h)
			Front Yard ^{(a)(b)(f)(j)}	Side Yard ⁽ⁱ⁾	Rear Yard ^(m)	Parking Lot		
Neighborhood Service District (NSD)	1 Acre	100 ft.	70 ft. 35 ft. if no parking in the front yard	10 ft. each side	40 ft.	10 ft.	Governed by setbacks	20 ft. one story
Office Service District (OSD)	1 Acre	100 ft.	70 ft. 35 ft. if no parking in the front yard	20 ft. each side	40 ft.	20 ft. 10 ft. side and rear	35% bldg. 60% impervious surface	35 ft. 2.5 stories
General Commercial District (GCD)	1 Acre	150 ft.	70 ft. 35 ft. if no parking in the front yard	15 ft. each side	50 ft.	20 ft. 10 ft. side and rear	35% bldg 75% impervious surface	35 ft. 2 stories
Regional Commercial District (RCD)	2 Acres	200 ft. ⁽ⁿ⁾	70 ft. 35 ft. if no parking in the front yard	20 ft. each side	50 ft.	20 ft. 10 ft. side and rear	35% bldg 75% impervious surface	45 ft. 3 stories
Planned Unit Development (PUD)	See Article 10, Planned Unit Development Districts. Setbacks from perimeter of property shall be consistent with the standards of the underlying zoning district. Internal setbacks shall be determined during the PUD review process.							

7.03.02 Footnotes to Table 7.03.01:

- (a) **Lot Area with Shared Access:** The lot area and width may be reduced to 20,000 square feet and 80 foot lot width for sites that have shared driveways and service drive connections with adjacent lots/uses and all access management requirements of Section 15.06 are complied with.
- (b) **Lot Width:** Minimum lot width is measured at the required front yard setback distance from right-of-way. Measurement for flag shaped lots shall be at the point where the narrow access strip joins the larger section of the lot, as determined by the Zoning Administrator.
- (c) **Depth to Width Ratio:** Lot depth shall be no greater than four (4) times the width.
- (d) **Landscape Buffers:** See landscape buffer zone and screening requirement in section 12.02 based on adjacent zoning.
- (e) **Natural Features Setback:** All structures shall be setback a minimum of twenty five (25) feet from an MDEQ regulated wetland and seventy (70) feet from the shoreline of a lake.
- (f) **Projections into Yards:** Projections into required yards are permitted for certain architectural features as described in section 11.01.04.
- (g) **Front Yard Setback Reduction:** The reduced front yard setback is allowed for sites that do not have parking in the front yard. The parking lot, including parking spaces and drive aisles must be located in the rear yard or the side yard where the parking lot is located no closer to the front lot line than the front wall of the building, with the exception of driveways providing access from the road and service drives or frontage roads providing cross-access to adjacent lots. (as amended 12/31/06)
- (h) **Use of Front Yard:** Except for necessary drives, walks and approved signs, or as authorized by Special Land Use, the required front yard shall not be used for loading, storage or accessory structures. (as amended 3/5/10)
- (i) **Landscape Greenbelt:** The front yard shall include a landscaped greenbelt as required by section 12.02.
- (j) **Detention Ponds:** Detention ponds shall be prohibited in the front yard, unless the Township Engineer determines there is no reasonable alternative due to existing topography and natural drainage problems.
- (k) **Exceptions to Height Limitations:** See exceptions to maximum height required for mechanical equipment; cornices; spires; cupolas; for institutional uses etc. in section 11.01.05.
- (l) **Side Yard Setback:** Where the building is connected to a building on an adjoining lot by an approved fire wall, the required side yard on the common side may be reduced to zero (0) feet.
- (m) **Rear Yard Setback:** The setback may be reduced to not less than twenty-five (25) feet by the Planning Commission if a wall or landscaped berm is provided to screen loading



areas, and the rear of the building has the same architectural character and materials as the front and side.

- (n) **Access Spacing:** Access points shall be at least 600 feet from a signalized intersection or expressway interchange ramps provided the spacing may be modified by the Township, with input from road agency staff, to minimize conflicts with traffic operations at intersections or existing access points.
- (o) **Impervious surface:** Impervious surface shall be determined as the total ground square footage of the building footprint plus the total of all paved surfaces.

Sec. 7.04 ADDITIONAL SITE DEVELOPMENT STANDARDS

7.04.01 All Permitted and Special Land Uses shall comply with all applicable provisions of this Zoning Ordinance including those listed below.

- (a) Article 11, General Provisions, shall be adhered to for general dimensional standards, calculation of (buildable) lot area, access to dedicated streets, projections into yards, supplementary height regulations, principal building, structure or use, determination of "similar uses", changes in tenancy/ownership, voting place, temporary buildings and structures, open storage, parking and repair of vehicles, essential public services, wireless communication facilities, fences, walls and screens, reception antennas and towers and wind energy conversion systems. (as amended 3/5/10)
- (b) Article 12, Site Development Regulations, shall be adhered to for commercial, office and industrial architecture, greenbelts, landscape materials and screening, exterior lighting, waste receptacles and non-motorized pathways and sidewalks.
- (c) Article 13, Environmental Protection Regulations, shall be adhered to for, clearing of woodlands and earth changes prior to development, wetland protection standards, floor drains, stormwater management and performance standards. (as amended 12/31/06)
- (d) Article 14, Parking and Loading-Unloading Standards, shall be adhered to for all non-single family residential parking.
- (e) Article 15, Access Management and Private Road Standards, shall be adhered to for all commercial driveways, shared driveways and private roads.
- (f) Article 16, Sign Standards, shall be adhered to for all signage.
- (g) Article 18, Site Plan Review and Impact Statement, shall be adhered to for the submission, review and approval of site plans for non-single family residential uses.
- (h) Article 19, Special Land Uses, shall be adhered to for the submission, review and approval of all special land uses.
- (i) Article 20, Land Divisions, shall be adhered to for all applications to divide land. Where a subdivision plat is required, the requirements of the Township Subdivision Control Ordinance shall be followed.

**ARTICLE 25
DEFINITIONS**

Sec. 25.01 CONSTRUCTION OF LANGUAGE

The following rules of construction apply to the text of this Ordinance:

- a. The particular shall control the general.
- b. In the case of any difference of meaning or implication between the text of this ordinance and any caption or illustration, the text shall control.
- c. The word "shall" is always mandatory and not discretionary. The word "may" is permissive, with the decision made by the Township Zoning Administrator, Planning Commission, Township Board or Zoning Board of Appeals; as indicated.
- d. Words used in the present tense shall include the future and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
- e. The word "building" includes the word "structure." The word "build" includes the words "erect" and "construct." A "building" or "structure" includes any part thereof.
- f. The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," or "occupied for."
- g. The term "including" means "including, but not limited to" and the term "such as" means "such as, but not limited to" unless otherwise noted.
- h. The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity recognizable as a "person" under the laws of Michigan.
- i. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions or events connected by the conjunction "and," "or," "either...or," the conjunction shall be interpreted as follows:
 - 1) "And" indicates that all the connected items, conditions, provisions or events shall apply.
 - 2) "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination (i.e. "or" also means "and/or").
 - 3) "Either...or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.
- j. The terms "abutting" or "adjacent to" include property along the lot lines of the subject site including those in another community, but do not include lands separated by a public street right-of-way.
- k. The word "days" shall mean calendar days and include all weekend days and holidays.
- l. Terms not herein defined shall have the meaning customarily assigned to them.

Sec. 25.02 **DEFINITIONS**

Access Management: A technique to improve traffic operations and safety along a major roadway through the control of driveway locations and design; consideration of the relationship of traffic activity for properties adjacent to, and across from, one another; and the promotion of alternatives to direct access.

Accessory Building Or Structure: A detached structure on the same lot with, and of a nature customarily incidental and subordinate to, a principal structure, and occupied or devoted exclusively to an accessory use.

Accessory Use: A use which is clearly incidental to, customarily found in connection with and located on the same zoning lot, unless otherwise specified, as the principal use to which it is related.

When "accessory" is used in this Zoning Ordinance, it shall have the same meaning as accessory use.

An accessory use includes, but is not limited to, the following:

- a. Domestic or agricultural storage in a barn, shed, stable, tool room, garage or similar accessory building or other structure.
- b. Decks, whether attached or detached from a principal structure, porches, gazebos and playground equipment.
- c. Residential accommodations for servants or caretakers, when exclusively permitted.
- d. Swimming pools for the use by occupants of a residence, or their guests; and change rooms.
- e. A newsstand primarily for the convenience of the occupants of a building, which is located wholly within such building and has no exterior signs or displays.
- f. Storage of merchandise normally carried in stock in connection with a business or industrial use, and storage of goods used in or produced by commercial or industrial uses, unless such storage is excluded in the applicable district regulations. Outdoor display, sales and storage in a commercial or industrial district requires a Special Use Permit, as described in Article 12.
- g. Accessory off-street parking spaces, open or enclosed, subject to the accessory off-street parking regulations for the district in which the zoning lot is located (Article 14).
- h. Accessory off-street loading, subject to the off-street loading regulations for the district in which the zoning lot is located.
- i. Signs, subject to the standards contained in Article 16.
- j. Fences when constructed and located in accordance with the requirements of this Ordinance.
- k. Uses customary and clearly incidental to a principal use such as, offices of a manufacturing or warehousing use contained in the same principal structure. Where two or more activities take place within a principal building, the accessory use shall generally be the use occupying the least square footage or generating the least amount of traffic or other external impacts. Interpretation of accessory v. principal use shall be made by the Zoning Administrator.

Adult Day Care: A facility which provides care for over twelve (12) adults for less than 24 hours.

Adult Care Facilities: A facility for the care of adults, over eighteen (18) years of age, as licensed and regulated by the State under Michigan Public Act 218 of 1979, and rules promulgated by the State Department of Social Services. Such organizations shall be defined as follows:

- a. **Adult Foster Care Facility:** means a governmental or nongovernmental establishment that provides foster care to adults. It includes facilities and foster care homes for adults who are aged, mentally ill, developmentally disabled, or physically handicapped who require supervision on an ongoing basis but who do not require continuous nursing care. An adult foster care facility does not include nursing homes, homes for the aged, hospitals, alcohol or substance abuse rehabilitation center, or a residential center for persons released from or assigned to a correctional facility.
- b. **Adult Foster Care Small Group Home:** means a private home with the approved capacity to receive 12 or fewer adults who are provided supervision, personal care, and protection in addition to room and board, for 24 hours a day, 5 or more days a week, and for 2 or more consecutive weeks for compensation.
- c. **Adult Foster Care Large Group Home:** means a private home with approved capacity to receive at least 13 but not more than 20 adults to be provided supervision, personal care, and protection in addition to room and board, for 24 hours a day, 5 or more days a week, and for 2 or more consecutive weeks for compensation.
- d. **Adult Foster Care Family Home:** means a private home with the approved capacity to receive 6 or fewer adults to be provided with foster care for 5 or more days a week and for 2 or more consecutive weeks. The adult foster care family home licensee must be a member of the household and an occupant of the residence.
- e. **Congregate Facility:** Residence for more than twenty (20) adults.

Adult Regulated Use: for the purpose of this ordinance, the following definitions shall be classified as adult regulated uses (adult entertainment use or establishment):

- a. **Adult Book Or Video Store:** An establishment that has a substantial portion of its stock in trade and offers for sale, for any form of consideration, any one or more of the following: a.) books, magazines, periodicals, or other printed matter, or photographs, films, movies, motion pictures, video cassettes, compact disks, slides, or other visual representations that are characterized by an emphasis on matter depicting, describing or related to specified sexual activities or specific anatomical areas, as hereinafter defined.
- b. **Adult Smoking Or Sexual Paraphernalia Store:** An establishment having, as a substantial portion of its stock in trade and offers for sale, for any form of consideration, paraphernalia designed or usable for sexual stimulation or arousal or for smoking, ingesting or inhaling marijuana, narcotics or other stimulating or hallucinogenic drug-related substances.
- c. **Adult Theater or Entertainment Center:** An establishment used for live performances or presenting material by means of motion pictures, films, video tapes or receivers, photographic slides or other similar means of projection or display, which performances or material is distinguished or characterized by an emphasis on matter depicting, describing or related to specified anatomical areas or specified sexual activities, as hereinafter defined for observation by patrons therein, including an establishment which features any of the following: topless dancers and/or bottomless dancers, strippers, waiters, waitresses or employees.

- d. **Host or Hostess Establishment:** An establishment or club offering socialization with a host or hostess for a consideration to the host or hostess or for an admission or membership fee.
- e. **Massage Parlor:** An establishment having a substantial portion of its space devoted to massages of the human body or parts thereof by means or pressure, imposed friction, stroking, kneading, rubbing, tapping, pounding, vibrating or otherwise stimulating the same with hands, other parts of the human body, mechanical devices, creams, ointments, oils, alcohol or any other means of preparations to provide relaxation or enjoyment to the recipient. The following uses shall not be included in the definition of a massage parlor:
 - 1. establishments which routinely provide such services by a licensed physician, a licensed chiropractor, a licensed osteopath, a licensed physical therapist, a licensed nurse practitioner, a therapeutic massage practitioner as defined in this Ordinance or any other similarly licensed medical professional;
 - 2. fitness center;
 - 3. electrolysis treatment by a licensed operator of electrolysis equipment; and
 - 4. hospitals, nursing homes, medical clinics or medical offices.
- f. **Sauna, Hot Tub or other Similar Health or Body Improvement or Enjoyment Enterprise:** An establishment having a substantial portion of its space devoted to saunas, hot tubs, whirlpools, sun lamps and similar body relaxing, soothing or improving facilities which are available for male and female customers with or without supervision or participation by employees or independent contractors of the business, excluding retail establishments which provide for the sale of new saunas, hot tubs or other similar health or body improvement or enjoyment items.
- g. **Specified Anatomical Areas:** Specified anatomical areas means and includes any one or more of the following: a) less than completely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areola; or b) human male genitals in a discernible turgid state, even if completely and opaquely covered.
- h. **Specified Sexual Activities:** Specified sexual activities means and includes any one or more of the following: a) the fondling or erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; b) human sex acts, normal or perverted, actual or simulated, including but not limited to intercourse, oral copulation, or sodomy; c) human masturbation, actual or simulated; d) human excretory functions as part of, or as related to, any of the activities described above; and e) physical violence, bondage, mutilation, or rape, actual or simulated, as part of or as related to, any of the activities described above.
- i. **Substantial Portion:** Substantial portion means a use or activity accounting for more than twenty (20%) percent of any one or more of the following: stock-in-trade, display space, floor space, or viewing time, movie display time, or entertainment time measured per month.

Alteration: Any change, addition or modification in construction or type of occupancy, or in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to herein as "altered" or "reconstructed".

Animal, Domesticated (Pet): An animal that is commonly considered capable of being trained or is capable of adapting to living in a human environment and being of use to human beings, and which is not likely to bite without provocation nor cause death, maiming or illness to human beings, including by way of example: bird (caged), fish, rodent (bred, such as a gerbil, rabbit, hamster or guinea pig), cat (domesticated), lizard (non-poisonous), and dog. Wild, vicious, or exotic animals shall not be considered domesticated. Animals bred, raised or boarded for commercial purposes are not considered pets.

Animal, Non-Domesticated, Vicious Or Exotic: Any animal that attacks, bites, or injures human beings or domesticated animals without adequate provocation, or which because of temperament, conditioning, or training, has a known propensity to attack, bite, or injure human beings or domesticated animals. Or, an animal from a species which is not commonly domesticated or kept as livestock, or which is not native to the State of Michigan, or a species which, irrespective of geographic origin, is of wild or predatory character, or which because of size, aggressive or vicious characteristics would constitute an unreasonable danger to human life or property if not kept, maintained or confined in a safe and secure manner, including any hybrid animal that is part exotic animal.

Animal Shelter: A facility operated by a licensed individual, humane society, a society for the prevention of cruelty to animals or any other similar institutions. A facility where animals are housed for an extended period of time and are available for adoption/placement.

Apartments: A suite of rooms or a room in a multiple-family building arranged and intended for a place of residence of a single-family or a group of individuals living together as a single housekeeping unit.

Arcade: The use of a building or a portion of a building for the location, operation, and placement of five (5) or more mechanical amusement devices. Mechanical amusement devices shall mean any device, apparatus, mechanical equipment or machine operated as amusement for required compensation. The term does not include vending machines used to dispense foodstuffs, toys, or other products for use and consumption.

As-built plans: Revised construction plans in accordance with all approved field changes.

Auto repair establishment, major: An automotive repair establishment which may conduct, in addition to activities defined below as "minor repairs," one or more of the following: general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles, collision service, such as body, frame, or fender straightening and repair; overall painting and undercoating of automobiles, major overhauling of engine requiring removal of cylinder-head or crank casepan, recapping or retreading of tires, steam cleaning and similar activities.

Auto repair establishment, minor: An automotive repair establishment that conducts maintenance and minor repair, including one or more of the following: oil change, tire and brake service, exhaust system repair, glass repair and audio, and alarm installation.

Automobile Body Repair Station: includes buildings and premises where, along with the sale of engine fuels, the following services may be carried out: general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles; collision service, such as body, frame or fender straightening and repair; overall painting and undercoating of automobiles.

Automobile (Gasoline) Service Station: includes buildings and premises for the primary purpose of the retail sales of gasoline (stored only in underground tanks), oil, grease, batteries, tires and other operational fluids and accessories for the automobile, and the installation of such commodities, and for other minor automobile repair not to include: auto refinishing, body work, dismantling of automobiles for the purpose of reuse or resale of parts, or storage of automobiles other than those in for immediate repair or service. Sales of convenience items shall be considered an accessory use when occupying no more than twenty-five percent (25%) of the gross floor area.

Automobile Wash: includes any building or structure or portion thereof containing facilities for washing motor vehicles using production line methods with a conveyor, blower, steam cleaning device or other mechanical washing devices; and shall also include coin and attendant operated drive-through, automatic

self-serve, track mounted units and similar high volume washing establishments, but shall not include hand washing operations in an "Automobile service station."

Bar/lounge/tavern: A bar or lounge is a type of restaurant which is operated primarily for the dispensing of alcoholic beverages, although the sale of prepared food or snacks may also be permitted. If a bar or lounge is part of a larger dining facility, it shall be defined as that part of the structure so designated or operated.

Basement: The portion of a building which is partially or wholly below grade but so located that the vertical distance from the mean grade to the floor is greater than the vertical distance from the mean grade to the ceiling (see Figure 25.1). A basement shall not be counted as a story.

Bed and Breakfast Inn: Shall mean any dwelling in which overnight accommodations are provided or offered for transient guest for compensation, including provision for a morning meal only for the overnight guest only. A bed and breakfast is distinguished from a motel in that a bed and breakfast establishment shall have only one set of kitchen facilities, employ only those living in the house or up to one (1) additional employee, and have facade style consistent with surrounding homes.

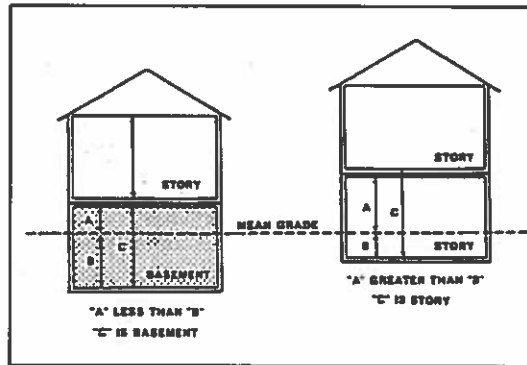


Figure 25.1 Basement

Block: The property abutting one side of a street and lying between the two nearest intersecting streets, crossing or terminating) or between the nearest such street and railroad right-of-way, unsubdivided acreage, lake, river or live stream; or between any of the foregoing and any other barrier to the continuity of development, or corporate boundary lines of the Municipality.

Block Face: Defined as and consists of those properties fronting along an existing right-of-way and located between the intersections of existing streets, or between intersections and dividers such as rivers, rail-roads, and other similar natural or man-made features.

Board of Appeals: (also referred to in this Zoning Ordinance as the Board of Zoning Appeals). The body established by the Township Board to exercise the authority granted by the Michigan Zoning Enabling Act (Public Act 110 of 2006). The jurisdiction of the Board of Appeals is described in Article 23. (as amended 12/31/06)

Buffer Zone: A strip of land with landscaping, berms or walls singularly or in combination required between certain zoning districts based on the landscaping standards of this zoning ordinance. The intent of the required buffer zones is to lessen visual and noise impacts.

Building: Any structure (excluding fences) either temporary or permanent, having a roof supported by columns or walls, and intended for the shelter, or enclosure of persons, animals, chattels, or property of any kind. A building shall include mobile homes, manufactured housing, sheds, garages, greenhouses, pole barns and used for the purposes of a building and similar structures. A building shall not include such structures as signs, fences or smokestacks, but shall include structures such as storage tanks, produce silos, coal bunkers, oil cracking towers, or similar structures.

Building Envelope: The ground area of a lot which is defined by the minimum setback and spacing requirements within which construction of a principal building and any attached accessory structures (such as a garage) is permitted by this Ordinance. For condominium developments, the building envelope shall be illustrated on a site plan.

Building Height: The vertical distance from the grade at the center of the front of the building to the highest point of the roof surface in a flat roof, to the deck line for mansard roofs, and to the beam height level between eaves and ridge for gable, hip and gambrel roofs (see Figure 25.2).

Building Line: A horizontal line parallel to a front, side or rear lot line which is located at the point of principal exterior wall or structural feature nearest the front, side or rear lot line, not including permitted yard projections. (See Figure 25.3)

Building Permit: An authorization issued by the Livingston County Building Department to move, erect or alter a structure within the Township.

Business: A company, enterprise or similar organization designed to provide goods or services to consumers. A business may provide goods or services to the public or cliental on-site, such as with retail sales, or be involved in the administration, production, distribution or storage of goods to be provided at another location, such as with manufacturing. A business may include any commercial, office, institutional or industrial use (see "Use"). (as amended 3/5/10)

Caliper: The diameter of a deciduous (canopy) tree trunk measured as follows:

- a. Existing trees are measured at four and one-half (4.5) feet above the average surrounding grade; and,
- b. Trees which are to be planted shall be measured twelve (12) inches above the average surrounding grade if the tree caliper is more than four (4) inches, or if the tree caliper is less than four (4) inches, it shall be measured at six (6) inches above the average surrounding grade.

Caretaker (living quarters): An independent residential dwelling unit or living area within a principal building designed for and occupied by no more than two (2) persons, where at least one (1) is employed to provide services or to look after goods, buildings, or property on the parcel on which the living quarters are located.

Cemetery: Land used or intended to be used for burial of the human dead and dedicated for such purposes. Cemeteries include accessory columbaria and mausoleums, but exclude crematories.

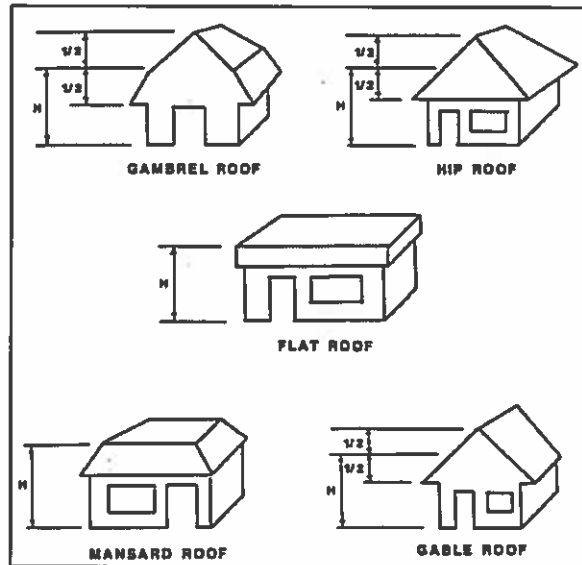


Figure 25.2 Building Height

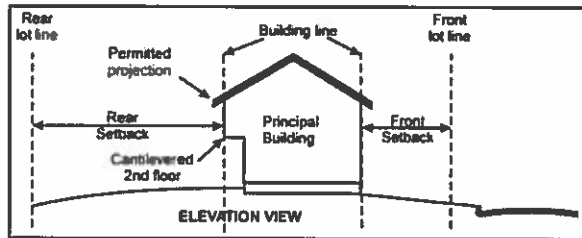


Figure 25.3 Building Line

Child Care Facility: A facility for the care of children under eighteen (18) years of age, as licensed and regulated by the State under Michigan Public Act 116 of 1973 and the associated rules promulgated by the State Department of Social Services. Such organizations shall be further defined as follows:

- a. **Child Care or Day Care Center:** A facility, other than a private residence, receiving more than six pre-school or school age children for group care for periods of less than 24 hours a day, and where the parents or guardians are not immediately available to the child. It includes a facility which provides care for not less than two consecutive weeks, regardless of the number of hours of care per day.

The facility is generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, or drop-in center. "Child care center" or "day care center" does not include a Sunday school conducted by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services.

- b. **Child Caring Institution:** A child care facility which is organized for the purpose of receiving minor children for care, maintenance, and supervision, usually on a 24 hour basis, in a building maintained for that purpose, and operates throughout the year. It includes a maternity home for the care of unmarried mothers who are minors, an agency group home, and institutions for mentally retarded or emotionally disturbed minor children. It does not include hospitals, nursing homes, boarding schools, or an adult foster care facility in which a child has been placed.
- c. **Foster Family Home:** A private home in which one but not more than four minor children, who are not related to an adult member of the household by blood, marriage, or adoption, are given care and supervision for 24 hours a day, for four or more days a week, for two or more consecutive weeks, unattended by a parent or legal guardian.
- d. **Foster Family Group Home:** A private home in which more than four but less than seven children, including children related to the caregiver by blood, marriage, or adoption, are provided care for 24 hours a day, for four or more days a week, for two or more consecutive weeks, unattended by a parent or legal guardian.
- e. **Family Day Care Home:** A private home in which up to six (6) minor children are received for care and supervision for periods of less than 24 hours a day, including children related to the caregiver by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than four weeks during a calendar year.
- f. **Group Day Care Home:** A private home in which more than six but not more than 12 children are given care and supervision for periods of less than 24 hours a day unattended by a parent or legal guardian, including children related to the caregiver. It includes a home that gives care to an unrelated child for more than four weeks during a calendar year.

Church or temple: Any structure wherein persons regularly assemble for religious activity.

Clear Vision Area: An area of each lot near any street intersection or commercial driveway which shall remain clear of obstructions between a height of two (2) feet and six (6) feet to ensure safe sight distance for motorists (see figure 25.4).

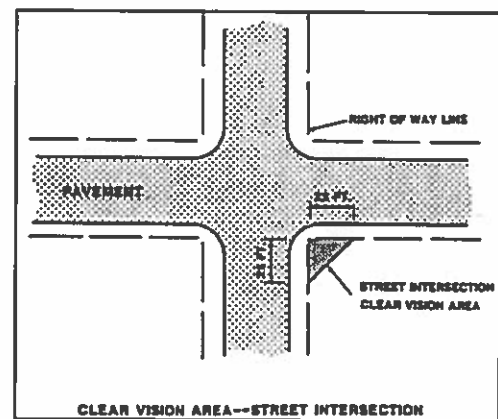


Figure 25.4 Clear Vision Area

Clinic, medical: An establishment where human patients who are not lodged overnight are admitted for examination and treatment by a group of physicians, dentists, or similar professionals. A medical clinic may incorporate customary laboratories and pharmacies incidental to or necessary for its operation or to the service of its patients, but may not include facilities for overnight patient care or major surgery.

Club or fraternal organization: An organization of persons for special purposes or for the promulgation of sports, arts, sciences, literature, politics, or the like, but not operated for profit or to espouse beliefs or further activity that is not in conformance with the constitution of the United States or any laws or ordinances. The facilities owned or used by such organization may be referred to as a "club" in this ordinance.

Coffee Shop: An establishment serving coffee beverages as its primary product to a customer in a ready-to-consume state. The preparation and sale of food or snacks to customers may also be permitted. The method of operation may include indoor and/or outdoor seating and may be characteristic of a carryout or drive-through restaurant or combination thereof. (as amended 3/5/10)

Commercial vehicle: Any vehicle bearing or required to bear commercial license plates and which falls into one or more of the categories listed below:

- a. truck tractor;
- b. semi-trailer, which shall include flat beds, stake beds, roll-off containers, tanker bodies, dump bodies and full or partial box-type enclosures;
- c. vehicles of a type that are commonly used for the delivery of ice cream, milk, bread, fruit or similar vending supply or delivery trucks. This category shall include vehicles of a similar nature which are also of a type commonly used by electrical, plumbing, heating and cooling, and other construction oriented contractors;
- d. tow trucks;
- e. commercial hauling trucks;
- f. vehicle repair service trucks;
- g. snow plowing trucks;
- h. any other vehicle with a commercial license plate having a gross vehicle weight in excess of ten thousand (10,000) pounds or a total length in excess of 22 feet.

Condominium Act: Michigan Act 59 of 1978, as amended.

Condominium, Contractible: A condominium project from which any portion of the submitted land or building may be withdrawn in pursuant to express provisions in the condominium documents and in accordance with the Genoa Township Code of Ordinances and the Condominium Act, Act 59 of the Public Acts of 1978, as amended.

Condominium, Detached: A residential condominium project designed to be similar in appearance to a conventional single-family subdivision.

Condominium, General Common Element: The common elements other than the limited common elements.

Condominium, Limited Common Element: A portion of the common elements reserved in the master deed for the exclusive use of less than all of the co-owners.

Condominium, Master Deed: The condominium document recording the condominium project as approved by the Township Board to which is attached as exhibits and incorporated by reference the approved bylaws for the project and the approved condominium subdivision plan for the project.

Condominium Setbacks: Shall be measured as follows:

- a. **Front Yard Setback** - the minimum distance required between the public street right-of-way or private road easement line and the foundation of the unit site. Where there is not public right-of-way or access easement, the front yard setback shall be measured from the nearest pavement edge to the foundation of the unit site.
- b. **Side Yard Setback** - the minimum distance required between the limits of the development and the side of a unit or the distance between the side boundary of a site condominium and the side of a unit or half the distance between the sides of any adjacent units where there are no condominium sites.
- c. **Rear Yard Setback** - the minimum distance required between the limit of the development and the rear of the unit or the distance between the rear boundary of a site condominium and the rear of a unit or half the distance between the rear of any two adjacent units. Note: where the rear of a detached condominium faces the side of an adjacent condominium unit, the units shall be spaced a distance equal to the combined rear and side setbacks.

Condominium, Site: A condominium project containing or designed to contain structures or other improvements for residential commercial, office, industrial or other uses permitted in the zoning district in which it is located and in which each co-owner owns exclusive rights to a volume of space within which a structure or structure may be constructed as a condominium unit as described in a master deed.

Condominium Unit: The portion of the condominium project designed and intended for separate ownership as described in the Master Deed, regardless of whether it is intended for residential, office, industrial, business, recreational, use as a time-share unit, or any other type of use.

Condominium Unit Site: The area designating the perimeter within which the condominium unit must be built. After construction of the condominium unit, the balance of the condominium unit site shall become a limited common element. The term "condominium unit site" shall be equivalent to the term "lot," for purposes of determining compliance of a site condominium subdivision with provisions of this Ordinance pertaining to minimum lot size, minimum lot width, maximum lot coverage and maximum floor area ratio.

Conference Center: A multi-purpose facility whose primary purpose is to accommodate meetings, seminars, social and civic events, and conferences. Such a facility offers a total meeting environment which typically consists of meeting rooms, conference rooms, and catering uses that comprise continuous space. A conference center may include lodging facilities. A hotel/motel with at least 10,000 sq. ft of conference room facilities shall also be considered a conference center. Accessory uses may include dining areas, recreational facilities, specialty shops, that cater to conference center guests.

Convalescent or Nursing Home: A structure with sleeping rooms, where persons are housed or lodged and are furnished with meals, nursing and limited medical care.

Day: A calendar day unless otherwise stated.

Day Care Center, Commercial: see "Child Care Facility"

Day Care Home: see "Child Care Facility"

Density: The number of dwelling units situated on or to be developed per net acre of land. The following calculation shall be utilized in determining maximum density:

- a. The acreage exclusive of paragraphs (b) and (c) below shall be calculated at one-hundred percent (100%) toward the total site acreage.
- b. The acreage comprised of land within the 100-year floodplain elevation, or wetlands protected by the Goemaere-Anderson Wetland Protection Act, PA 203 of 1979, shall be calculated at twenty five percent (25%) toward the total site acreage.
- c. All open bodies of water and public rights-of-way are excluded from density calculation.

Development: The proposed construction of a new building or other structure on a zoning lot, the relocation of an existing building on another zoning lot, or the use of open land for a new use. A development may include a site plan, a plot (building) plan, a condominium plan, a plat or a mobile home park.

Dog Run: A fenced in area designed specifically to enclose pets. (as amended 3/5/10)

Drive-In Business: A business establishment so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicle rather than within a building or structure, including customer communication facilities for banks or other uses. A drive-in restaurant is distinct from a drive-through restaurant in that the majority of drive-in patrons consume food and beverages while in the vehicle and parked on the premises.

Drive-in Restaurant: See "Restaurant, Drive-in."

Drive-through Business: A business establishment so developed that its retail or service character is wholly or partly dependent on providing a driveway approach and service windows or facilities for vehicles in order to serve patrons food and beverages in a ready-to-consume state from a drive-through window to patrons in motor vehicles. A drive-through restaurant may or may not also have indoor seating.

Dwelling: Any building, or part thereof, containing sleeping, kitchen, and bathroom facilities designed for and occupied by one family. In no case shall a travel trailer, motor home, automobile, tent or other portable building not defined as a recreational vehicle be considered a dwelling. In the case of mixed occupancy where a building is occupied in part as a dwelling unit, the part so occupied shall be deemed a dwelling unit for the purposes of the Zoning Ordinance.

- a. **Manufacture Dwelling Unit:** A dwelling unit which is substantially built, constructed, assembled, and finished off the premises upon which it is intended to be located.

- b. **Site Built Dwelling:** A dwelling unit which is substantially built, constructed, assembled, and finished on the premises upon which it is intended to serve as its final location. Site built dwelling units shall include dwelling units constructed of precut materials, and panelized wall roof and floor sections when such sections require substantial assembly and finishing on the premises upon which it is intended to serve as its final location.
- c. **One-Family or Single-Family Detached Dwelling:** An independent, detached residential dwelling designed for and used or held ready for use by one family only.
- d. **Two-Family or Duplex Dwelling:** A detached building, designed exclusively for and occupied by two families living independently of each other, with separate housekeeping, cooking, and bathroom facilities for each.
- e. **Townhouse:** A self-contained single dwelling unit attached to a similar single dwelling unit with party or common walls, designed as part of a series of three (3) or more dwelling units, each with:
 - 1. a separate entryway with direct access to the outdoors at ground level,
 - 2. a separate basement, if applicable,
 - 3. a separate garage,
 - 4. separate utility connections, and,
 - 5. defined front and rear yards.

Townhouses may also be known as attached single family dwelling units, row houses, clustered single family dwellings or stack ranches. Any three or more attached dwellings not meeting the above criteria shall be considered an apartment or multiple family dwelling. (as amended 12/31/06)

- f. **Multiple-Family Dwelling:** A building designed for and occupied by three (3) or more families living independently, with separate housekeeping, cooking, and bathroom facilities for each. Multiple-family dwelling units may also be known as apartments, which have common entrances.
- g. **Apartment Dwelling:** An apartment is an attached dwelling unit with party or common walls, contained in a building with other dwelling units or sharing the occupancy of a building with other than a residential use. Apartments are commonly accessed by a common stair landing or walkway. Apartments are typically rented by the occupants, but may be condominiums. Apartment buildings often may have a central heating system and other central utility connections. Apartments typically do not have their own yard space. Apartments are also commonly known as garden apartments or flats. (as amended 12/31/06)

Easement: A right-of-way granted, but not dedicated, for limited use of private land for private, public or quasi-public purpose, such as for franchised utilities, a conservation easement or an access easement for a private road or service drive, and within which the owner of the property shall not erect any permanent structures.

Engineering Standards: Engineering Design Standards regulating storm water management systems site grading and soil erosion control, sanitary sewer, municipal water, parking lot design, private road design, and construction processes. The design standards are adopted by the Township Board and may be amended from time to time. (as amended 3/5/10)

Essential Public Service: The erection, construction, alteration, or maintenance by public utilities or any governmental department or commission of underground or overhead gas, electrical, steam, or water transmission or communication, supply or disposal systems, including poles, wires, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, railroad rights-of-way, traffic signals, hydrants, and other similar equipment and accessories in connection with, but not including, buildings. Non-governmental towers, radio and television towers, and cellular phone antennas are not considered to be essential public services.

Essential Public Service Building: A building or structure principal to an essential public service, such as a drop-off stations for residential recyclables, vehicle garages, telephone exchange buildings, electricity transformer stations or substations, and gas regulator stations. .

Excavation: Any breaking of ground, except farming or common household gardening and ground care.

Family: means either of the following:

- a. A domestic family which is one or more persons living together and related by the bonds of blood, marriage or adoption, together with servants of the principal occupants and not more than one additional unrelated person, with all of such individuals being domiciled together as a single, domestic, housekeeping unit in a dwelling.
- b. The functional equivalent of the domestic family which is persons living together in a dwelling unit whose relationship is of a permanent and distinct character and is the functional equivalent of a domestic family with a demonstrable and recognizable bond which constitutes the functional equivalent of the bonds which render the domestic family a cohesive unit. All persons of the functional equivalent of the domestic family must be cooking and otherwise operating as a single housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization or group where the common living arrangement and/or the basis for the establishment of the functional equivalency of the domestic family is likely or contemplated to exist for a limited or temporary duration.

Farm: All of the contiguous neighboring or associated land, buildings, and machinery operated as a single unit on which the production of farm products is carried on directly by the owner- operator, manager or tenant farmer, by his own labor or with the assistance of members of his household or hired employees; provided, however, that a farm operation shall follow generally accepted agricultural and management practices as defined by the Michigan Commission of Agriculture for farming activities which include: 1) tree fruit production, 2) small fruit production, 3) field crop production, 4) forage and sod production, 5) livestock and poultry production, 6) fiber crop production, 7) apiary production, 8) maple syrup production, 9) mushroom production and 10) greenhouse production; but unless otherwise permitted, the following shall not be considered a farm: establishments involved in industrial like processing of agricultural products, keeping fur-bearing animals or game or operating as fish hatcheries, dog kennels, stockyards, slaughterhouses, stone quarries, gravel or sand pits or the removal and sale of topsoil, fertilizer works, boneyards or the reduction of animal matter, or for the disposal of garbage, sewage, rubbish, junk or offal.

Farm Labor Housing: A dwelling or lodging unit that is used exclusively by agricultural employees employed full-time or seasonally in the agricultural use of the property.

Fence: A structure of definite height and location constructed of wood, masonry, stone, wire, metal, or any other material or combination of materials serving as a physical barrier, marker, or enclosure, (see also "Wall").

Fence, privacy: A fence which is over ninety (90%) percent solid or impervious and serves as an opaque screen. (as amended 3/5/10)

Floodplain. That area which would be inundated by storm runoff or flood water equivalent to that which would occur with a rainfall or flood of one hundred (100) year recurrence frequency after total development of the watershed.

Floor Area, Gross. The sum of all gross horizontal areas of all floors of a building or buildings, measured from the outside dimensions of the outside face of the outside wall. Unenclosed courtyards or patios shall not be considered as part of the gross floor area except where they are utilized for commercial purposes, such as the outdoor sale of merchandise. (see Figure 25.5)

Floor Area, Residential: For the purpose of computing the minimum allowable floor area in a residential dwelling unit, the sum of the horizontal areas of each story of the building shall be measured from the exterior faces of the exterior walls or from the centerline of walls separating two dwellings. The floor area measurement is exclusive of areas of basements, unfinished attics, attached garages, breezeways, and enclosed and unenclosed porches.

Floor Area, Usable: That area used for or intended to be used for the sale of merchandise or services' or for use to serve patrons, clients or customers. Such floor area which is used or intended to be used principally for the storage or processing of merchandise, hallways, or for utilities or sanitary facilities, shall be excluded from this computation of "Usable Floor Area." Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls. (see Figure 25.5)

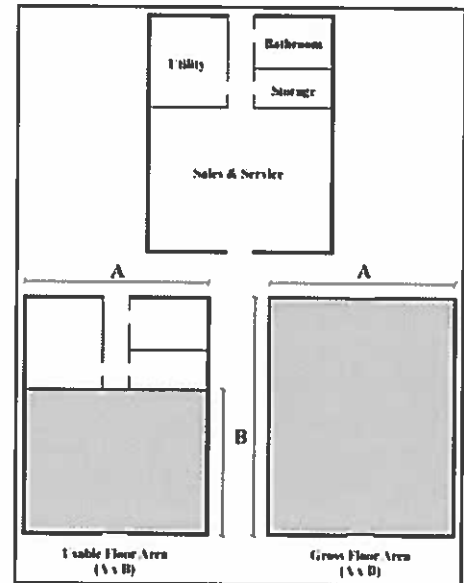


Figure 25.5 Floor Area

Freeboard: for storm water retention or detention ponds it is the vertical distance between the design high water elevation and the top of the pond elevation. (as amended 3/5/10)

Frontage. The linear dimension of a lot measured along the public road right-of-way line, private road access easement, or shared driveway.

Funeral Home or Mortuary Establishment: An establishment where the dead are prepared for burial or cremation and where wakes or funerals may be held. A funeral home or mortuary establishment shall not include crematoria.

Garage: Part of a principal building or an accessory building or structure used primarily for the parking or storage of vehicles in connection with a permitted use of the principal building, where there is no vehicle servicing or storage for compensation.

Garden Center: An establishment with retail sales of trees, fruits, vegetables, shrubbery, plants, landscaping supplies, lawn furniture, playground equipment and other home garden supplies and equipment.

Gazebo: A freestanding, roofed, usually open-sided structure offering a place for shade or rest. (as amended 12/17/10)

Grade, Mean: The arithmetic average of the lowest and highest grade elevations in an area within five (5) feet of the foundation line of a building or structure, or in the area between the foundation line and the lot line, where the foundation line is less than five (5) feet from the lot line. (see Figure 25.6).

Greenbelt: See “Landscaping, Greenbelt”

Hazardous uses and materials: Any use which involves the storage, sale, manufacture, or processing of materials which are dangerous, combustible and/or produce either poisonous fumes or explosions in the event of fire. These uses include all high hazard uses listed in the State Building Code.

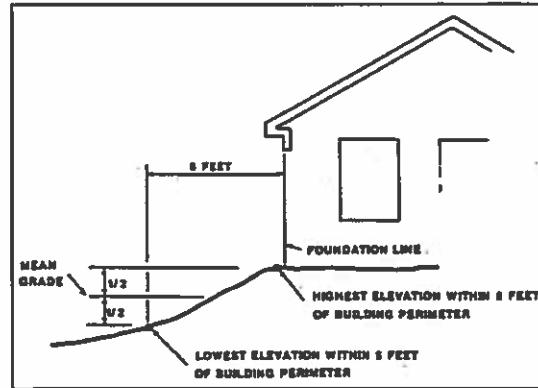


Figure 25.6 Measurement of Mean Grade

Hazardous or toxic waste: Waste or a combination of waste and other discarded material (including but not limited to solid, liquid, semisolid, or contained gaseous material) which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause or significantly contribute to the following if improperly treated, stored, transported, disposed of, or otherwise managed: an increase in mortality, or an increase in serious irreversible illness, or serious incapacitating but reversible illness, or substantial present or potential hazard to human health or the environment.

Home Occupation: An occupation or profession conducted entirely within a dwelling by the inhabitants thereof, such use being clearly incidental to the principal use of the dwelling as a residence.

Hospital: A facility offering primarily inpatient care, and services for observation, diagnosis, and active treatment of patients with a medical, surgical, obstetric, chronic, or rehabilitative condition requiring the daily care and supervision of a physician(s) and medical support staff. A hospital may or may not also have a clinic offering outpatient services.

Hotel: A building or part of a building, with a common entrance or entrances, in which the dwelling units or rooming units are used primarily for transient occupancy, and/or in which one or more of the following services are offered: maid service, furnishing of linen, telephone, secretarial or desk service, and bellboy service. A hotel may include a restaurant or cocktail lounge, public banquet halls, or meeting rooms.

Housing For The Elderly: Housing constructed for the exclusive use of an individual fifty five (55) years of age or older, or for a couple where at least one (1) of the individuals is over the age of fifty five (55). Housing for the elderly may include the types of facilities listed below.

- a. **Senior Apartments:** multiple-family dwelling units where occupancy is restricted to persons fifty five (55) years of age or older.
- b. **Congregate Or Interim Care Housing:** A semi-independent or assisted care housing facility containing congregate kitchen, dining, and living areas, but with separate sleeping rooms. Such facilities typically provide special support services, such as transportation and limited medical care.

- c. **Dependent Housing Facilities:** Extended care facilities such as convalescent homes and nursing homes which are designed for older persons who need a wide range of health and support services, including personal nursing care.

Impact Assessment: An assessment of the ecological, social, economic, and physical impacts of a project on and surrounding the development site.

Improvements: Any additions to the natural state of land which increases its value, utility or habitability. Improvements include but are not limited to street pavements, with or without curbs and gutters, sidewalks, water mains, storm and sanitary sewers, trees and other appropriate and similar items.

Intensive Livestock Operation: An agricultural operation in which many livestock are bred and/or raised within a confined area, either inside or outside an enclosed building. While the density of confined livestock varies, it significantly exceeds that of traditional farming operations and includes both the number of confined livestock in the confined area and the amount of land which serves as the waste disposal receiving area.

Junk Yard: (see Salvage Yard).

Kennel, Commercial: Any premise on which more than the below specified number cats or dogs, (but not including wild, vicious or exotic animals) of more than six (6) months of age are either permanently or temporarily kept for the purposes of breeding, boarding, training, sale, protection, hobby, pets or transfer. Lots less than ten (10) acres with more than three (3) cats or three (3) dogs or more than a total of five (5) in combination (e.g. 3 dogs and 2 cats) shall be considered a kennel. Lots of ten (10) acres or more with more than five (5) cats or five (5) dogs or more than a total of seven (7) in combination (e.g. 5 dogs and 2 cats) shall be considered a kennel. (as amended 12/31/06)

Land Use Permit: An authorization issued by the Township Zoning Administrator to erect, move or alter a structure within the Township or to approve a change in use of land or structure. For certain uses, the land use permit is issued following site plan approval by the Planning Commission or special land use approval by the Township Board.

Lake. A permanent water body that has definite banks, a bed, visible evidence of a continued occurrence of water, and a surface area of water that is ten (10) acres or more in size.

Landscaping: The treatment of the ground surface with live plant materials normally grown in Livingston County such as, but not limited to, grass, ground cover, trees, shrubs, vines, and other live plant material. In addition, a landscape design may include other decorative natural or processed materials, such as wood chips, crushed stone, boulders or mulch. Structural features such as fountains, pools, statues, and benches shall also be considered a part of landscaping if provided in combination with live plant material. Various landscaping related terms are defined below.

- a. **Berm:** A continuous, raised earthen mound comprised of non-toxic materials with a flattened top and sloped sides, capable of supporting live landscaping materials.
- b. **Buffer Zone:** (see "Buffer Zone").
- c. **Grass:** Any of a family of plants with narrow leaves normally grown as permanent lawns.
- d. **Greenbelt:** A strip of land of definite width and location reserved for the planting of a combination of shrubs, trees, and ground cover to serve as an obscuring screen or buffer for noise or visual enhancement.

- e. **Ground Cover:** Low-growing plants that form a dense, extensive growth after one complete growing season, and tend to prevent weeds and soil erosion.
- f. **Hedge:** A two (2) to three (3) foot tall row of evergreen or deciduous shrubs that are planted close enough together to form a solid barrier.
- g. **Parking lot landscaping:** Landscaped areas located in and around a parking lot in specified quantities to improve the safety of pedestrian and vehicular traffic, guide traffic movement, improve the environment and improve the appearance of the parking area and site.
- h. **Planting:** A young tree, vine or shrub that would be placed on or in the ground.
- i. **Screen or screening:** A wall, wood fencing or combination of plantings of sufficient height, length, and opacity to form a visual barrier. If the screen is composed of non-living material, such material shall be compatible with materials used in construction of the main building, but in no case shall include wire fencing.
- j. **Shrub:** A self-supporting, deciduous or evergreen woody plant, normally branched near the base, bushy, and less than fifteen (15) feet in height.
- k. **Tree:** A self-supporting woody, deciduous or evergreen plant with a well-defined central trunk or stem which normally grows to a mature height of at least fifteen (15) feet.
- l. **Ornamental tree:** A deciduous tree which is typically grown because of its shape, flowering characteristics, or other attractive features, and which grows to a mature height of twenty five (25) feet or less.

Level of service: A qualitative measure describing operational conditions within a traffic stream; generally described in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety.

Livestock: Any of various bird or animal breeds, long ago domesticated by man so as to live and breed in a tame, docile, tractable condition useful to man, including horses, ponies, mules, donkeys, cattle, sheep, goats, buffaloes, llama, ostriches, chickens, ducks, geese turkeys and swine.

Loading Space, Off-Street: Space logically and conveniently located for bulk pick-ups and deliveries, designed to accommodate the maneuvering area needed by expected sizes of delivery vehicles when all off-street parking spaces are filled.

Lot: An undivided portion of land of at least sufficient size to meet minimum zoning requirements for use, buildings, structures, lot coverage, yards, and other open spaces as may be present or required under provisions of this Ordinance and having frontage on an improved public street, or on an approved private road, or shared driveway. A lot may consist of either: a single lot of record, a portion of a lot of record, a combination of contiguous lots of record that have been combined into one tax ID number, or a parcel of land described by metes and bounds. (as amended 12/31/06)

Lot Area: The total horizontal area within the lot lines of a lot, exclusive of any submerged area of any lake, stream or canal (below the shoreline or ordinary high water mark).

Lot, Corner: A lot where the interior angle of two adjacent sides at the intersection of two streets is less than one hundred and thirty-five (135) degrees. A lot abutting upon a curved street or streets shall be considered a corner lot for the purposes of this Ordinance if the arc is of less radius than one hundred fifty (150) feet and the tangents to the curve, at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than one hundred and thirty-five (135) degrees. (See Figure 25.7)

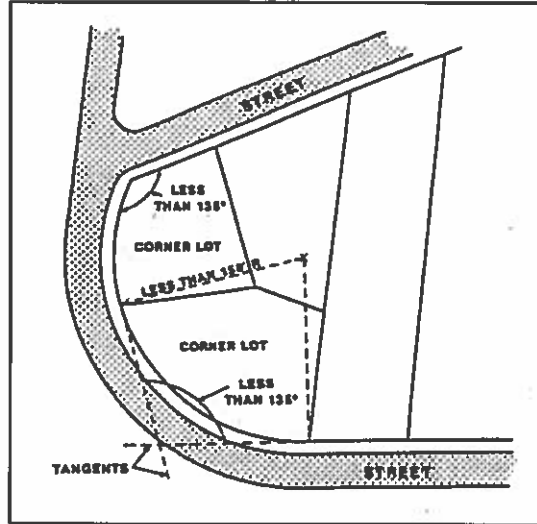


Figure 25.7 Lot, Corner Measurements

Lot Coverage: The part or percent of a lot occupied by buildings, structures and accessory buildings.

Lot Coverage, Impervious Surface: The part or percent of a lot occupied by building, structures, uses, accessory buildings, accessory structures and paved areas.

Lot Depth: The arithmetic mean of the shortest and longest distances from the front lot line to the rear lot line (see figure 25.8).

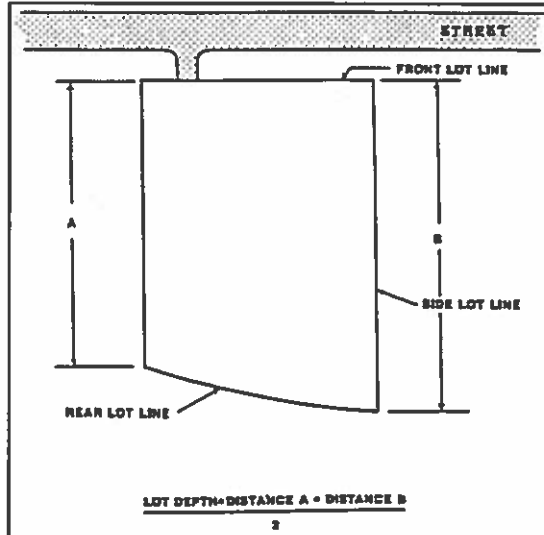


Figure 25.8 Lot Depth Measurement

Lot, Flag: A lot that has access to a public right-of-way or private road access easement by means of a narrow strip of land (see figure 25.9).

Lot, Interior: Any lot other than a corner lot.

Lot Line: The lines bounding a lot or parcel and listed below and illustrated on Figure 25.10.

- a. **Front Lot Line:** The lot line(s) abutting a public street or private road easement that separates the lot from such right-of-way or easement; typically measured along the right-of-way line. Corner lots or through lots are considered to have two front lot lines and shall provide the minimum required front yard setback at both front lot lines. In the case of a flag lot, the front lot line shall be that lot line that abuts the public street right-of-way or private road easement and the lot line that is roughly parallel to the street right-of-way (See figure 25.10). (as amended 12/31/06)
- b. **Rear Lot Line:** The lot line opposite and most distant from the front lot line. For an irregular or triangular shaped lot, a

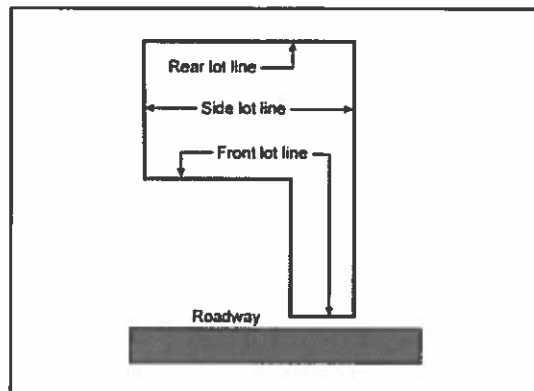


Figure 25.9 Flag-lot Lot Lines

line at least ten (10) feet in length, entirely within the lot, parallel to and most distant from the front lot line (See figure 25.11). (as amended 12/31/06)

- c. **Side Lot Line:** Any lot line not a front or rear lot line.
- d. **Waterfront Lot Line:** The boundary of a lot that follows the shoreline of a lake or stream. (Also see "shoreline.")
- e. In the case where the above definitions are not sufficient to designate lot lines, the Zoning Administrator shall designate the front, rear and side lot lines in consideration of the orientation of the building(s) on the lot, the address of the lot, the orientation of other buildings along the block, and natural features affecting site design.

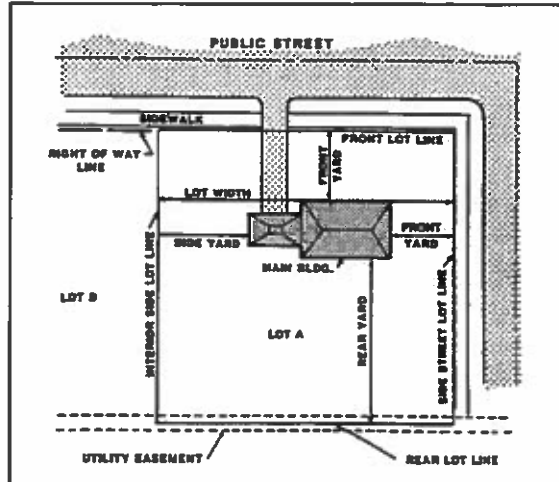


Figure 25.10 Lot Lines and Yards Measurement (Note: Yards May Not Always Equal Required Setbacks)

Lot of Record: A parcel of land, the dimensions of which are shown or, a document or map on file with the County Register of Deeds or in common use by Municipal or County Officials, and which actually exists as so shown, or any part of such parcel held in a record ownership separate from that of the remainder thereof.

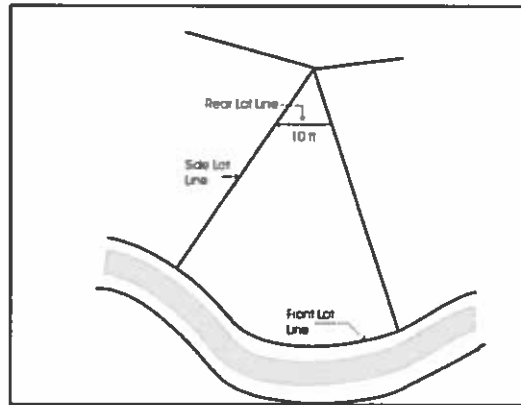


Figure 25.11 Rear Lot Line on Triangular Lot

Lot, Through: Any interior lot having frontage on two more or less parallel streets as distinguished from a corner lot. In the case of a row of double frontage lots, all yards of said lots adjacent to streets shall be considered frontage, and front yard setbacks shall be provided as required.

Lot, Width: The horizontal distance between side lot lines measured parallel to the front lot line at the minimum required front setback excluding private road access easement. For irregularly shaped lots with access easements or "flag lots" connecting to a public street, the minimum lot width shall be measured at the point where the narrow access connects to the main section of the parcel. This determination shall be made by the Zoning Administrator. Figure 25.12 illustrates calculation of minimum lot width for lots along curvilinear streets.

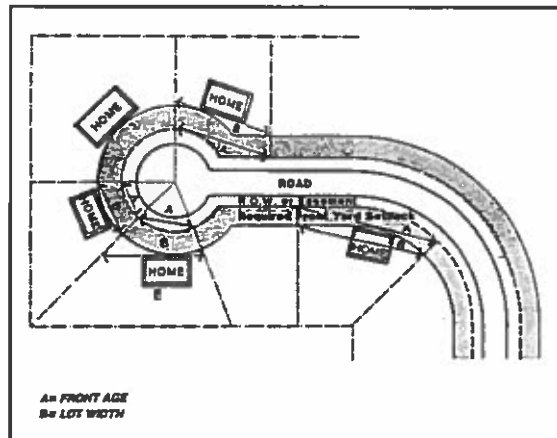


Figure 25.12 Lot Width on Curvilinear Streets

Major Thoroughfare: An arterial street, state trunkline, or roadway classified as a Primary Road by

the Livingston County Road Commission, which is intended to service as a large volume of traffic, generally within a right-of-way at least eighty six (86) feet wide.

Manufactured Home: A dwelling unit which is designed for long-term residential use and is wholly or substantially constructed at an off-site location.

Master Plan: The Comprehensive Community Plan, sub area plans or corridor plans including graphic and written proposals for future land use, zoning, site design, physical development and or capital improvements.

Mezzanine: An intermediate floor in any story occupying a maximum one-third (1/3) of the story's floor area.

Mini or Self Storage Warehouse: A building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the storage of customer's goods or wares.

Manufactured Housing Park: A parcel or tract of land under the control of a person, group or firm upon which two (2) or more mobile homes are located on a continual non-recreational basis and which is offered to the public for that purpose regardless of compensation, including any building, structure, enclosure, street, drive, equipment or facility used or intended for use incidental to the occupancy. Mobile home parks are licensed and regulated by the Michigan Mobile Home Commission.

Mobile Home or Manufactured Home Subdivision: Individually owned lots subdivided according to the provisions of Act 288 of the Public Acts of Michigan of 1967 intended as a site for the placement for dwelling purposes of mobile or modular homes.

Motel: A series of attached, semidetached or detached rental units containing a bedroom, and sanitary facilities. Units shall provide for overnight lodging and are offered to the public for compensation, and shall cater primarily to the public traveling by motor vehicle.

Non-Conforming Building or Structure: A building or structure portion thereof lawfully existing at the effective date of this Ordinance, or amendments thereto, and that does not conform to the provisions of the Ordinance in the district in which it is located.

Non-Conforming Lot: A lot of record, lawfully in existence on the effective date of this Ordinance and any amendments thereto, which no longer meets the dimensional requirements of this Ordinance for the district in which it is located.

Non-Conforming Site. A development on a site which met Ordinance requirements for site design elements at the time the site was developed, such as the amount of parking, parking lot pavement or landscaping; but which does not meet the current site standards of the Township.

Non-Conforming Use: A use which lawfully occupied a building or land at the effective date of this Ordinance, or amendments thereto, and that does not conform to the use regulations of the district in which it is located.

Nursery, Plant Materials: A space, building or structure, or combination thereof, for the storage of live trees, shrubs or plants offered for retail sale on the premises including products used for gardening or landscaping. The definition of nursery within the meaning of this Ordinance does not include any space, building or structure used for the sale of fruit, vegetables or Christmas trees.

Nuisance Factors: An offensive, annoying, unpleasant or obnoxious thing or practice, a cause or source of annoyance, especially a continuing or repeating invasion of any physical characteristics of activity or use across a property line which can be perceived by or affects a human being, or the generation, of an excessive or concentrated movement of people or things, such as, but not limited to: (a) noise, (b) dust, (c) smoke, (d) odor, (e) glare, (f) fumes, (g) flashes, (h) vibration, (i) shock waves, (l) heat, (k) electronic or atomic radiation, (1) objectionable effluent, (m) noise of congregation of people, particularly at night, (n) passenger traffic, (o) invasion of non-abutting street frontage by traffic.

Offset: The distance between the centerlines of driveways or streets across the street from one another.

Off-Street Parking Lot: See "Parking Lot."

Open Air Business: Business and commercial uses conducted solely outside of any building unless otherwise specified herein. Examples of open air businesses include:

- a. Retail sales of garden supplies and equipment, including but not limited to, trees, shrubbery, plants, flowers, seed, topsoil, trellises, and lawn furniture;
- b. Roadside stands for the sale of agricultural products, including fruits, vegetables and Christmas trees.
- c. Various outdoor recreation uses, including but not limited to: tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, golf driving ranges, and amusement parks.
- d. Outdoor display and sale of automobiles, recreational vehicles, garages, swimming pools, playground equipment, and similar goods.

Open Space. That part of a lot, which is open and unobstructed by any built features from its lowest level to the sky, and is accessible to all residents upon the site. This area is intended to provide light and air or is designed for environmentally, scenic, or recreational purposes. Open space may include, but is not limited to lawns, decorative plantings, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, living plant materials, wetlands and water courses. Open space shall not be deemed to include driveways, parking lots or other surfaces designed or intended for vehicular travel.

Open Front Store: A business establishment so developed that service to the patron may be extended beyond the walls of the structure, not requiring the patron to enter the structure. The term " Open Front Store" shall not include automobile repair or gasoline service stations.

Outdoor storage: The keeping, in an unroofed area, of any goods, junks, material, merchandise or vehicles in the same place for more than twenty four hours.

Outside Vendor: Any person firm or corporation, whether as owner, agent, consignee or employee selling or offering to sell, displaying for sale, demonstrating, distributing samples of or soliciting or taking orders for any goods or services or offering merchandise or services from a place at which they do not formally own, lease or occupy space in a principal building on the same property.

Parking Lot: A facility providing vehicular parking spaces along with driveways, aisles and other paved areas for vehicular maneuvering. For the purpose of determining setbacks, parking lots shall not include driveways providing access to a roadway or dedicated service drives providing cross-access to adjacent lots. (as amended 12/31/06)

Parking Space: An area of definite length and width, said area shall be exclusive of drives, aisles or entrances giving access thereto, and shall be fully accessible for the parking of permitted vehicles.

Peak Hour: A one hour period representing the highest hourly volume of traffic flow on the adjacent street system during the morning (a.m. peak hour), during the afternoon or evening (p.m. peak hour), or representing the hour of highest volume of traffic entering or exiting a site (peak hour of generator).

Performance guarantee: A financial guarantee to ensure that all improvements, facilities, or work required by this Ordinance will be completed in compliance with the ordinance, regulations and the approved plans and specifications of a development.

Pergola: A horizontal trellis or framework, supported on posts, that carries climbing plants and may form a covered walk. (as amended 12/17/10)

Planned Unit Development: An integrated and coordinated development of various residential land uses, and in some cases non-residential uses, comprehensively planned and approved as an entity via a unitary site plan which permits additional flexibility in building siting, usable open spaces and preservation of natural features meeting the intent of the Planned Unit Development section of this Ordinance.

Planning Commission: The Genoa Township Planning Commission as established by the Genoa Township Board of Trustees under provisions of the Michigan Zoning Enabling Act (Public Act 110 of 2006).

Pond. A permanent water body that has definite banks, a bed, visible evidence of a continued occurrence of water, and a surface area of water that is less than ten (10) acres in size.

Principal Building, Structure or Use: The main building, structure or use to which the premises are devoted and the principal purpose for which the premises exist. In cases where there is more than one use, the use comprising the greatest floor area shall generally be considered the Principal Use, except in cases where a use comprising a secondary amount of floor area is considered to have greater impact in terms of traffic generated, noise levels, disruption of views and similar impacts.

Public Utility: A person, firm or corporation, municipal department, board or commission duly authorized to furnish and furnishing under federal, state or township regulations to the public through transmission lines: gas, steam, electricity, sewage disposal, communication, telegraph, transportation or water. Cellular communication facilities are not considered a public utility.

Reception Antenna: An exterior apparatus capable of receiving communications for radio or television purposes including satellite dishes and other satellite reception antennae but excluding facilities considered to be essential public services or those preempted from township regulation by applicable state, Federal Communication Commission (FCC), or federal laws or regulations.

Recognizable and substantial benefit: A clear benefit, both to the ultimate users of the property in question and to the community, which would reasonably be expected to accrue, taking into consideration the reasonably foreseeable detriments of the proposed development and uses(s). Such benefits may include: long-term protection or preservation of natural resources and natural features, historical features, or architectural features; and elimination of or reduction in the degree of nonconformity of a nonconforming use or structure.

Recreational Vehicle or Unit: Includes a tent or vehicular-type structure designed primarily as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle which is self-powered. Recreational units of this type shall

include, but shall not be limited to, the following: travel trailers, camping trailers, tent trailers, motor homes and truck campers. Recreational units shall also include, but shall not be limited to, the following: boats, boat trailers, snowmobiles, snowmobile trailers, all terrain vehicles, dune buggies, horse trailers and similar equipment.

Recycling Center: A facility in which used material, such as paper, glass, plastic or motor oil, is separated and processed prior to shipment to other locations for processing or manufacturing into new products. A recycling center is distinct from a junkyard or salvage yard.

Residential Zoning District. RR, LDR, SR, UR, LRR, MDR, HDR, AND MHP Districts.

Restaurants: An establishment serving foods and/or beverages to a customer in a ready-to-consume state. The method of operation may be characteristic of a carry-out, drive-in, drive-through, fast food, standard restaurant, or lounge/tavern, or combination thereof, as defined below:

- a. **Restaurants with Outdoor Seating.** A use that involves the sale or delivery of any prepared food or beverage for consumption in a defined area on premises but outside of the building in which it is prepared. Examples of defined areas include an external deck, patio, mall, garden, balcony or sidewalk. (as amended 12/31/06)
- b. **Carry-Out Restaurant.** A use that involves the sale of food, beverages, and/or desserts in disposable or edible containers or wrappers in a ready-to-consume state for consumption mainly off the premises. A carry out restaurant differs from a drive through restaurant in that a customer must park and walk up to the restaurant or an employee must exit the restaurant and deliver the food to a customer in a parked car.
- c. **Drive-In Restaurant.** A use that involves delivery of prepared food so as to allow its consumption within a motor vehicle while parked on the premise.
- d. **Drive-Through Restaurant.** A use that involves the delivery of prepared food to the customer within a vehicle, typically passing through a pass-through window, for consumption off of the premises.
- e. **Standard Restaurant.** A standard restaurant is a use that involves either of the following:
 1. The delivery of prepared food by waiters and waitresses to customers seated at tables within a completely enclosed building.
 2. The prepared food is acquired by customers at a cafeteria line and is subsequently consumed by the customers within a completely enclosed building.
- f. **Bar/Lounge/Tavern.** A bar, lounge or tavern is a type of restaurant that is operated primarily for the dispensing of alcoholic beverages. The preparation and sale of food or snacks to customers may be permitted.

Road-Private: (See Article 15.)

Roof: The impervious cover of a building or a portion of a building, permanently attached, but excluding chimneys, antennas, vents, mechanical equipment and other rooftop structures permitted as exceptions to building height. (as amended 12/31/06)

Salvage Yard: An area where waste, used or secondhand materials are bought and sold, exchanged, stored, baled, packed, disassembled, or handled including but not limited to: scrap iron and other metals,

paper, rags, rubber tires and bottles. A "Salvage Yard" includes junk yards and similar facilities including automobile wrecking yards and any open area of more than two hundred (200) square feet for storage, keeping or abandonment of junk.

Service drive: An access drive which parallels the public right-of-way in front of or behind a building or buildings, or may be aligned perpendicular to the street between buildings, which provides shared access between two or more lots or uses.

Setback, Required: The minimum horizontal distance between the building line and a front, rear, or side lot line, a natural feature or a shoreline. Procedures for measuring setbacks for site condominium projects are listed under the definition of condominium setback. (required setbacks are distinct from actual yard, see definitions for yards, setbacks measurements are illustrated on Figure 25.13).

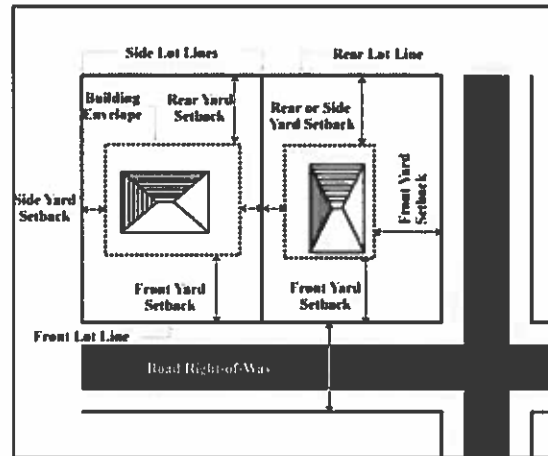


Figure 25.13 Setbacks

Sanitary sewer, public: A sanitary sewer system owned and operated by a municipal government or a utility authority consisting of multiple municipal governments used for the collection and transportation of sanitary sewage for treatment or disposal.

Shelters and rehabilitation centers: Centers operated by philanthropic or non-profit institutions that assist individuals with social needs. These centers may provide temporary housing, meals, counseling, health services, education, job placement assistance and leisure-time activities. Adult care facilities, community centers, hospitals, medical centers, medical/psychiatric offices, shelters for abused women, and children and county/state health/social services facilities are not regulated as "shelters and rehabilitation centers." Churches or other places of worship that provide community outreach services are also not regulated under this definition, unless they also operated an onsite homeless shelter. (as amended 12/31/06)

Shopping Center: A grouping of two (2) or more business establishments developed in accordance to an overall plan and designed and built as an interrelated project. Buildings constructed on outlots shall not be considered part of the shopping center unless access and parking easements are provided.

Shoreline: The ordinary high water mark which is the line between upland and bottomland which persists through successive changes in water levels, below which the presence and action of the water is so common or recurrent that the character of the land is marked distinctly from the upland and is apparent in the soil, the configuration of the soil surface and the vegetation.

Sign: Definitions for signs are listed separately in Article 16, Sign Standards.

Site plan: A plan, prepared to scale, showing accurately and with complete dimensions, the boundaries of a site and the location of all buildings, structures, uses, and principal site development features proposed for a specific parcel of land, and conforming to the standards of this Ordinance.

Special land use: A use of land for an activity which, under usual circumstances, could be detrimental to other land uses permitted within the same district but which may be permitted because of circumstances unique to the location of the particular use and which use can be conditionally permitted without jeopardy

to uses permitted within such district. Such uses are defined as "Special Land Uses" in the Michigan Zoning Enabling Act (Public Act 110 of 2006).

Stable, Commercial: A facility for the rearing and housing of horses, mules and ponies or for riding and training academies.

Stable, Private: A facility for the rearing and training of horses, ponies and mules which are owned by the occupant of the dwelling unit.

Story: That part of a building included between the surface of any floor and the surface of the floor, or roof, next above. When the distance from the average established grade to the ceiling of a story partly below such grade exceeds five (5) feet, then the basement or cellar constituting the story partially below grade shall be counted as a story (refer to Figure 25.14).

Story, Half: An uppermost story lying under a sloping roof having an area of at least two hundred (200) square feet with a clear height of seven feet six inches (7' - 6"). For the Purposes of this Ordinance, the usable floor area is only that area having at least four (4) feet clear height between floor and ceiling.

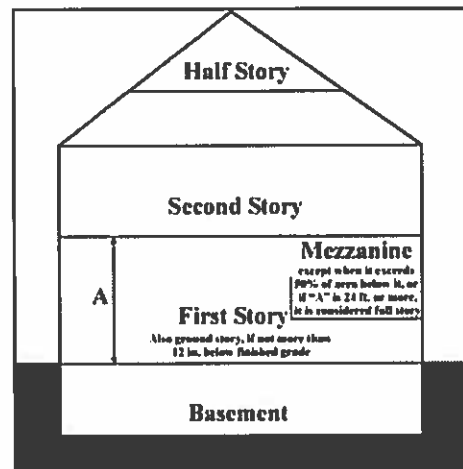


Figure 25.14 Story

Street: A dedicated public right-of-way, other than an alley which affords the principal means of access to abutting property. Various types of streets are defined below.

- a. **Arterial Street or Roadway:** A street or roadway which carries high volumes of traffic at relatively high speeds, and serves as an avenue for circulation of traffic onto, out of, or around the Genoa Township area. An arterial roadway may also be defined as a major thoroughfare, major arterial or minor arterial roadway. Since the primary function of the regional arterial roadway is to provide mobility, access to adjacent land uses may be controlled to optimize capacity along the roadway. Arterial roadways are listed in the Township Master Plan.
- b. **Collector Street:** A street or road whose principal function is to carry traffic between minor and local roads and arterial roadways but may also provide direct access to abutting properties. Collector streets are classified in the Township Master Plan.
- c. **Cul-de-Sac:** A street or road that terminates in a vehicular turnaround.
- d. **Expressway:** Limited access interregional arterial routes, including I-96, designed exclusively for unrestricted movement, have not private access, and intersect only with selected arterial roadways or major streets by means of interchanges engineered for free-flowing movement.
- e. **Highways:** Streets and roadways which are under the jurisdiction of the Michigan Department of Transportation. Highways may also be classified as expressways or arterial roadways.

- f. **Local or Minor Street:** A street or road whose principal function is to provide access to abutting properties and is designed to be used or is used to connect minor and local roads with collector or arterial roadways. Local streets are designed for low volumes and speeds of twenty-five (25) mph or less, with numerous curb cuts and on-street parking permitted.
- g. **Private Road:** Any road or thoroughfare for vehicular traffic which is to be privately owned and maintained and has not been accepted for maintenance by the City, Livingston County, the State of Michigan or the federal government, but which meets the requirements of this Ordinance or has been approved as a private road by the Township under any prior ordinance.
- h. **Public Street:** Any road or portion of a road which has been dedicated to and accepted for maintenance by a municipality, Livingston County, State of Michigan, or the federal government.

Structure: Anything constructed or erected, the use of which requires location on ground or attachment to something having location on the ground. Structures include, but are not limited to, principal and accessory buildings, radio, television and cellular phone towers, decks, fences, privacy screens, walls, antennae, swimming pools, signs, gas or liquid storage facility, mobile homes, street directional or street name sign and billboards.

Substance abuse center or treatment facility: A facility offering counseling, care and treatment for individuals addicted to drugs and alcohol licensed by the Michigan Department of Mental Health, Office of Substance Abuse Services. Such a facility may include or detoxification services. A generally recognized pharmacy or licensed hospital dispensing prescription medicines shall not be considered a substance abuse treatment facility.

Swimming Pool: Any artificially constructed portable or non-portable pool; capable of being used for swimming or bathing, having a depth of two (2) feet or more at any point and having a surface area of two hundred fifty (250) square feet or more.

Tattoo Parlor: An establishment whose principal business activity is the practice placing designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.

Temporary Building or Structure. A building or structure which is not permanently affixed to the property, and is permitted to exist for a specific reason for a specific period of time. An example of a temporary building is a trailer used on a construction site or a tent.

Temporary outdoor sales and Temporary outdoor events: Those accessory outdoor business activities which are intended to occur outside the primary structure on a developed lot and are established for a fixed period of time with the intent to discontinue such use upon the expiration of such time and which does not involve the construction or alteration of any permanent structure.

- a. **Temporary outdoor sales:** Those outdoor business activities which sell or offer for sale, barter or exchange any goods, wares, service, merchandise or food stuff of any kind on private and public property and include but are not limited to seasonal sale of merchandise related to holidays, sidewalk sales, or promotional events. Any merchandise sold or service provided shall be that of the regular use in the principal building of the site for which proof of tenant occupancy has been provided.

- b. Temporary outdoor events: Non-commercial, non-profit events which do not involve sales and can include but are not limited to motor vehicle shows, animal shows and other activities open to the general public.

Temporary Use. A use which is not permanent to the property and is permitted to exist for a specific reason for a specific period of time.

Therapeutic Massage: The application of various techniques to the muscular structure and soft tissues of the human body performed by a massage practitioner. A massage practitioner must satisfy two (2) or more of the following requirements:

- a. The person is a member of the current Professional Level in the American Massage Therapy Association (AMTA), Associated Bodywork and Massage Professionals (ABMP), International Myomassethics Federation (IMF) or other recognized massage association with equivalent professional membership standards consisting of at least five-hundred (500) hours of training including: theory, practice and techniques of massage (minimum three-hundred (300) hours); human anatomy and physiology (minimum one-hundred (100) hours); and professionalism (minimum one-hundred (100) hours). Instruction in this area shall include training in contraindications, benefits, ethics and legalities of massage, building and marketing a practice and other electives as appropriate.
- b. The person is a graduate of a school of massage licensed by the State of Michigan or holder of a current license from another state which requires, at a minimum, the training set forth in paragraph a. above.
- c. The person has completed a massage training program at a community college, college, university or technical school located in the United States, where such program requires at a minimum, the training set forth in a. above.
- d. The person has passed the National Certification Exam for Massage and Bodywork Practitioners.

Townhouse: See "Dwelling, Townhouse."

Traffic Impact Study: The analysis of the potential traffic impacts generated by a proposed project. This type of study and level of analysis will vary dependent upon the type and size of the project.

- a. **Rezoning Traffic Impact Study:** a traffic impact study which contrasts typical uses permitted under the current and requested zoning or land use classification. This study usually includes a trip generation analysis and a summary of potential impacts on the street system.
- b. **Traffic Impact Assessment:** a traffic impact study for smaller projects which are not expected to have a significant impact on the overall transportation system but will have traffic impacts near the site. This type of study focuses on the expected impacts of a development at site access points and adjacent driveways.
- c. **Traffic Impact Statement:** a traffic impact study which evaluates the expected impacts at site access points and intersections in the vicinity.

Trip (i.e., directional trip): A single or one-direction vehicle movement with either the origin or the destination (exiting or entering) inside a study site.

Tree, Measurement of Height: Where a minimum height is specified for a deciduous or evergreen tree, the height shall be measured from the top of the tree to the surrounding ground elevation or top of the ball (location where fabric containing root system meets the exposed trunk).

Use: The principal purpose for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied. Uses are classified under the following categories

- a. Residential, which includes single family, two family, multiple family, manufactured homes.
- b. Agriculture, which includes all farming and forestry.
- c. Commercial, which includes all retail trade uses, motor vehicle service, lodging accommodation, food services, other services, arts, and entertainment and recreational businesses.
- d. Office, which includes administrative offices and buildings, used for finance, insurance, legal, real estate, professional, scientific, technical, health care, and social assistance uses.
- e. Institutional, which includes all religious, civic, social, and similar organizations, educational services and public uses.
- f. Industrial, which includes all manufacturing, transportation, warehousing, utilities, waste disposal, construction and mining/mineral extraction uses. (as amended 3/5/10)

Variance: An authorization by the Board of Appeals permitting modification to the regulations and standards of this Ordinance in situations where the literal enforcement would result in a practical difficulty not present on other properties typical of the zoning district.

Veterinary Clinic: A facility providing diagnosis, treatment, surgery and similar veterinary care for small domestic animals.

Veterinary Hospital: A facility which provides diagnosis, treatment, surgery and other veterinary care for domestic animals, horses and livestock. A veterinary hospital may include outdoor boarding incidental to treatment.

Wall: A structure of definite height and location to serve as an opaque screen in carrying out the requirements of this Ordinance.

Waste Receptacle (i.e. dumpster): Any accessory exterior container used for the temporary storage of rubbish, pending collection, having a capacity of at least one (1) cubic yard. Recycling stations and exterior compactors shall be considered to be waste receptacles.

Watercourse: Any natural or manmade body of water including but not limited to a lake, pond, river, canal, channel, swamp, creek, marsh, or outcropping of water.

Wetland: Land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh, and which is any of the following:

- a. contiguous to an inland lake or pond, or a river or stream;
- b. not contiguous to an inland lake or pond, or a river or stream; and more than 5 acres in size;
- c. not contiguous to an inland lake or pond, or a river or stream; and five (5) acres or less in size if the Michigan Department of Natural Resources (MDNR) determines that the protection of the area is essential to the preservation of the natural resources of the state from pollution, impairment, or destruction and the MDNR has so notified the owner. (definition taken directly from the Goemaere-Anderson Wetland Protection Act, P.A. 203, 1979).

Wetland, Contiguous: Contiguous wetlands are wetlands connected to other wetlands or waterways as follows:

- a. A permanent surface water connection or other direct physical contact with any lake, pond, river or stream, including surface or ground water connections.
- b. A seasonal or intermittent direct surface water connection with any lake, pond, river or stream.
- c. Located within 500 feet of the ordinary high water mark of any lake, pond, river or stream.
- d. Separated only by man made barriers, such as dikes, roads, berms, or other similar features.

Wireless Communication Facilities. All structures and accessory facilities relating to the use of the radio frequency spectrum for the purpose of transmitting or receiving radio signals. This may include, but shall not be limited to, radio towers, television towers, telephone devices, personal communication transmission equipment and exchanges, microwave relay towers, telephone transmission equipment building and commercial mobile radio service facilities. This definition does not include “reception antenna” for an individual lot as otherwise defined and regulated in this Ordinance.

- a. **Attached Wireless Communication Facilities.** Wireless communication facilities affixed to existing structures, including but not limited to existing buildings, towers, water tanks, or utility poles.
- b. **Wireless Communication Support Structures.** Structures erected or modified to support wireless communication antennas. Support structures within this definition include, but shall not be limited to, monopoles, lattice towers, light poles, wood poles and guyed towers, or other structures which appear to be something other than a mere support structure.

Yard: The open spaces on the same lot with a main building unoccupied and unobstructed from the ground upward except as otherwise provided in this Ordinance. A yard may be equal to the setback, but may also be larger, such as where a building is farther from the street than the required setback. Yards are defined below and illustrated in Figure 25.15:

- a. **Front Yard:** An open space extending the full width of the lot, the depth being the minimum horizontal distance between the front lot line or public street right-of-way line/private road easement and the nearest point of building line. A front yard shall be maintained on each side of a corner lot or through lot. For lots along a shoreline of a lake,

river, stream or channel the yard facing a public street or private road shall be considered the front yard for zoning purposes and the yard adjoining the shoreline shall be considered the waterfront yard, as defined below. (as amended 12/31/06)

- b. **Rear Yard:** An open space extending the full width of the lot, the depth being minimum horizontal distance between the rear lot line and the nearest point of the principal building line. In the case of a corner lot the rear yard may be opposite either street frontage and there shall only be one (1) rear yard.

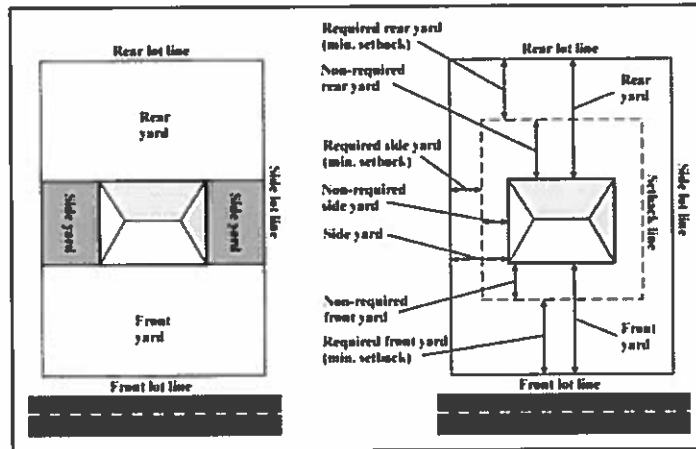


Figure 25.15 Yards

- c. **Side Yard:** A yard between the building line of the principal building or structure and the side lot line extending from front yard to the rear yard, or, in the absence of any clearly defined rear lot line, to the point on the lot farthest from the intersection of the lot line involved with the public street.
- d. **Waterfront Yard:** An open space extending the length of the shoreline of a lake, pond or stream, the depth being the minimum horizontal distance between the shoreline and the nearest point of the principal building line.
- e. **Required Yard:** The open space between the lot line and the minimum setback line. The required yard corresponds to the minimum setback requirement for the district. (as amended 12/31/06)
- f. **Non-required Yard:** The open space between the minimum setback line and the main building. The non-required yard is the additional yard area that the building is setback beyond the minimum setback requirement for the district. (as amended 12/31/06)

Zero Lot Line: The location of a building on a lot in such a manner that one or more of the buildings sides rests directly on a lot line, separated only by fire walls.

Zoning Act: The Michigan Zoning Enabling Act (Public Act 110 of 2006). (as amended 12/31/06)

**GENOA CHARTER TOWNSHIP,
LIVINGSTON COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING
ON PROPOSED ZONING
ORDINANCE TEXT AMENDMENTS
APRIL 14, 2014**

PLEASE TAKE NOTICE that the Planning Commission of Genoa Charter Township will conduct a public hearing on Monday, April 14, 2014, commencing at 6:30 p.m. at the Genoa Charter Township Hall, 2911 Dorr Road, Brighton, Michigan, as required under the provisions of the Michigan Zoning Enabling Act (Public Act 110 of 2006).

PLEASE TAKE FURTHER NOTICE that the items to be considered at said public hearing include, in brief, the following:

1. **Consideration of Zoning Ordinance Text Amendments as follows:**
 - a. **Amendments to Article 7 of the Zoning Ordinance, entitled "Commercial and Service Districts", Section 7.02.02(v) is proposed to be amended to revise conditions and add standards related to "Temporary Outdoor Sales and Events".**
 - b. **Amendments to Article 25 of the Zoning Ordinance, entitled "Definitions" to add a definition for "Temporary Outdoor Sales and Events".**
2. **Such other and further matters as may properly come before the Planning Commission at the public hearing.**

The purpose of the public hearing is to explain the proposed changes to the Zoning Ordinance to the public and receive public comment on the proposed changes. All interested parties are welcome to attend and present their comments. If you are unable to attend, written comments may be submitted by writing to the Planning Commission at the Genoa Township Hall, 2911 Dorr Road, Brighton, MI 48116, up to the date of the hearing and may be further received by the Planning Commission at said hearing. The Zoning Ordinance text and a copy that illustrates all changes are available for public inspection at the Township Hall. The Township Hall is located at 2911 Dorr Road, Brighton, Michigan 48116 and is open Monday through Friday from 9:00a.m. to 5:00p.m.

Genoa Charter Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon seven (7) days' notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Township in writing or by calling at (810) 227-5225.

SIGNED:
KELLY VANMARTER
ASSISTANT TOWNSHIP MANAGER/COMMUNITY
DEVELOPMENT DIRECTOR

(03-28-2014 DAILY 187490)

**BOARD OF TRUSTEES
GENOA CHARTER TOWNSHIP,
LIVINGSTON COUNTY,
MICHIGAN**

**NOTICE OF PROPOSED
ZONING TEXT AMENDMENT
JUNE 2, 2014**

**ORDINANCE #Z-14-02
AN ORDINANCE TO AMEND ARTICLES 7 AND 25 OF THE
ZONING ORDINANCE OF GENOA CHARTER TOWNSHIP
IN REGARD TO TEMPORARY OUTDOOR SALES AND
TEMPORARY OUTDOOR EVENTS**

Pursuant to Michigan Public Act 110 of 2008, (the Zoning Enabling Act) and Michigan Public Act 359 of 1947, (the Charter Township Act), notice is hereby given that the Genoa Charter Township Board of Trustees has conducted the first reading and will be performing the second reading and considering an ordinance addressing Amendments to Zoning Ordinance Articles 7 and 25 regarding Temporary outdoor sales and Temporary outdoor events at 6:30 p.m. on June 2, 2014. The complete text of the proposed ordinance is available at the Township Office located at 2911 Dorr Road, Brighton, Michigan 48116. The following provides a summary of the regulatory effect of the ordinance.

Article 7 of the Zoning Ordinance, entitled Commercial and Service Districts, Table 7.02 and Section 7.02.02(v), Use Conditions for Temporary outdoor sales and Temporary outdoor events are hereby amended to allow a total of such uses for a maximum of 28 days in a calendar year, require on-site parking with no impact on adjacent properties or surrounding neighborhood, uses shall not block streets, sidewalk or traffic, require approval of Health Department, require dust control measures, require approvals and allow inspections by other applicable public health agencies, limit impacts of sound, provide grounds to terminate approval, and include reference to preemption by State law.

Article 25 of the Zoning Ordinance, entitled Definitions, is hereby amended to add definitions for "Outside Vendor" and "Temporary outdoor sales and Temporary outdoor events."

Genoa Charter Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon seven (7) days notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Township in writing or by calling at (810) 227-5225.

(05-25-2014 DAILY 196247)

POLLY SKOLARUS
TOWNSHIP CLERK



MEMO

TO: Honorable Members of the Genoa Charter Township Board of Trustees
FROM: Greg Tatara, Utility Director
DATE: May 28, 2014
SUBJECT: Resolution Approving MHOG Providing Water Service to Properties Located in the City of Howell

MANAGER REVIEW: 

.....

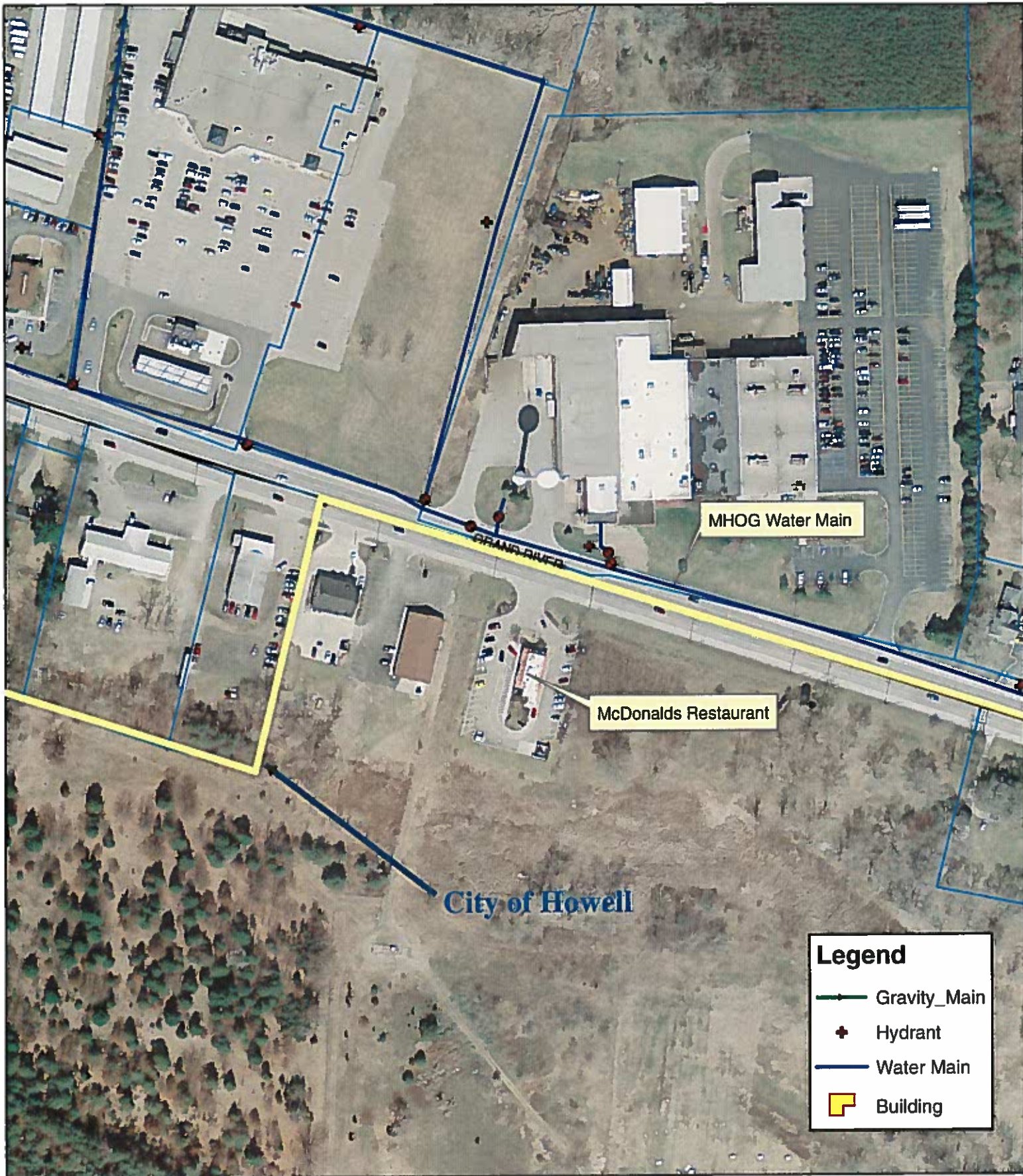
Genoa Charter Township is a member of the Marion, Howell, Oceola and Genoa Sewer and Water Authority, which provides water service to approximately 15,000 customers in the four townships surrounding the City of Howell. The McDonald's restaurant located at 2205 W. Grand River in the City of Howell is located across the road from MHOG water main in Howell Township and there is currently no water main in this area from the City of Howell as shown in *Attachment 1*. As the restaurant wishes to expand, its current well is not sufficient to meet the demands. Therefore, it is desirable for the restaurant to connect to municipal water.

Per the articles of incorporation, which guide the governance of the Authority, Article 12 of the Authority's Amended and Restated Articles of Incorporation provides for extending service beyond MHOG's Corporate Boundaries. Article 12 provides for this as follows:

The Authority may, subject to the prior approval of the constituent municipalities, enter into contracts with any non-constituent city, village or township . . . for the furnishing of water . . . services or sale or deliver of water, which contract shall provide for reasonable charges or rates ;

Currently, the MHOG Board of the Authority has recommended extending water service to properties located within the City of Howell and therefore, in order to satisfy the requirements of Article 12 of the Articles of Incorporation, the Township Board of each of the four member Townships will need to adopt the attached resolution approving the extension of water service into the City of Howell. Resolutions have already been approved by Howell and Marion Townships, and we are requesting the Genoa Charter Township Board adopt this resolution (*Attachment 2*) through the below listed motion.

Moved by _____, supported by _____ to adopt the Resolution Approving MHOG Providing Water Service to Properties Located in the City of Howell.







City of Howell

MHOG Water Main

McDonalds Restaurant

Legend

-  Gravity_Main
-  Hydrant
-  Water Main
-  Building



McDonald's Connection



CHARTER TOWNSHIP OF GENOA

At a meeting of the Township Board (the "Township Board") of the Charter Township of Genoa (the "Township") held at the Township Hall on June 2, 2014 at 6:30 p.m. local time, there were:

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded by _____.

**Resolution Approving MHOG Providing
Water Service to Properties Located in the City of Howell**

WHEREAS, Marion Township, Howell Township, Oceola Township and Genoa Charter Township (the "Constituent Municipalities") are members of the Marion, Howell, Oceola and Genoa Sewer and Water Authority (the "Authority");

WHEREAS, the Township Board has previously approved the Amended and Restated Articles of Incorporation for the Authority;

WHEREAS, Article 12 of the Authority's Amended and Restated Articles of Incorporation provides as follows:

The Authority may, subject to the prior approval of the constituent municipalities, enter into contracts with any non-constituent city, village or township . . . for the furnishing of water . . . services or sale or deliver of water, which contract shall provide for reasonable charges or rates ;

WHEREAS, the Board of the Authority has recommended extending water service to properties located within the City of Howell;

WHEREAS, in order to satisfy the requirements of Article 12 of the Amended and Restated Articles of Incorporation, the Township Board of each of the four member Townships will need to adopt a Resolution approving the extension of water service into the City of Howell;

NOW, THEREFORE, IT IS RESOLVED that:

1. Acknowledgement of Receipt of Request by MHOG. The Township Board hereby acknowledges that the Authority has requested that the Township Board approve the extension of water service by the Authority to serve properties located in the City of Howell upon such terms and conditions as may be established from time to time by the Board of the Authority.

2. Extension of Water Service to Properties Located within the City of Howell. Pursuant to the provisions of Article 12 of the Amended and Restated Articles of Incorporation of the Marion, Howell, Oceola and Genoa Sewer and Water Authority, the Township Board of the Township hereby approves the Authority providing water service to properties located within the City of Howell on such terms and conditions as may be established from time to time by the Board of the Authority.

3. Resolution to Constitute Evidence of Approval. Any Township Officer is authorized to provide a copy of this Resolution to the Authority as evidence that the Township has approved the extension of water service as described in this Resolution.

4. Additional Steps to Effectuate the Purpose of this Resolution. The Township Board authorizes any officer of the Township to take all necessary steps required to effectuate the purposes of this Resolution.

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

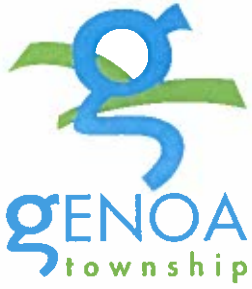
Yes: _____

No: _____

Clerk's Certificate

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

Township Clerk



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

MEMO

To: Township Board

From: Michael Archinal *MA*

Date: May 29, 2014

Re: Playground Equipment Purchase

This item was tabled at your last meeting to further consider warranty issues and the future use of our property as a demonstration site for our vendor. Eric Sheffer will be in attendance to answer any questions you may have.

Please consider the following action:

Moved by _____, supported by _____, to approve the purchase of playground equipment as requested in an amount not to exceed \$24,654.00.

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

MANAGER

Michael C. Archinal



All P.O.'s Contracts or Checks Payable to:
Superior Play, L.L.C.
889 S. Old US Highway 23
Brighton, MI 48114 USA

Proposal

Date	Proposal #
5/12/2014	14-271

Bill To:
Genoa Township Mike Archinal 2911 Dorr Road Brighton, MI 48116

Ship To
Genoa Township Adam VanTassell Adam@genoa.org 2911 Dorr Rd Brighton, MI 48116

Customer Contact	Customer Phone	Customer Fax	Terms	P.O. No.	Rep
Mike Archinal	810-227-5225		Net 30		Eric

Item	Description	Qty	Weight	Price	Total
161310A	HealthBeat® Squat Press, DB	1	173	4,695.00	4,695.00T
161309A	HealthBeat® Chest/Back Press, DB	1	187	4,695.00	4,695.00T
Installation	Installation for Health Beat	2		200.00	400.00T
168100B	Sensory Play Center Wall 2" SM	3	162	830.00	2,490.00T
168101B	Sensory Play Center Wall End 2" SM	2	42	585.00	1,170.00T
168106	Xylofun Panel®	1	29	1,700.00	1,700.00T
168104A	Optigear Panel	1	41	2,335.00	2,335.00T
168107	Bongo Panel®	1	33	765.00	765.00T
168662A	Marble Panel	1	36	1,400.00	1,400.00T
Concrete	Concrete pad	1		900.00	900.00T
Installation	Installation of Sensory Wall	1		500.00	500.00T
Freight	Freight	1		504.00	504.00T
Misc	Big Belly Solar Trash Compactor, demo units	2		4,000.00	8,000.00T
DISC	Special Discount per Eric Sheffer	2		-2,800.00	-5,600.00T
Misc	Big Belly Recycler, demo unit	1		1,500.00	1,500.00T
DISC	Special Discount per Eric Sheffer	1		-800.00	-800.00T

Ask about our "Customer for Life" maintenance agreement including certified inspections and state required documents:
 One year \$250; Two Year \$400; Three Year \$500

Subtotal	\$24,654.00
Sales Tax (0.0%)	\$0.00
Total	\$24,654.00

Proposal Good For 30 Days
 Ship Via: Common Carrier
 Please Call 24 Hours Prior To Delivery: _____

Signature below accepting this proposal will constitute a purchase order.

Accepted By Customer

Superior Play, LLC
 889 S. Old US 23 Brighton, MI 48114
 P: 810-229-6245 TF: 888-778-7529 Fax: 810-229-6256

Don't Relinquish Your Right to Choose

Vote the Primary August 5, 2014

By Polly Skolarus

The **August Primary**, in some ways, is **more important than the November General Election**. In the Primary voters choose from among many candidates for a specific office. The candidate who receives the most votes in August for the Republican and Democratic parties will then face off in November. In August your vote will elect some candidates that are running unopposed. The November General Election will allow you to vote for the next Governor, Secretary of State, Attorney General, U.S. Senator, U.S. Representative in Congress, State Senator, State Representative, Livingston County Board of Commissioners, Judges, Library Boards and others.

Please **don't diminish your right to vote by only voting in November**. Make your voice heard and vote in both the primary and the general election.

Help Wanted – Brighton Fire Authority

Brighton Area Fire Authority is seeking professionals in the Genoa Township community willing to serve their neighbors as a Paid On-Call Firefighter! *No experience necessary!* Training is provided. If you're ready to wear another hat, apply online at www.brightonareafire.com or in person at: Station 31 @ 615 W. Grand River Ave. Brighton, MI

Request your absent voter ballot

Applications for *absent voter ballots* were mailed to all persons who have signed cards for this service. If you are not one of our residents who were automatically mailed an application to vote **absent voter ballot**, you may obtain an application on the Internet site www.genoa.org. Please click on that site then print your application and send it to Paulette A. Skolarus, Genoa Township Clerk, 2911 Dorr Road, Brighton, MI 48116, or FAX it to 810 227-3420. There are also drop boxes at the township hall that may be used for your convenience.

Voters must choose a party to vote in August

August is a **primary election**. At the primary election voters must choose a party in order to cast their vote. There are only two parties on the ballot – Democratic and Republican. Under Michigan law you may only vote one party so please don't be angry with our poll workers.

Protecting Our Environment – The Monarch Butterfly

Every day there seems to be another disaster happening in our world. Today the numbers of our beautiful Monarch Butterfly population is plummeting. The Monarch Butterfly can't survive without

milkweed and milkweed is sharply in decline. Milkweed has become a victim of herbicide because it is seen as a lowly weed. Milkweed is being eradicated along our highway shoulders and farmland.

Here are a few facts about the Monarch Butterfly and their habitat:

- 50 butterflies together weigh less than one ounce
- Females lay eggs on milkweed
- The larvae grow into caterpillars that feed on the milkweed's leaves
- Milkweed inoculates the Monarchs from predators
- The caterpillars form chrysalises and then emerge as butterflies
- 24 million acres of milkweed have been lost because of conversion to cropland
- Milkweed is the only food source of the Monarch Butterfly
- A single generation of Monarchs migrate over 2,000 miles from Canada and the U.S. to Mexico each year
- A one acre colony in Mexico may contain several million butterflies
- Since 1996 the colonies have been reduced by nearly 95%
- The colony has been reduced from 45 acres to 1 and ½ acres

There are ways that we can make a difference. First, limit or cease the use of glyphosate, typically found in Roundup and similar products. Turn a small patch of land into butterfly-friendly habitat. Buy milkweed (*speciosa*) at your local nursery and plant it in your back yard garden. If you write to the following address and include a self-addressed stamped envelope each dollar donated will buy 50 seeds.

Live Monarch – Seed Campaign 2014
3003-C8 Yamato Road #1015
Boca Raton, Florida 33434

Visit <http://www.livemonarch.com/> for more information.

(Thank you to Karleen Shafer our Certified Green Industry Professional for bringing this to our attention.)

From the Treasurer's Office:

The 2014 Summer Taxes are due September 14, 2014. Since the due date falls on a Sunday payments will be accepted without penalty on Monday, September 15th. Beginning September 16th a 1% per month interest charge will be assessed on unpaid summer taxes. Postmarks are not accepted as the date paid. Once you receive your tax bill you can begin making payments toward your taxes due. Partial payments can be made as often as you like and for any dollar amount.

Tax Bill Payment Options: Tax payments can be made online with a credit card or electronic check, by mail with a check, or at the Township offices by cash or check. For your convenience there are two drop

boxes located at the Township offices for after hour payments. All payments paid by mail or put in the drop box will be mailed a paid receipt.

With online banking becoming more prevalent, we wanted to bring a few items to your attention. Most banks use a third party to process checks requested through their online bill payment system. This means that your money is deducted from your account and then sent to a third party processor, not directly to the designated payee. **Bills paid through your on-line banking system may take up to 15 business days to be received.**

Watch for Important Tax Mailings Three Times a Year

- Mid February – The Township Assessor’s Office mails to all property owners the Assessment Notice that tells you what they are proposing your Taxable and Assessed Values to be for the upcoming tax year. The March Board of Review is your opportunity to appeal the values if you do not agree.
- July 1st - Summer taxes are mailed to all Township property owners and are payable without penalty through Sept. 14th
- December 1st - Winter taxes are mailed to all Township property owners and are payable without penalty through Feb. 28th

Please contact the Township Office’s at 810-227-5225 if you do not receive any of the above mailings.

RECREATION

Two popular local attractions are available free to Genoa residents. Genoa Park is located at 2911 Dorr Road in Genoa Township (see park map). Thompson Lake is located just north of Howell. These are great destinations for residents to enjoy.

Thompson Lake Park Passes Available

As full members of the Howell Parks and Recreation Authority, our residents can also receive a free Thompson Lake Park Pass. Passes are now available at Bennett Recreation Center located at 925 W. Grand River in Howell.

Genoa Park

At Genoa Park, discover a .66 mile walking path, three playgrounds, a water-misting feature, two regulation-sized athletic fields, swings, picnic tables, kite flying, a sled hill, and a pavilion with heated bathrooms and warming area for all-season fun:

- **The Genoa Park Walking Path** extends north to the fire station, circles the Township Hall, and flanks the athletic fields. Residents report seeing varied wildlife such as herons, hawks, sand-hill cranes, and deer. Keep pets on a leash and use available dog waste baggies/receptacles. No motorized vehicles are allowed on the path.
- **The Genoa Sled Hill & Kite Field** offers a vertical 40-ft drop with a 20 percent grade and a 200-ft run length for fun for all ages. A light pole allows sledding until 10 p.m. In summer, this is a great spot to fly a kite!

- **Three Playgrounds** are designed for ages 2 - 5 and 5 - 12. A water-misting feature quickly cools-off kids during summer fun.
- **Two Lighted Regulation-Sized Athletic Fields** are leased for organized sports. Reservations may be made through Howell Parks and Recreation or SELCRA.

To Board 6/2/14



April 25, 2014

Polly Skolarus, Clerk
Township of Genoa
2911 Dorr Rd.
Brighton, MI 48116

Re: Conversion of Comcast of the South, Inc., to
Comcast of Colorado/Florida/Michigan/New Mexico/Pennsylvania/Washington, LLC

Dear Ms. Skolarus:

Consistent with our desire to keep you fully informed regarding activities that relate to the cable service provided in your community, I am writing to let you know about a change that is taking place in the corporate form and name of Comcast of the South, Inc., which holds the cable franchise in Genoa. Comcast of the South, Inc., has been converted from a corporation to a limited liability company (LLC), effective March 31, 2014. The conversion allows Comcast to simplify its tax reporting obligations and does not affect the obligations or liabilities created by the franchise agreement. Please also note that we have renamed the business entity from Comcast of the South, Inc., to Comcast of Colorado/Florida/Michigan/New Mexico/Pennsylvania/Washington, LLC. This is not a change in the company, only a change of its official name with no impact on your franchise or our contractual obligations to you.

The primary differences between a corporation and an LLC involve how they are treated for tax purposes, and how the entities are governed. Corporations are separate entities for tax purposes, while LLCs are "flow through" organizations to their members. Corporations are owned by shareholders and managed by a Board of Directors; LLCs are owned by their member(s), and managed by either their member(s) or by designated managers. Again, these differences have no effect on the obligations or liabilities that are created by a cable franchise agreement.

The ownership and control of your franchise holder, Comcast of Colorado/Florida/Michigan/New Mexico/Pennsylvania/Washington, LLC, is not affected by this change in the corporate form of its constituent partners. The conversion will have no effect on the franchise obligations of Comcast of Colorado/Florida/Michigan/New Mexico/Pennsylvania/Washington, LLC, or on the company's liability for those obligations. Finally, the conversion will not affect the management or day-to-day operations of the cable system.

If you have any questions, please call me at 734-254-1888.

Sincerely,

A handwritten signature in black ink that reads "Frederick G. Eaton".

Frederick G. Eaton
Senior Manager, External Affairs
Comcast, Heartland Region
41112 Concept Drive
Plymouth, MI 48170

When Your Fans Are Online Post Types Top Posts from Pages You Watch

Data shown for a recent 1-week period. Times of day are shown in your computer's local timezone.








DAYS
































































TIMES

















































All Posts Published

February 28, 2014 to May 28, 2014

■ Reach: Organic / Paid
■ Post Clicks
 ■ Likes, Comments & Shares

Published <input type="button" value="v"/>	Post	Type	Targeting	Reach	Engagement	Promote
05/27/2014 9:26 am	 REMINDER: Trash collection will be delayed this week due to Memorial Day. Trash pickup will be one			173 ■	4 8 ■ ■	<input type="button" value="Boost Post"/>
05/26/2014 8:00 am	 The Township offices are closed today (Monday, May 26, 2014) in observance of Memorial Day.			52 ■	1 5 ■ ■	<input type="button" value="Boost Post"/>
05/25/2014 7:00 pm	 Trash collection will be delayed this week due to Memorial Day. There will be no trash collection			47 ■	0 1 ■ ■	<input type="button" value="Boost Post"/>
05/24/2014 8:00 am	 Today (Saturday May 24, 2014) is our final Spring 2014 Yard Waste Collection program at the			56 ■	2 0 ■ ■	<input type="button" value="Boost Post"/>
05/23/2014 9:25 am	 An important reminder from the Brighton Police Department.			74 ■	14 2 ■ ■	<input type="button" value="Boost Post"/>
05/22/2014 1:20 pm	 Got yard waste? Our Spring 2014 Yard Waste Collection program is tomorrow (Saturday May 24,			87 ■	7 1 ■ ■	<input type="button" value="Boost Post"/>
05/22/2014 9:32 am	 Check this out!			26 ■	7 4 ■ ■	<input type="button" value="Boost Post"/>

05/21/2014 3 05 pm	 Thompson Lake Park stickers will be required beginning Friday (May 23, 2014). These stickers are	44		1 0		Boost Post
05/21/2014 1 28 pm	 TRASH COLLECTION REMINDER. Due to Memorial Day, there will be no trash collection on	60		2 5		Boost Post
05/21/2014 9 23 am	 The Township offices will be closed on Monday (May 26, 2014) for the Memorial Day holiday. The	55		0 2		Boost Post
05/20/2014 9 18 am	 The Zoning Board of Appeals meets tonight (Tuesday, May 20, 2014) at 6 30 p.m. at the	39		2 0		Boost Post
05/19/2014 1 27 pm	 Our Spring 2014 Yard Waste Collection program has been scheduled for this Saturday (May 24,	58		2 0		Boost Post
05/19/2014 9 35 am	 The Township Board will meet tonight (Monday May 19, 2014) at 6:30 p.m. at the Township Hall, 2911	137		1 1		Boost Post
05/16/2014 9 25 am	 The packet for the Tuesday, May 20, 2014 Zoning Board of Appeals meeting is available at	26		0 0		Boost Post
05/15/2014 2 58 pm	 The packet for the Monday (May, 19, 2014) Township Board meeting is now available at	54		3 0		Boost Post
05/14/2014 10 50 am	 ATTENTION OAK POINTE AND NORTH SHORE WATER SYSTEM USERS: The Genoa Charter	277		34 5		Boost Post
05/14/2014 9 42 am	 The walls are down at the old Latson Elementary School. See The Livingston Daily Press & Argus	52		5 3		Boost Post
05/14/2014 9 36 am	 JOB SEEKERS: There are two job postings on the Township website: one for a part-time human	346		6 12		Boost Post
05/13/2014 10 16 am	 UPDATE: Brighton Fire Chief Mike O'Brian says the sirens also sound where there is a severe	35		22 4		Boost Post
05/09/2014 11 51 am	 Construction starts Monday (May 12, 2014) on a Michigan Department of Transportation project at	27		0 0		Boost Post
05/08/2014 10 08 am	 The Livingston County Solid Waste Program will host the first of two TV and Computer Collection	298		24 13		Boost Post
05/07/2014 9 34 am	 Great event with an important message	52		14 5		Boost Post
05/06/2014 9 16 am	 Township residents who live in the Hartland and Pinckney school districts are voting today (Tuesday,	33		0 1		Boost Post
05/02/2014 2 15 pm	Tomorrow (Saturday, May 3, 2014) is the first of three Hazardous Waste Collections offered by the	21		1 0		Boost Post
05/02/2014 9 56 am	Farmer's Markets in Brighton and Howell open this weekend. Spring must be here, right? Check out	92		0 1		Boost Post
05/01/2014 3 08 pm	 The packet for the Monday, May 5, 2014 Township Board meeting is available at www.genoa.org .	35		2 0		Boost Post
05/01/2014 10 53 am	 BRIGHTON AREA TRAVEL ALERT: Avoid the area at Spencer Road and Main Street at the curve	41		1 2		Boost Post
05/01/2014 9 29 am	Saturday (May 3, 2014) is the first of three Hazardous Waste Collections offered by the	20		1 0		Boost Post
04/30/2014 9 47 am	 Inspiring story about a Township resident.	28		1 0		Boost Post

04/30/2014 9:42 am		Township residents who live in the Hartland and Pinckney school districts have an election Tuesday.	24		0 0		Boost Post
05/14/2014 10:50 am		ATTENTION OAK POINTE AND NORTH SHORE WATER SYSTEM USERS: The Genoa Charter	277		34 5		Boost Post
05/14/2014 9:42 am		The walls are down at the old Latson Elementary School. See The Livingston Daily Press & Argus	52		5 3		Boost Post
05/14/2014 9:35 am		JOB SEEKERS: There are two job postings on the Township website: one for a part-time human	346		6 12		Boost Post
05/13/2014 10:18 am		UPDATE: Brighton Fire Chief Mike O'Brian says the sirens also sound where there is a severe	35		22 4		Boost Post
05/09/2014 11:51 am		Construction starts Monday (May 12, 2014) on a Michigan Department of Transportation project at	27		0 0		Boost Post
05/08/2014 10:06 am		The Livingston County Solid Waste Program will host the first of two TV and Computer Collection	298		24 13		Boost Post
05/07/2014 9:34 am		Great event with an important message:	52		14 5		Boost Post
05/06/2014 9:16 am		Township residents who live in the Hartland and Pinckney school districts are voting today (Tuesday).	33		0 1		Boost Post
05/02/2014 2:15 pm		Tomorrow (Saturday, May 3, 2014) is the first of three Hazardous Waste Collections offered by the	21		1 0		Boost Post
05/02/2014 9:56 am		Farmer's Markets in Brighton and Howell open this weekend. Spring must be here, right?! Check out	92		0 1		Boost Post
05/01/2014 3:08 pm		The packet for the Monday, May 5, 2014 Township Board meeting is available at www.genoa.org.	35		2 0		Boost Post
05/01/2014 10:53 am		BRIGHTON AREA TRAVEL ALERT: Avoid the area at Spencer Road and Main Street at the curve	41		1 2		Boost Post
05/01/2014 9:29 am		Saturday (May 3, 2014) is the first of three Hazardous Waste Collections offered by the	20		1 0		Boost Post
04/30/2014 9:47 am		Inspiring story about a Township resident.	28		1 0		Boost Post
04/30/2014 9:42 am		Township residents who live in the Hartland and Pinckney school districts have an election Tuesday.	24		0 0		Boost Post

[See More](#)

Your Fans **People Reached** People Engaged Check-ins

The number of people your post was served to in the past 28 days.

Women



Men 65+ are
1.4% of People Reached
3.4% of Your Fans

Men



Country	People Reached	City	People Reached	Language	People Reached
United States of America	11,927	Howell, MI	1,243	English (US)	11,870
Canada	63	Brighton, MI	674	English (UK)	210
United Kingdom	39	Detroit, MI	370	Spanish	11
Australia	13	Livonia, MI	266	Italian	4
Germany	9	Ann Arbor, MI	256	Norwegian (Bokmal)	4
Italy	7	South Lyon, MI	229	English (Pirate)	3
Mexico	7	Westland, MI	221	Danish	2
Norway	4	Pinckney, MI	213	Swedish	2
Philippines	4	Lansing, MI	208	Japanese	2
Denmark	3	Flint, MI	182	French (France)	2
India	3	Fowlerville, MI	168	Indonesian	1
New Zealand	3	Canton, MI	158	Turkish	1
Thailand	3	Jackson, MI	155	Arabic	1
Japan	3	Hartland, MI	149	Spanish (Mexico)	1
South Korea	2	Fenton, MI	142	Spanish (Spain)	1
Sweden	2	Novi, MI	120	Portuguese (Brazil)	1
Spain	2	Grand Rapids, MI	110	English (India)	1
Austria	2	Chicago, IL	104	German	1

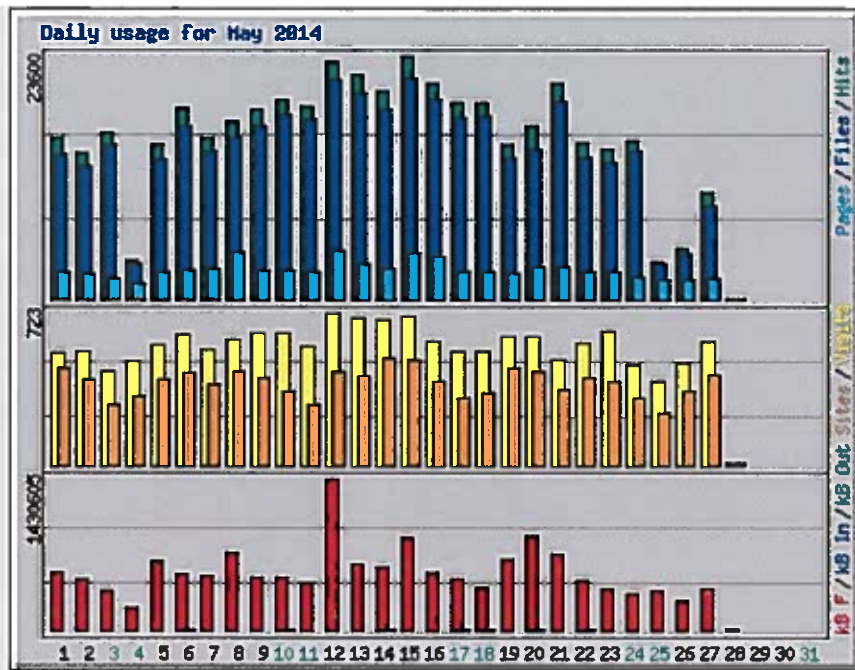
Hong Kong	2	East Lansing, MI	104
Brazil	2	Grand Blanc, MI	97
Equatorial Guinea	1	Northville, MI	90
Jamaica	1	Plymouth, MI	84
Jordan	1	Garden City, MI	84
Malaysia	1	Tampa, FL	81
Cayman Islands	1	Ypsilanti, MI	77
The Bahamas	1	Milford, MI	77
Singapore	1	Royal Oak, MI	66
Puerto Rico	1	Waterford, MI	65
United Arab Emirates	1	Whitmore Lake, MI	59
Indonesia	1	Farmington Hills, MI	59
Costa Rica	1	Redford, MI	56
Cape Verde	1	Dearborn, MI	56
Nepal	1	Commerce, MI	53
Egypt	1	Linden, MI	52
Czech Republic	1	Wayne, MI	51
South Africa	1	White Lake, MI	48
Switzerland	1	Kalamazoo, MI	46
France	1	Napoleon, MI	45
		Monroe, MI	43
		Dexter, MI	43
		Highland, MI	42
		Troy, MI	42
		Toledo, OH	42
		Perry, MI	41
		Swartz Creek, MI	41

Usage Statistics for genoa.org

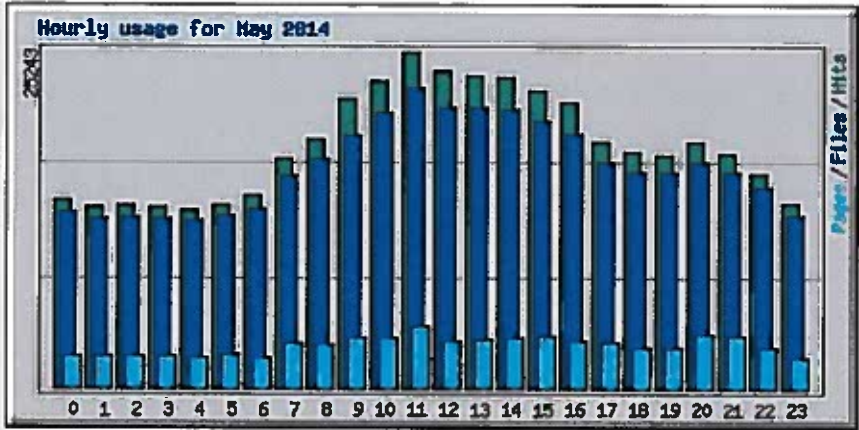
Summary Period: May 2014
Generated 28-May-2014 00:28 EDT

[\[Daily Statistics\]](#) [\[Hourly Statistics\]](#) [\[URLs\]](#) [\[Entry\]](#) [\[Exit\]](#) [\[Sites\]](#) [\[Referrers\]](#) [\[Search\]](#) [\[Agents\]](#) [\[Locations\]](#)

Monthly Statistics for May 2014		
Total Hits	436812	
Total Files	399220	
Total Pages	77025	
Total Visits	15398	
Total kB Files	14893830	
Total kB In	7	
Total kB Out	493	
Total Unique Sites	6139	
Total Unique URLs	3975	
Total Unique Referrers	1002	
Total Unique User Agents	1391	
	Avg	Max
Hits per Hour	650	1871
Hits per Day	15600	23600
Files per Day	14257	21504
Pages per Day	2750	4725
Visits per Day	549	723
kB Files per Day	531922	1430605
kB In per Day	0	3
kB Out per Day	18	170
Hits by Response Code		
Undefined response code	74	
Code 200 - OK	399220	
Code 206 - Partial Content	1020	
Code 301 - Moved Permanently	119	
Code 302 - Found	1029	
Code 304 - Not Modified	6051	
Code 400 - Bad Request	2	
Code 403 - Forbidden	1	
Code 404 - Not Found	29296	



Daily Statistics for May 2014														
Day	Hits		Files		Pages		Visits		Sites		kB F		kB In	kB Out
1	15719	3.60%	13997	3.51%	2664	3.46%	528	3.43%	461	7.51%	537463	3.61%	0	0.00%
2	14285	3.27%	12980	3.25%	2455	3.19%	535	3.47%	405	6.60%	479779	3.22%	0	0.00%
3	16065	3.68%	14965	3.75%	2044	2.65%	441	2.86%	289	4.71%	377299	2.53%	0	0.00%
4	3695	0.85%	3376	0.85%	1507	1.96%	491	3.19%	326	5.31%	206981	1.39%	0	0.00%
5	14988	3.43%	13614	3.41%	2654	3.45%	569	3.70%	407	6.63%	646871	4.34%	0	0.00%
6	18524	4.24%	16743	4.19%	2740	3.56%	616	4.00%	433	7.05%	520912	3.50%	1	7.89%
7	15703	3.59%	14359	3.60%	3016	3.92%	546	3.55%	378	6.16%	513050	3.44%	0	0.00%
8	17184	3.93%	15659	3.92%	4629	6.01%	593	3.85%	443	7.22%	734058	4.93%	0	0.00%
9	18379	4.21%	16719	4.19%	2876	3.73%	623	4.05%	413	6.73%	498802	3.35%	0	0.00%
10	19297	4.42%	17896	4.48%	2879	3.74%	621	4.03%	348	5.67%	489290	3.29%	1	10.53%
11	18684	4.28%	17381	4.35%	2643	3.43%	563	3.66%	290	4.72%	455528	3.06%	0	0.00%
12	23038	5.27%	21252	5.32%	4725	6.13%	723	4.70%	442	7.20%	1430605	9.61%	0	0.00%
13	21751	4.98%	19930	4.99%	3529	4.58%	694	4.51%	422	6.87%	620669	4.17%	0	0.00%
14	20158	4.61%	18407	4.61%	3032	3.94%	685	4.45%	504	8.21%	596036	4.00%	3	34.21%
15	23600	5.40%	21504	5.39%	4426	5.75%	706	4.59%	499	8.13%	876276	5.88%	0	0.00%
16	20965	4.80%	19352	4.85%	4055	5.26%	585	3.80%	394	6.42%	536307	3.60%	0	0.00%
17	19013	4.35%	17624	4.41%	2629	3.41%	542	3.52%	320	5.21%	481440	3.23%	1	10.53%
18	19007	4.35%	17716	4.44%	2689	3.49%	542	3.52%	344	5.60%	400176	2.69%	1	10.53%
19	15064	3.45%	13744	3.44%	2567	3.33%	606	3.94%	456	7.43%	675459	4.54%	0	0.00%
20	16809	3.85%	14601	3.66%	3096	4.02%	612	3.97%	444	7.23%	882768	5.93%	1	13.16%
21	20952	4.80%	19190	4.81%	3186	4.14%	501	3.25%	357	5.82%	713465	4.79%	0	0.00%
22	15217	3.48%	13676	3.43%	2632	3.42%	579	3.76%	411	6.69%	465686	3.13%	1	13.16%
23	14463	3.31%	13251	3.32%	2595	3.37%	629	4.08%	398	6.48%	389225	2.61%	0	0.00%
24	15339	3.51%	14303	3.58%	2177	2.83%	477	3.10%	318	5.18%	334820	2.25%	0	0.00%
25	3670	0.84%	3408	0.85%	1790	2.32%	396	2.57%	247	4.02%	365496	2.45%	0	0.00%
26	4835	1.11%	4389	1.10%	1777	2.31%	486	3.16%	348	5.67%	276067	1.85%	0	0.00%
27	10349	2.37%	9127	2.29%	1990	2.58%	586	3.81%	427	6.96%	388322	2.61%	0	0.00%
28	59	0.01%	57	0.01%	23	0.03%	8	0.05%	11	0.18%	978	0.01%	0	0.00%



Hourly Statistics for May 2014

Hour	Hits		Files		Pages		kB F		kB In		kB Out							
	Avg	Total	Avg	Total	Avg	Total	Avg	Total	Avg	Total	Avg	Total						
0	504	14136	3.24%	473	13261	3.32%	84	2378	3.09%	14321	400993	2.69%	0	0	0.00%	0	0	0.00%
1	484	13566	3.11%	455	12766	3.20%	86	2411	3.13%	19489	545686	3.66%	0	0	0.00%	0	0	0.00%
2	490	13732	3.14%	460	12901	3.23%	86	2435	3.16%	14556	407572	2.74%	0	1	10.53%	2	52	10.57%
3	485	13594	3.11%	455	12761	3.20%	87	2441	3.17%	18316	512841	3.44%	0	0	0.00%	0	0	0.00%
4	478	13394	3.07%	449	12596	3.16%	82	2313	3.00%	15630	437651	2.94%	0	0	0.00%	0	0	0.00%
5	492	13780	3.15%	462	12949	3.24%	88	2487	3.23%	13330	373243	2.51%	0	0	0.00%	0	0	0.00%
6	517	14486	3.32%	482	13510	3.38%	84	2356	3.06%	17776	497736	3.34%	0	2	21.05%	4	104	21.14%
7	616	17249	3.95%	570	15970	4.00%	121	3388	4.40%	21543	603217	4.05%	0	0	0.00%	0	0	0.00%
8	670	18769	4.30%	613	17168	4.30%	117	3291	4.27%	16857	471988	3.17%	0	0	0.00%	0	0	0.00%
9	773	21670	4.96%	675	18907	4.74%	134	3765	4.89%	23475	657305	4.41%	0	0	0.00%	0	0	0.00%
10	822	23042	5.28%	739	20713	5.19%	134	3758	4.88%	23693	663402	4.45%	0	0	0.00%	0	0	0.00%
11	901	25243	5.78%	804	22526	5.64%	165	4644	6.03%	29049	813377	5.46%	0	0	0.00%	0	0	0.00%
12	849	23785	5.45%	750	21023	5.27%	127	3567	4.63%	24544	687234	4.61%	0	1	13.16%	2	62	12.59%
13	835	23406	5.36%	754	21114	5.29%	133	3726	4.84%	26003	728083	4.89%	0	0	0.00%	0	0	0.00%
14	833	23340	5.34%	750	21004	5.26%	134	3764	4.89%	24010	672287	4.51%	0	2	23.68%	4	118	23.99%
15	797	22343	5.12%	717	20086	5.03%	140	3925	5.10%	26581	744257	5.00%	0	0	0.00%	0	0	0.00%
16	765	21432	4.91%	683	19145	4.80%	125	3524	4.58%	33196	929479	6.24%	0	0	0.00%	0	0	0.00%
17	659	18471	4.23%	607	17022	4.26%	121	3401	4.42%	28637	801848	5.38%	0	1	13.16%	2	62	12.59%
18	631	17671	4.05%	581	16286	4.08%	108	3041	3.95%	30578	856183	5.75%	0	1	10.53%	2	52	10.57%
19	626	17531	4.01%	578	16210	4.06%	110	3080	4.00%	23629	661618	4.44%	0	0	0.00%	0	0	0.00%
20	661	18515	4.24%	604	16923	4.24%	142	3998	5.19%	30272	847612	5.69%	0	0	0.00%	0	0	0.00%
21	628	17602	4.03%	580	16258	4.07%	138	3886	5.05%	21751	609033	4.09%	0	1	7.89%	2	42	8.55%
22	577	16161	3.70%	539	15105	3.78%	110	3091	4.01%	15190	425333	2.86%	0	0	0.00%	0	0	0.00%
23	496	13894	3.18%	464	13016	3.26%	84	2355	3.06%	19495	545851	3.66%	0	0	0.00%	0	0	0.00%

Top 30 of 3975 Total URLs

#	Hits	kB F	kB In	kB Out	URL				
1	22634	5.18%	48654	0.33%	0	0.00%	0	0.00%	/css/style.css
2	22514	5.15%	453284	3.04%	0	0.00%	0	0.00%	/js/wymeditor/jquery.wymeditor.pack.js
3	22449	5.14%	346694	2.33%	0	0.00%	0	0.00%	/js/jquery/jquery.js
4	22446	5.14%	19629	0.13%	0	0.00%	0	0.00%	/js/dropdowns.js
5	22444	5.14%	13572	0.09%	0	0.00%	0	0.00%	/js/roundtabs.js
6	22436	5.14%	11893	0.08%	0	0.00%	0	0.00%	/js/headersearch.js
7	22394	5.13%	13205	0.09%	0	0.00%	0	0.00%	/css/print.css
8	13088	3.00%	73200	0.49%	0	0.00%	0	0.00%	/admin/searchreview
9	8483	1.94%	80622	0.54%	0	0.00%	0	0.00%	/

10	4809	1.10%	14777	0.10%	0	0.00%	0	0.00%	/login
11	2598	0.59%	16664	0.11%	0	0.00%	0	0.00%	/robots.txt
12	1483	0.34%	5860	0.04%	0	0.00%	0	0.00%	/departments/assessing/data
13	971	0.22%	8421	0.06%	0	0.00%	0	0.00%	/meetings/boardminutes/1
14	709	0.16%	5815	0.04%	0	0.00%	0	0.00%	/meetings/minutes
15	596	0.14%	2631	0.02%	0	0.00%	0	0.00%	/articles/article/billipay
16	572	0.13%	3003	0.02%	0	0.00%	0	0.00%	/articles/article/park
17	542	0.12%	1745	0.01%	0	0.00%	0	0.00%	/favicon.ico
18	518	0.12%	708	0.00%	0	0.00%	0	0.00%	/img/favicon.ico
19	492	0.11%	4884	0.03%	0	0.00%	0	0.00%	/government/boards/board
20	492	0.11%	5216	0.04%	0	0.00%	0	0.00%	/meetings/boardminutes/3
21	475	0.11%	2699	0.02%	0	0.00%	0	0.00%	/departments/utilities/watersewer
22	461	0.11%	3273	0.02%	0	0.00%	0	0.00%	/departments/utilities/refuse
23	451	0.10%	2941	0.02%	0	0.00%	0	0.00%	/government/employment
24	439	0.10%	5484	0.04%	0	0.00%	0	0.00%	/government/boards/zoningboard
25	435	0.10%	67541	0.45%	0	0.00%	0	0.00%	/pdf/latson/00-combined.pdf
26	429	0.10%	2955	0.02%	0	0.00%	0	0.00%	/government/contact
27	402	0.09%	3683	0.02%	0	0.00%	0	0.00%	/government/ordinances/ordinance-zoning
28	398	0.09%	3126	0.02%	0	0.00%	0	0.00%	/contentimagedata/portraitforweb/8
29	398	0.09%	5997	0.04%	0	0.00%	0	0.00%	/government/boards/planningcommission
30	398	0.09%	4843	0.03%	0	0.00%	0	0.00%	/meetings/boardminutes/2
View All URLs									

Top 10 of 3975 Total URLs By kB F									
#	Hits		kB F		kB In	kB Out	URL		
1	151	0.03%	644745	4.33%	0	0.00%	0	0.00%	/contentfiledata/download/61
2	50	0.01%	622916	4.18%	0	0.00%	0	0.00%	/contentfiledata/download/1737
3	22514	5.15%	453284	3.04%	0	0.00%	0	0.00%	/js/wymeditor/jquery.wymeditor.pack.js
4	34	0.01%	407104	2.73%	0	0.00%	0	0.00%	/contentfiledata/download/201
5	72	0.02%	406247	2.73%	0	0.00%	0	0.00%	/contentfiledata/download/1723
6	22449	5.14%	346694	2.33%	0	0.00%	0	0.00%	/js/jquery/jquery.js
7	40	0.01%	292193	1.96%	0	0.00%	0	0.00%	/contentfiledata/download/1738
8	43	0.01%	145432	0.98%	0	0.00%	0	0.00%	/contentfiledata/download/1351
9	37	0.01%	145270	0.98%	0	0.00%	0	0.00%	/contentfiledata/download/1635
10	59	0.01%	145154	0.97%	0	0.00%	0	0.00%	/newsbulletinfiledata/download/57

Top 10 of 2644 Total Entry Pages					
#	Hits		Visits		URL
1	8483	1.94%	3307	21.67%	/
2	572	0.13%	360	2.36%	/articles/article/park
3	360	0.08%	315	2.06%	/articles/article/sewerbackupcleanup
4	1483	0.34%	287	1.88%	/departments/assessing/data
5	461	0.11%	256	1.68%	/departments/utilities/refuse
6	475	0.11%	238	1.56%	/departments/utilities/watersewer
7	204	0.05%	169	1.11%	/articles/article/sewerbackupdiseaseprevention
8	451	0.10%	158	1.04%	/government/employment
9	358	0.08%	135	0.88%	/departments/utilities
10	176	0.04%	118	0.77%	/articles/article/highwaterbill

Top 10 of 2184 Total Exit Pages					
#	Hits		Visits		URL
1		1.94%		6.20%	

1	8483		396		/
2	1483	0.34%	133	2.08%	/departments/assessing/data
3	971	0.22%	75	1.17%	/meetings/boardminutes/1
4	461	0.11%	70	1.10%	/departments/utilities/refuse
5	709	0.16%	43	0.67%	/meetings/minutes
6	451	0.10%	42	0.66%	/government/employment
7	360	0.08%	41	0.64%	/articles/article/sewerbackupcleanup
8	429	0.10%	40	0.63%	/government/contact
9	596	0.14%	36	0.56%	/articles/article/billioay
10	475	0.11%	35	0.55%	/departments/utilities/watersewer

Top 30 of 6139 Total Sites													
#	Hits		Files		kB F		kB In		kB Out		Visits	Hostname	
1	2257	0.52%	2202	0.55%	630445	4.23%	0	0.00%	0	0.00%	263	1.71%	crawl-66-249-73-98.googlebot.com
2	2202	0.50%	2196	0.55%	1076006	7.22%	0	0.00%	0	0.00%	1	0.01%	184.172.123.78-static.reverse.softlayer.com
3	1658	0.38%	1650	0.41%	456095	3.06%	0	0.00%	0	0.00%	225	1.46%	208.115.113.82
4	1361	0.31%	1350	0.34%	339069	2.28%	0	0.00%	0	0.00%	177	1.15%	208.115.113.92
5	1243	0.28%	1233	0.31%	389309	2.61%	0	0.00%	0	0.00%	336	2.18%	b100097.yse.yahoo.net
6	1136	0.26%	1133	0.28%	29234	0.20%	0	0.00%	0	0.00%	1	0.01%	lw663.ua-hosting.com.ua
7	1001	0.23%	991	0.25%	146631	0.98%	0	0.00%	0	0.00%	1	0.01%	107.170.42.33
8	915	0.21%	909	0.23%	350387	2.35%	0	0.00%	0	0.00%	250	1.62%	spider-100-43-83-129.yandex.com
9	818	0.19%	810	0.20%	212525	1.43%	0	0.00%	0	0.00%	437	2.84%	183.60.213.104
10	810	0.19%	805	0.20%	9413	0.06%	0	0.00%	0	0.00%	2	0.01%	bardolino2.netestate.de
11	806	0.18%	796	0.20%	114096	0.77%	0	0.00%	0	0.00%	430	2.79%	183.60.214.18
12	806	0.18%	799	0.20%	199845	1.34%	0	0.00%	0	0.00%	424	2.75%	183.60.215.49
13	665	0.15%	659	0.17%	108655	0.73%	0	0.00%	0	0.00%	55	0.36%	hosted-by.leaseweb.com
14	633	0.14%	620	0.16%	84125	0.56%	0	0.00%	0	0.00%	88	0.57%	crawl-66-249-70-130.googlebot.com
15	514	0.12%	509	0.13%	167373	1.12%	0	0.00%	0	0.00%	5	0.03%	static.226.87.76.144.clients.your-server.de
16	482	0.11%	478	0.12%	142266	0.96%	0	0.00%	0	0.00%	89	0.58%	b100118.yse.yahoo.net
17	477	0.11%	457	0.11%	25932	0.17%	0	0.00%	0	0.00%	1	0.01%	c-71-238-173-243.hsd1.mi.comcast.net
18	475	0.11%	451	0.11%	17323	0.12%	0	0.00%	0	0.00%	13	0.08%	128.95.208.203
19	417	0.10%	412	0.10%	9832	0.07%	0	0.00%	0	0.00%	2	0.01%	ec2-54-194-94-158.eu-west-1.compute.amazonaws.com
20	384	0.09%	124	0.03%	9422	0.06%	0	0.00%	0	0.00%	6	0.04%	mel.dukerealty.com
21	366	0.08%	363	0.09%	308582	2.07%	0	0.00%	0	0.00%	5	0.03%	crawler-101.crawler.istella.it
22	356	0.08%	346	0.09%	110797	0.74%	0	0.00%	0	0.00%	1	0.01%	gw2.zoominfo.com
23	321	0.07%	321	0.08%	1142	0.01%	0	0.00%	0	0.00%	27	0.18%	c-107-5-115-186.hsd1.mi.comcast.net
24	320	0.07%	226	0.06%	23385	0.16%	0	0.00%	0	0.00%	21	0.14%	67-36-21-177.co.livingston.mi.us
25	316	0.07%	254	0.06%	36651	0.25%	0	0.00%	0	0.00%	7	0.05%	c-107-5-119-187.hsd1.mi.comcast.net
26	309	0.07%	159	0.04%	13557	0.09%	0	0.00%	0	0.00%	12	0.08%	108-221-192-143.light-speed.livnmi.sbcglobal.net
27	306	0.07%	243	0.06%	16244	0.11%	0	0.00%	0	0.00%	4	0.03%	168.244.164.220
28	278	0.06%	246	0.06%	13599	0.09%	0	0.00%	0	0.00%	12	0.08%	70-88-93-45-lansing-mi.hfc.comcastbusiness.net
29	272	0.06%	240	0.06%	2784	0.02%	0	0.00%	0	0.00%	16	0.10%	75-128-176-99.dhcp.sgnw.mi.charter.com
30	252	0.06%	239	0.06%	96374	0.65%	0	0.00%	0	0.00%	81	0.53%	crawl-66-249-73-21.googlebot.com

[View All Sites](#)

Top 10 of 6139 Total Sites By kB F													
#	Hits		Files		kB F		kB In		kB Out		Visits	Hostname	
1	2202	0.50%	2196	0.55%	1076006	7.22%	0	0.00%	0	0.00%	1	0.01%	184.172.123.78-static.reverse.softlayer.com
2	2257	0.52%	2202	0.55%	630445	4.23%	0	0.00%	0	0.00%	263	1.71%	crawl-66-249-73-98.googlebot.com
3	1658	0.38%	1650	0.41%	456095	3.06%	0	0.00%	0	0.00%	225	1.46%	208.115.113.82
4	1243	0.28%	1233	0.31%	389309	2.61%	0	0.00%	0	0.00%	336	2.18%	b100097.yse.yahoo.net
5	915	0.21%	909	0.23%	350387	2.35%	0	0.00%	0	0.00%	250	1.62%	spider-100-43-83-129.yandex.com

6	1361	0.31%	1350	0.34%	339069	2.28%	0	0.00%	0	0.00%	177	1.15%	208.115.113.92
7	366	0.08%	363	0.09%	308582	2.07%	0	0.00%	0	0.00%	5	0.03%	crawler-101.crawler.istella.it
8	818	0.19%	810	0.20%	212525	1.43%	0	0.00%	0	0.00%	437	2.84%	183.60.213.104
9	806	0.18%	799	0.20%	199845	1.34%	0	0.00%	0	0.00%	424	2.75%	183.60.215.49
10	514	0.12%	509	0.13%	167373	1.12%	0	0.00%	0	0.00%	5	0.03%	static.226.87.76.144.clients.your-server.de

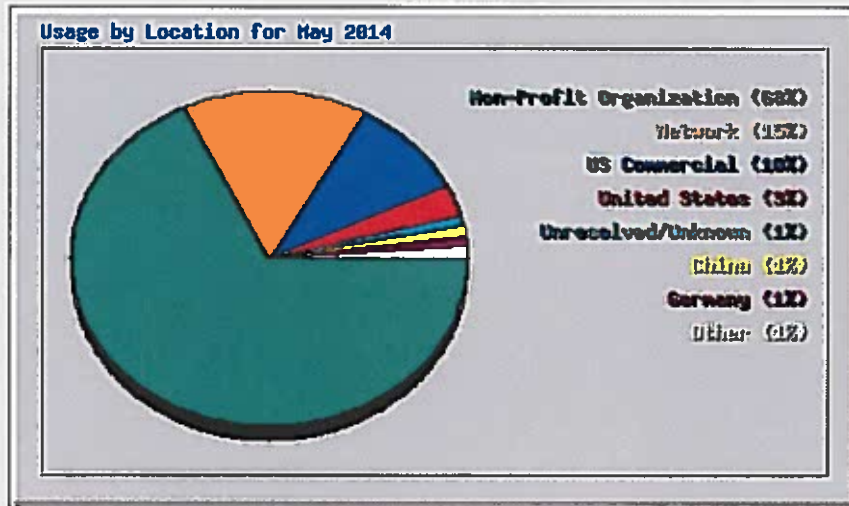
Top 30 of 1002 Total Referrers			
#	Hits		Referrer
1	44919	10.28%	(Direct Request)
2	1490	0.34%	https://www.google.com/
3	1216	0.28%	http://www.google.com/url
4	814	0.19%	http://www.google.com/
5	373	0.09%	http://www.bing.com/search
6	150	0.03%	http://r.search.yahoo.com/_vlt
7	118	0.03%	http://search.yahoo.com/search
8	81	0.02%	http://doska-vsem.ru/
9	74	0.02%	±
10	51	0.01%	http://www.google.com/search
11	33	0.01%	http://www.mml.org/classifieds/results2.php
12	31	0.01%	http://search.aol.com/aol/search
13	31	0.01%	http://www.genoa.org
14	31	0.01%	https://www.bing.com/search
15	30	0.01%	http://us.yhs4.search.yahoo.com/yhs/search
16	27	0.01%	http://www.artoarquet.ru/
17	25	0.01%	http://webcache.googleusercontent.com/search
18	23	0.01%	http://search.comcast.net/
19	22	0.01%	https://www.google.ca/
20	21	0.00%	http://grand-chien.ru/
21	21	0.00%	http://www.baidu.com/s
22	20	0.00%	http://www.genoa.org/
23	20	0.00%	https://www.google.co.in/
24	18	0.00%	http://co.livingston.mi.us/municipalities/genoa.htm
25	18	0.00%	http://ekaterinburg-sro.ru/
26	18	0.00%	http://l.facebook.com/l.php
27	18	0.00%	https://m.facebook.com
28	16	0.00%	http://search.daum.net/
29	15	0.00%	http://pornfiljmi.com/
30	15	0.00%	http://sugarkun.com/

[View All Referrers](#)

Top 20 of 197 Total Search Strings			
#	Hits		Search String
1	36	9.57%	genoa township mi
2	28	7.45%	genoa township michigan
3	20	5.32%	http://www.genoa.org/
4	19	5.05%	genoa township
5	14	3.72%	genoa twp mi
6	7	1.86%	genoa park
7	6	1.60%	genoa park in brighton michigan
8	4	1.06%	genoa township trustees
9	4	1.06%	http://genoa.org/
10	3	0.80%	genoa park brighton mi
11	3	0.80%	genoa park brighton michigan

12	3	0.80%	genoa township assessor
13	3	0.80%	genoa township michigan property maps
14	3	0.80%	genoa township michigan property tax search
15	3	0.80%	genoa township ohio
16	3	0.80%	lakes genoa township
17	2	0.53%	brighton charter township burn permit
18	2	0.53%	burning tree braches in livingston county mich
19	2	0.53%	c.z aoaqq
20	2	0.53%	car wash equivalency factor
View All Search Strings			

Top 15 of 1391 Total User Agents		
#	Hits	User Agent
1	286323	65.55% Mozilla/5.0 (Windows NT 6.1; rv:29.0) Gecko/20100101 Firefox/29.0
2	8677	1.99% Mozilla/5.0 (Windows NT 6.1; WOW64; Trident/7.0; rv:11.0) like Gecko
3	6650	1.52% Mozilla/5.0 (compatible; bingbot/2.0; +http://www.bing.com/bingbot.htm)
4	5156	1.18% Mozilla/5.0 (Windows NT 6.1; WOW64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/34.0.1847.131 Safari/537.36
5	4744	1.09% Mozilla/5.0 (iPhone; CPU iPhone OS 7_1_1 like Mac OS X) AppleWebKit/537.51.2 (KHTML, like Gecko) Version/7.0 Mobile/11D201 Sa
6	3858	0.88% Mozilla/5.0 (iPad; CPU OS 7_1_1 like Mac OS X) AppleWebKit/537.51.2 (KHTML, like Gecko) Version/7.0 Mobile/11D201 Safari/9537
7	3850	0.88% Mozilla/5.0 (Windows NT 6.1; WOW64; rv:29.0) Gecko/20100101 Firefox/29.0
8	3501	0.80% Mozilla/4.0 (compatible; MSIE 8.0; Windows NT 6.1; Trident/4.0; SLCC2; .NET CLR 2.0.50727; .NET CLR 3.5.30729; .NET CLR 3.0.3
9	3226	0.74% Mozilla/5.0 (compatible; MSIE 9.0; Windows NT 6.1; WOW64; Trident/5.0)
10	3166	0.72% Mozilla/5.0 (Windows NT 6.1; WOW64; rv:28.0) Gecko/20100101 Firefox/28.0
11	3019	0.69% Mozilla/5.0 (compatible; DotBot/1.1; http://www.opensiteexplorer.org/dotbot, help@moz.com)
12	2642	0.60% Mozilla/5.0 (compatible; EasouSpider; +http://www.easou.com/search/spider.html)
13	2592	0.59% Spiceworks/7.1.00027
14	2464	0.56% Mozilla/5.0 (compatible; Googlebot/2.1; +http://www.google.com/bot.html)
15	2393	0.55% Mozilla/5.0 (Windows NT 6.1; WOW64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/34.0.1847.137 Safari/537.36
View All User Agents		



Top 30 of 78 Total Locations											
#	Hits	Files	KB F	KB In	KB Out	Location					
1	296340	67.84%	273499	68.51%	3910583	26.26%	0	0.00%	0	0.00%	Non-Profit Organization
2	63465	14.53%	55879	14.00%	3133214	21.04%	0	0.00%	0	0.00%	Network
3	42845	9.81%	39229	9.83%	4358160	29.26%	0	0.00%	0	0.00%	US Commercial
4	15093	3.46%	13420	3.36%	1260556	8.46%	0	0.00%	0	0.00%	United States
5	4174	0.96%	3913	0.98%	272037	1.83%	0	0.00%	0	0.00%	Unresolved/Unknown

6	4125	0.94%	4021	1.01%	705496	4.74%	0	0.00%	0	0.00%	China
7	3336	0.76%	3276	0.82%	418859	2.81%	0	0.00%	0	0.00%	Germany
8	1556	0.36%	1550	0.39%	51600	0.35%	0	0.00%	0	0.00%	Ukraine
9	884	0.20%	792	0.20%	50625	0.34%	0	0.00%	0	0.00%	US Educational
10	787	0.18%	760	0.19%	312178	2.10%	0	0.00%	0	0.00%	Italy
11	659	0.15%	623	0.16%	42514	0.29%	0	0.00%	0	0.00%	Russian Federation
12	326	0.07%	283	0.07%	2858	0.02%	0	0.00%	0	0.00%	US Government
13	304	0.07%	288	0.07%	2930	0.02%	0	0.00%	0	0.00%	Pakistan
14	294	0.07%	291	0.07%	37101	0.25%	0	0.00%	0	0.00%	Czech Republic
15	294	0.07%	210	0.05%	23225	0.16%	0	0.00%	0	0.00%	Romania
16	290	0.07%	256	0.06%	7711	0.05%	0	0.00%	0	0.00%	India
17	228	0.05%	216	0.05%	4516	0.03%	0	0.00%	0	0.00%	Canada
18	156	0.04%	148	0.04%	2830	0.02%	0	0.00%	0	0.00%	Great Britain (UK)
19	139	0.03%	133	0.03%	1673	0.01%	0	0.00%	0	0.00%	Brazil
20	121	0.03%	119	0.03%	1921	0.01%	0	0.00%	0	0.00%	Israel
21	114	0.03%	108	0.03%	1411	0.01%	0	0.00%	0	0.00%	Australia
22	101	0.02%	96	0.02%	1110	0.01%	0	0.00%	0	0.00%	France
23	96	0.02%	91	0.02%	13850	0.09%	0	0.00%	0	0.00%	Philippines
24	81	0.02%	81	0.02%	229783	1.54%	0	0.00%	0	0.00%	Poland
25	80	0.02%	77	0.02%	4513	0.03%	0	0.00%	0	0.00%	Turkey
26	75	0.02%	69	0.02%	2806	0.02%	0	0.00%	0	0.00%	Niue
27	67	0.02%	67	0.02%	1266	0.01%	0	0.00%	0	0.00%	Netherlands
28	60	0.01%	57	0.01%	1528	0.01%	0	0.00%	0	0.00%	Old style Arpanet (arpa)
29	58	0.01%	56	0.01%	800	0.01%	0	0.00%	0	0.00%	United Kingdom
30	44	0.01%	42	0.01%	434	0.00%	0	0.00%	0	0.00%	Colombia