

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
NOVEMBER 10, 2014
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

CALL TO THE PUBLIC:

(Note: The Board reserves the right to not begin new business after 10:00 p.m.)

OPEN PUBLIC HEARING #1... Review of a sketch plan, special use, and environmental impact assessment for a proposed 6,000 sq ft baseball facility, located within an existing building at 7341 W. Grand River Avenue, Brighton, Michigan 48116, parcel # 4711-13-100-006. The request is petitioned by Batter Up Batting Cages, LLC.

Planning Commission disposition of petition

- A. Recommendation of Special Use.
- B. Recommendation of Environmental Impact Assessment. (10-20-14)
- C. Recommendation of Sketch Plan. (10-20-14)

OPEN PUBLIC HEARING #2... Review of a site plan, environmental impact assessment, rezoning, and planned unit development amendment for a proposed 3,848 sq ft Red Olive Restaurant, located at 3838 E. Grand River Avenue, Howell, Michigan 48443, parcel # 4711-05-400-025. The request is petitioned by PKJJ, LLC.

Planning Commission disposition of petition

- A. Recommendation regarding Rezoning from RCD to NR-PUD.
- B. Recommendation regarding PUD Agreement.
- C. Recommendation of Environmental Impact Assessment.
- D. Recommendation of Site Plan.

Administrative Business:

- *Staff report - 2013 ZBA Annual Report*
- *Approval of October 27, 2014 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*



GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: Batter-Up Batting Cages, LLC / Abby Cooper
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Wendy Leppke

SITE ADDRESS: 7341 W. Grand River PARCEL #(s): 4711-13-100-006

APPLICANT PHONE: (810) 227-3103 W 248 425-2917 C OWNER PHONE: (810) 227-2566

LOCATION AND BRIEF DESCRIPTION OF SITE: Leppke's Property on Grand River between Euler and Bendix roads.

BRIEF STATEMENT OF PROPOSED USE: Baseball training facility.

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: None. Tenant shall occupy the currently vacant 6,000 s.f. retail building without modification.

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

BY: [Signature] Abby Cooper on behalf of Batter Up Batting Cages, LLC and Wendy Leppke (her attorney)
ADDRESS: 7341 W. Grand River

Contact Information - Review Letters and Correspondence shall be forwarded to the following:
1.) Abby Cooper of Batter Up at abby@cr-law.biz
Kory Leppke of Batting Cages, LLC at kleppke97@yahoo.com
Name Business Affiliation Email Address

FEE EXCEEDANCE AGREEMENT
All sketch plans are allocated one (1) consultant review and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy.
SIGNATURE: [Signature] DATE: 10/17/14
PRINT NAME: Abby H. Cooper PHONE: 810-227-3103

REQUIRED SKETCH PLAN CONTENTS

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

<u>SUBMITTED</u>	<u>NOT APPLICABLE</u>	<u>ITEM</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application form and fee: A completed application form and payment of a <u>\$1,200.00</u> non-refundable application fee. \$1,700.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale: The sketch plan should be drawn at an engineers scale
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proof of ownership. <i>See attached deed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legal description of the property. <i>See attached deed and drawing.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property lines. <i>See attached deed and drawing.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed buildings and parking lots with dimensions and setbacks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed parking calculations.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed driveways.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed signs. <i>Batter up will put a panel on the existing pole sign and replace Leppel sign on Retail Building. See attached design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed landscaping illustrated on a plan and described in a plant list.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Layout of proposed changes to utilities. <i>None.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Any proposed changes to grading, lighting, dumpsters, protected or landmark trees. <i>None.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural perspective or elevations of proposed changes to buildings. <i>None.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any other items requested by Township staff or the Planning Commission to assist in the review. <i>Impact Assessment.</i>



GENOA CHARTER TOWNSHIP Special Land Use Application

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

APPLICANT NAME & ADDRESS: Batter-Up Batting Cages, LLC / Abby Cooper
Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

APPLICANT PHONE: (248) 425-2997 cell EMAIL: abby@crlaw.biz

OWNER NAME & ADDRESS: Wendy Leppek

SITE ADDRESS: 7341 W. Grand River PARCEL #(s): 4711-13-100-006

OWNER PHONE: (810) 227-2566 EMAIL: Same

Location and brief description of site and surroundings:

Batter Up will be occupying the former English Gardens building on the Leppek Landscapes property (6,000 s.f. retail building also formerly occupied by Leppek Nursery + Garden Center) on Grand River between Euler and Bendix roads.

Proposed Use:

Baseball training facility.

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

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

The ^{current} property use and zoning is the same as the master plan's future land use (general commercial). It is permitted and planned for both now and into the future.

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

The area currently houses a variety of retail, service, and recreational uses including co-tenant + Leppek Landscapes and neighboring indoor recreational facilities Rollerama + 242. Across the street is a party-time rental. Other varieties of use include medical, housing retail, car rental, and insurance, as intended for this GCO District.

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

All are currently in place and have served prior occupants, and existing occupants of the property well.

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

No.

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

7.02.02(s) requires that the building not be within 100 feet of any residential district/USE and that all activities for the proposed use be done indoors. Both are met with the indoor planned use + location of the facility - fronting Grand River on 7+ acre parcel in G.C.D.

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

THE UNDERSIGNED Wendy Leppke STATES THAT THEY ARE THE FREE OWNER OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: Wendy Leppke

ADDRESS: 7341 W. Grand River, Brighton MI 48114

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

Abby Cooper of Batter Up Batting Cages at abby@crlaw.biz
Name Kory Leppke Business Affiliation LLC Email kleppke97@yahoo.com

FEE EXCEEDANCE AGREEMENT

As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.

SIGNATURE: [Signature] DATE: 10/17/14

PRINT NAME: Abby Cooper PHONE: 810-227-3103

From: Ron Akers
Sent: Tuesday, November 04, 2014 2:29 PM
To: Kelly VanMarter
Subject: RE: Leppek

Kelly,

There is a fertility clinic located on Genoa Business Park Dr. which during specific times of the month houses human embryos used for in vitro fertilization. These embryos are very sensitive to their exterior environment and exposure to environmental toxicants such as smoke can kill them. According to Dr. April Gago who runs the clinic, the building has air filtration equipment to filter out environmental toxicants in order to attempt to prevent this from occurring, but it is not 100% effective during periods where there is a substantial amount of smoke. I received a complaint from Dr. Gago around early October. Dr. Gago had explained that substantial amounts of smoke were coming from the Leppeck property. Upon inspection I spoke with Dr. Gago. She had indicated that she had spoken with the owners of the Leppeck property in order to work out a schedule in which they could do open burning when the clinic did not have embryos. Dr. Gago had indicated despite this agreement there was burning occurring during the specified time periods. Upon investigation it was determined that the smoke that was present on that day was not coming from the Leppeck property, but the property to the north of the Leppeck property on Euler Road. Since this interaction I have received no further complaints. Please let me know if you or the Planning Commission members have any further questions.

Thanks,



Ron Akers
Zoning Official
Genoa Charter Township
2911 Dorr Road, Brighton, Michigan 48116
Direct: N/A, Phone: (810) 227-5225, Fax: (810) 227-3420
E-mail: ron@genoa.org, Url: www.genoa.org



From: Kelly VanMarter
Sent: Tuesday, November 04, 2014 12:09 PM
To: Ron Akers
Subject: Leppek

Ron,

We have a case going before the Planning Commission for a batting cage facility to go into the former Leppek/English Garden's facility. I know you have taken a complaint from the medical office building located east of the site that occasionally open burning occurs on or near the Leppek property which could potentially cause injury to the work performed by the fertility center within the office building. . Could you put together a brief summary of the complaint so that I can make the Planning Commission aware of the issue. Email is fine.

Thank you!

Kelly VanMarter, AICP
Assistant Township Manager/Community Development Director



Genoa Charter Township



November 4, 2014

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly VanMarter, AICP Assistant Township Manager/Community Development Director
Subject:	Batter Up Batting Cages – Special Land Use and Site Plan Review #1
Location:	7341 West Grand River – north side of Grand River, between Euler and Bendix
Zoning:	GCD General Commercial District

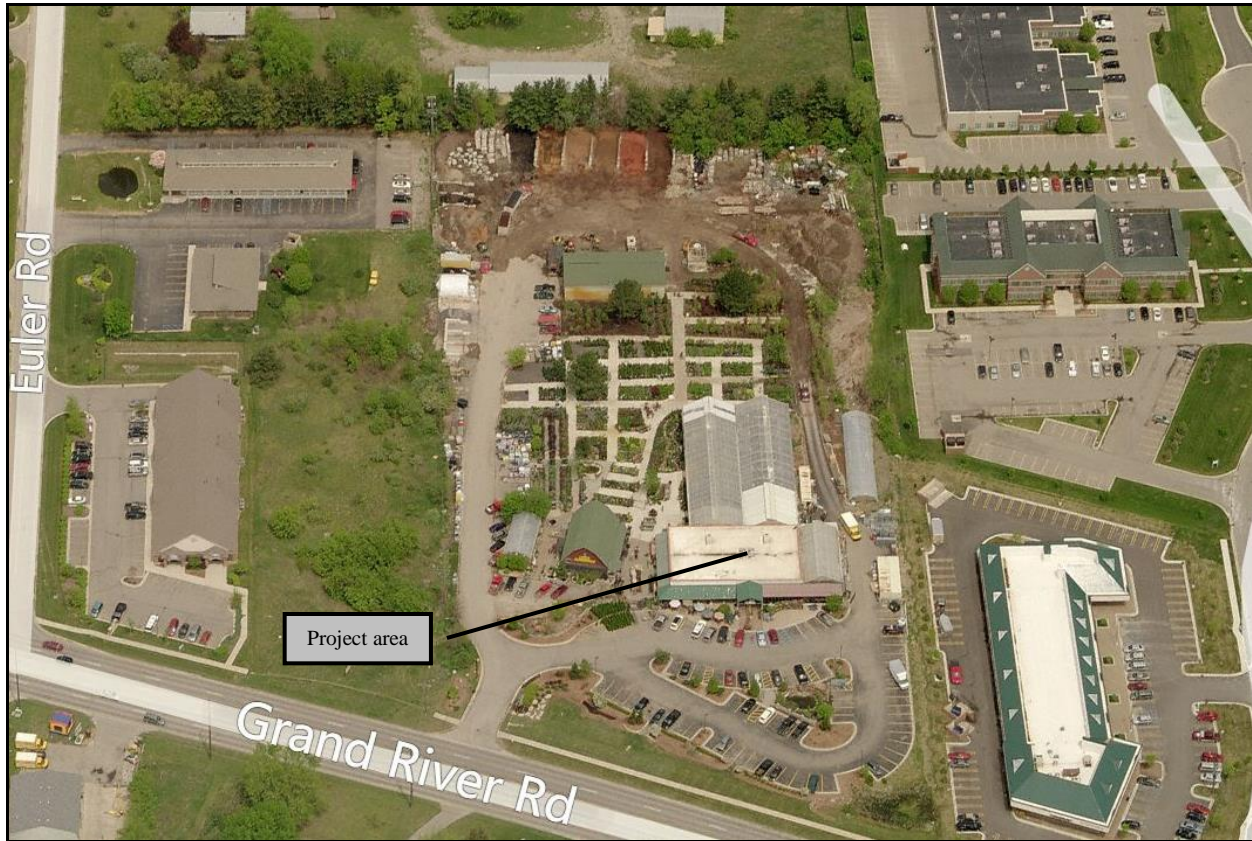
Dear Commissioners:

At the Township’s request, we have reviewed the site plan (most recently dated 8/14/1998; with hand written date 10/20/2014) requesting special land use approval for a new batting cage facility within an existing building.

The site contains several buildings and outdoor storage areas, while the proposed use will be within the 6,000 square foot building noted as the “store” within the Lepek Landscaping property. The site is zoned GCD, while surrounding zoning designations include OSD, NR-PUD, MHPD and IND. We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance and Master Plan.

A. Summary

1. The special land use standards of Article 19 are generally met, although any issues raised by the Township Engineer or Brighton Area Fire Department must be addressed and/or properly mitigated.
2. The specific use standards for an indoor recreational facility are met.
3. The quality of the site plan is rather poor with a lack of details necessary for a thorough site plan review.
4. The proposed use will occupy only a portion of the site and it is unclear what will occur with the remainder of the site.
5. Existing parking is adequate for the proposed use; however, issues could arise depending on what is to occur with the remainder of the site.
6. The Township may wish to request additional details to determine whether site improvements are warranted for elements such as landscaping, waste receptacles and lighting.
7. Details are needed for the proposed signage.



Aerial view of site and surroundings (looking north)

B. Proposal

The applicant requests special land use and site plan review/approval for a new indoor batting cage facility within an existing building. Indoor recreation is allowed in the GCD with special land use approval. Such uses are also subject to the requirements of Section 7.02.02(s).

C. Special Land Use Review

Section 19.03 of the Zoning Ordinance identifies the following review criteria for Special Land Uses:

- 1. Master Plan.** The Township Master Plan and Future Land Use map identify the site as General Commercial, which is intended for “business which serve the requirements of the community at large including Genoa Township, Howell, Brighton, and pass-by traffic along Grand River Avenue.”

Given this description, the proposed use is consistent with the Master Plan.

- 2. Compatibility.** This area of the Township contains a variety of uses, including public, office, commercial and industrial. There is also another indoor recreational facility west of the site. The inclusion of another indoor recreational facility is generally consistent with the established uses in this area.
- 3. Public Facilities and Services.** Given the developed nature of the area and access off of the main roadway through the Township, we anticipate that necessary facilities and services are in place for the proposed development. However, we defer to the Township Engineer and Brighton Area Fire Department for specific comments under this criterion.

4. **Impacts.** Given the nature of existing and planned uses for the area, the proposal is not expected to create any adverse impacts on surrounding properties or roadways.
5. **Mitigation.** The Township may require mitigation necessary to limit or alleviate any potential adverse impacts as a result of the proposal. Any comments provided from an engineering or public safety perspective should be addressed as part of this criterion.

D. Specific Use Requirements

Indoor recreational uses in the GCD are subject to the requirements of Section 7.02.02(s) as follows:

1. **The principal and accessory buildings and structures shall not be located within one-hundred (100) feet of any residential district or permitted use.**

The existing building proposed to house the indoor recreation facility complies with this standard.

2. **All uses shall be conducted completely within a fully enclosed building.**

As described in the submittal, the proposed batting cage facility will take place entirely within the existing 6,000 square foot building.

E. Site Plan Review

1. **General Comments.** The submittal is a reproduction of a plan that originally dates back to 1997, with numerous revisions in the time since (many of which are hand drawn). The quality of the plan is relatively poor and it is lacking in details for common site plan review elements, such as parking, lighting and landscaping.

The request for a new special land use on a previously developed site provides the Township with an opportunity to require site improvements that would bring the property into or closer to compliance with current standards. Based on the quality of the plan, it is difficult to determine where deficiencies may exist and where improvements or upgrades may be warranted.

Additionally, it is unclear what impact (if any) the proposal has on the remainder of the site. Specifically, there are several other buildings and outdoor areas with no indication of what will occur in those spaces – will they remain in use, be demolished or are other uses/businesses are expected to occupy those areas?

2. **Dimensional Requirements.** There are no external site or building modifications proposed at this time.
3. **Building Materials and Design.** As noted above, no exterior building modifications are proposed at this time.
4. **Parking and Vehicular Circulation.** The Ordinance does not contain a parking requirement specific to this type of use. There are separate requirements for indoor and outdoor recreation, with a specific mention of batting cages under outdoor recreation.

Use of the indoor requirement results in the need for 26 spaces, while the outdoor standard requires only 6 spaces.

The Impact Assessment notes that expected usage will be up to 18 people at a time, with the potential for some overlap near the end of one session and the beginning of another. The Assessment states there are 74 existing parking spaces, which should be more than adequate for the proposed use.


However, parking could become an issue depending on what is to occur (if anything) with the remainder of the site (see questions posed under item #1 above).

5. **Pedestrian and Vehicular Circulation.** There are no modifications proposed to pedestrian or vehicular circulation.
6. **Loading.** Section 14.08 requires loading spaces “for each use involving the receipt or distribution of goods.” Given the nature of the proposed use, we do not feel a loading space is necessary for that particular business.
7. **Landscaping.** The site plan does not identify existing or proposed landscaping. The Township may wish to address any deficiencies as part of this review process.
8. **Waste Receptacle and Enclosure.** The site plan includes an enclosure detail, but we are unable to identify the waste receptacle location on the site plan itself or determine whether it complies with current standards. The Township may wish to address any inconsistencies with current standards as part of this review process.
9. **Exterior Lighting.** The site plan appears to identify existing light poles in the front parking lot area; however, no details are provided. Similar to the statements above, the Township may wish to address any inconsistencies with current lighting standards as part of this review process.
10. **Signs.** The submittal includes a photo rendering of a proposed wall sign above the building entrance; however, no details are provided. The site also contains an existing ground sign in the front yard with no indication of whether that sign is to remain or be modified. Details of proposed signage must be provided and the applicant must obtain a sign permit prior to installation of any new signage.
11. **Impact Assessment.** The submittal includes an Impact Assessment (dated 10/20/14). In summary, the Assessment notes that the project is not expected to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

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

Sincerely,

LSL PLANNING, INC.



Brian V. Borden, AICP
Senior Planner



October 31, 2014

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

Re: Batter Up Batting Cages - Sketch Plan Review

Dear Ms. Van Marter:

We have reviewed the sketch plan submittal from Batter Up Batting Cages LLC, dated October 20, 2014. The petitioner is proposing to establish an indoor baseball/softball training facility inside the former English Gardens, a 6,000 sft retail space located at 7341 W. Grand River Avenue. There are no planned changes to the site grading, drainage or sewer and water service for this property. The petitioner has also filed a special land use application to allow for the athletic training facility to be permitted in the currently zoned GCD (General Commercial District). Tetra Tech has reviewed the documents and offers the following comments for consideration by the planning commission:

SUMMARY

1. The site has municipal water and sanitary sewer leads on the southeast side of the drive. These should be extended to the building and applicable connection fees collected as a condition of site plan approval. Site plan submitted is from 1999 with hand-drawn additions, which pre-dates the installation of public water and sewer.

The Township Utilities Department indicated that the building is not connected, or if so, is not in the utility billing system. Given the utilities are within 200 feet of the building, the Township can mandate connection to the sanitary sewer system. The public utility connections should be a condition to approving the site plan application. The special use permit application does not conflict with the surrounding area. The petitioner should revise the site plan to indicate the utility connections and resubmit the site plan prior to Township Board approval.

Please call if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary J. Markstrom'.

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

A handwritten signature in blue ink, appearing to read 'Joseph C. Siwek'.

Joseph C. Siwek, P.E.
Project Engineer

copy: Abby Cooper, Cooper Riesterer, PLC

Tetra Tech

401 South Washington Square, Suite 100, Lansing, MI 48933
Tel 517.316.3930 Fax 517.484.8140 www.tetrattech.com



BRIGHTON AREA FIRE AUTHORITY

615 W. Grand River Ave.
Brighton, MI 48116
o: 810-229-6640 f: 810-229-1619

October 29, 2014

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Batter Up Baseball
7341 W. Grand River
Site Plan Review

Dear Kelly:

The Brighton Area Fire Authority has reviewed the above mentioned site plan. The plans were received for review on October 20, 2014 and the drawings are dated September 15, 1997 with latest revisions dated January 17, 2008. The project is based on an existing 6,000 square foot building that is currently vacant, but designed for mercantile use. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition.

***The building requires a change of use from a mercantile to assembly occupancy. The Brighton Area Fire Authority has met with the applicant regarding the intended use of the space and held informal discussion regarding fire code concerns and site requirements that may arise with the change of use. Regarding the building code requirements, the applicant has been directed to their design professional and the building official regarding the change of use and building renovation. The change of use has the potential to significantly affect the site plan requirements.

1. The requirement for a fire protection lead will be determined following the change of use and occupant load determination.
2. All construction required for the change of use will require plan submittal and permit. Future project submittals shall include the address and street name of the project in the title block.
IFC 105.4.2
3. The building shall include the building address on the building. The address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.
IFC 505.1
4. The location of a key box (Knox Box) shall be indicated on future submittals. The Knox box will be located adjacent to the front door of the structure.
IFC 506.1
5. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor.

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

Cordially,



October 29, 2014

Page 2

Batter Up

7341 W. Grand River

Site Plan Review

A handwritten signature in black ink, appearing to read "RB" with a stylized flourish.

Capt. Rick Boisvert
Fire Inspector

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
NOVEMBER 10, 2014
6:30 P.M.**

The Genoa Township Planning Commission will hold a public hearing at 6:30 p.m. on November 10, 2014 requesting recommendation of the following:

OPEN PUBLIC HEARING #1... Review of a site plan, environmental impact assessment, rezoning, and planned unit development amendment for a proposed 3,848 sq ft Red Olive Restaurant. The property in question is located at 3838 E. Grand River Avenue, Howell, Michigan 48443. The request is petitioned by PKJJ, LLC.

OPEN PUBLIC HEARING #2... Review of a sketch plan, special use, and environmental impact assessment for a proposed 6,000 sq ft baseball facility, located within an existing building at 7341 W. Grand River Avenue, Brighton, Michigan 48116. The request is petitioned by Batter Up Batting Cages, LLC.

Review of a sketch plan, special use, and environmental impact assessment for a proposed 6,000 sq ft baseball facility, located within an existing building at 7341 W. Grand River Avenue, Brighton, Michigan 48116. The request is petitioned by Batter Up Batting Cages, LLC.

Please address any written comments to the Genoa Township Planning Commission at 2911 Dorr Rd, Brighton, MI 48116 or via email at kathryn@genoa.org. All materials relating to this request are available for public inspection at the Genoa Township Hall prior to the hearing.

Genoa Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Genoa Township Hall at (810) 227-5225 in advance of the meeting if you need assistance.

(10-26-2014 DAILY 218007)



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

October 20, 2014

To Whom It May Concern:

There will be a hearing for a rezoning in your general vicinity on Monday, November 10 at 6:30 p.m. at Genoa Township Hall, located at 2911 Dorr Road, Brighton, Michigan.

The property in question is located at the former Leppek Nursery / English Gardens site, 7341 W. Grand River Avenue, Brighton, Michigan 48116. The sketch plan, special use, and environmental impact assessment have been requested for a proposed 6,000 sq ft baseball facility. The request is petitioned by Batter Up Batting Cages, LLC.

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

Genoa Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Genoa Township Hall at (810) 227-5225 in advance of the meeting if you need assistance.

Sincerely,

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

SUPERVISOR
Gary T. McCririe

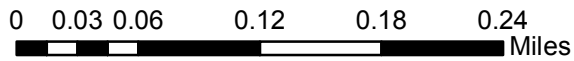
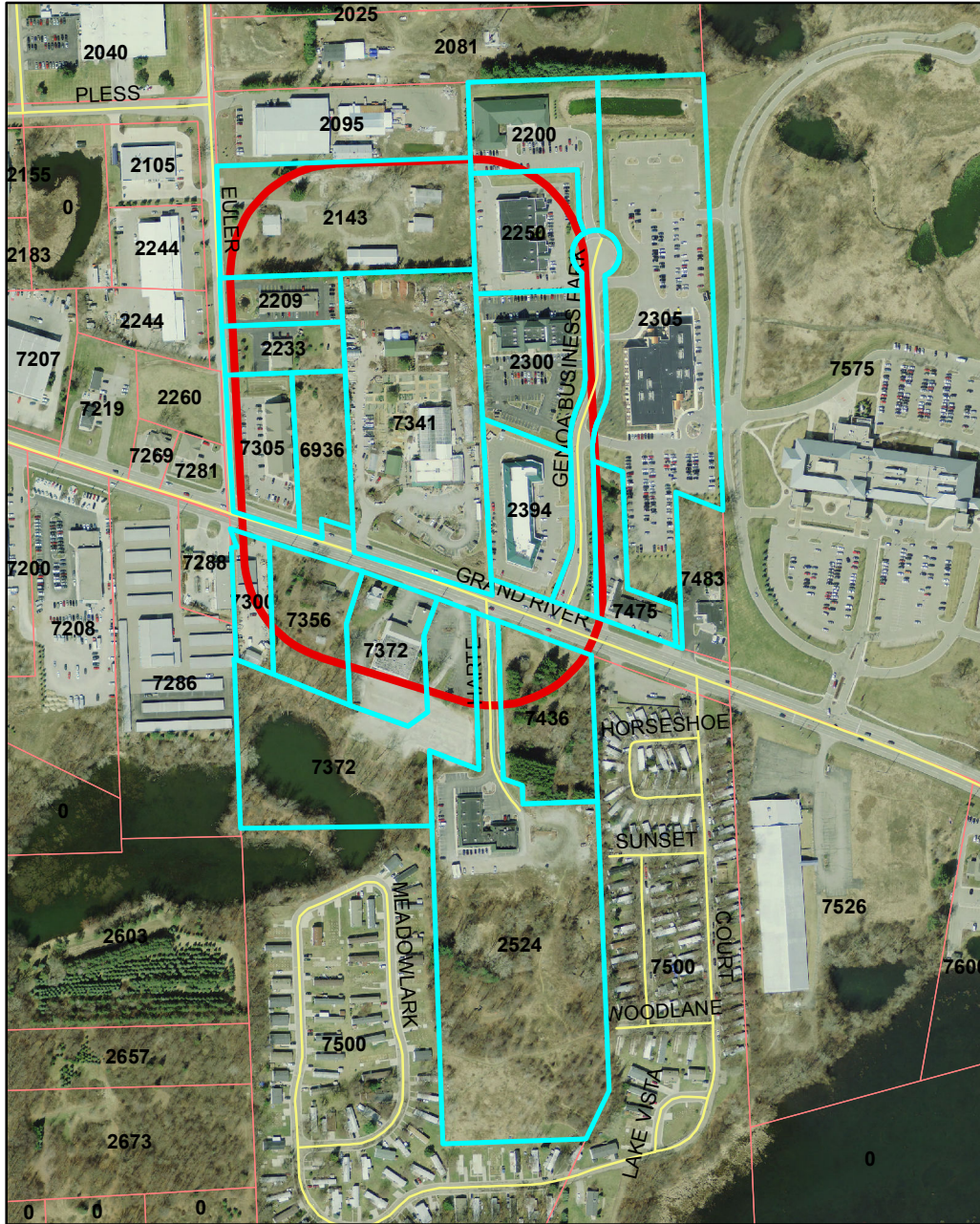
CLERK
Paulette A. Skolarus

TREASURER
Robin L. Hunt

MANAGER
Michael C. Archinal

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

300-Foot Buffer for Noticing



Planning Commission Case #14-17
Applicant: Batter Up Batting Cages, LLC
Parcel: 11-13-100-006
Meeting Date: November 10, 2014





Catherine A. Riesterer
cathy@crlaw.biz

Abby H. Cooper
abby@crlaw.biz

Briar Siljander
briar@crlaw.biz

October 20, 2014

IMPACT ASSESSMENT FOR BATTER UP BATTING CAGES, LLC

1. **Preparers:** Abby Cooper, attorney for property owner Wendy Leppek, current property tenant Leppek Landscapes, LLC, and member/attorney for Batter Up Batting Cages. Kory Leppek, owner of Leppek Landscapes and Batter Up Batting Cages, LLC.
2. **Location:** The project site is 7341 W. Grand River, Brighton. The proposed new use will be located in the 6,000 square foot retail building on the Leppek Landscape site, next to the red barn. See attached photos and aerial photograph (excerpts from March 2013 appraisal done on the property).
3. **Impact on Natural Features:** None. There will be no changes to the building or site.
4. **Impact on Stormwater Management.** None. There will be no changes to the building or site.
5. **Impact on Surrounding Land Uses.** The proposed use of the building is indoor recreation (baseball and softball training). This use is consistent with the development of the surrounding area that currently includes three other indoor recreational facilities as close neighbors (242 Community Church, Rollerama, and The Well). There are no proposed changes to the building that will create air pollution that would negatively impact adjacent properties. There will be no exterior changes done to the existing building. The light and noise produced by the proposed use will be consistent with typical commercial operations and less than the former use of the existing building. Exterior lighting remains the same as it has been. Parking remains the same, and will continue to be a less dense use than the former retail facility. There will no substances other than exhaust air from bathroom fans and recreation space into the atmosphere. All site lighting will be directed towards the interior of the site as it exists currently. The proposed change of use will not create a significant amount of waste. There are no compliance concerns with any of the standards listed in Zoning Ordinance sect. 13.05 (smoke, airborne solids, odor, gases, vibration, noise, glare, underground storage tanks, hazardous materials).

Expected business hours will be from 9:00 AM to 9:00 PM, with peak use hours from 3:00 PM to 9:00 PM, seven days a week. The busy season for this use is November through March when it is too cold to play baseball outside.

6. **Impact on Public Facilities and Services.** There will be approximately 2 employees on site at peak hours and 1 during non-peak hours. There will be 3 batting/pitching cages, and a small

October 20, 2014

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sales area for informational purpose. We anticipate groups of 3 at each batting cage, which would total 18 patrons using the facility at a time. There will be an arrival and departure overlap that will occupy a portion of the parking lot which has 74 spaces. An estimated amount of 25% of the parking will be used at a given time. There will be no impact on public schools, other than improving the athletic ability of children in their baseball and softball programs during the off season. Fire trucks, police and ambulance will have access to the site. The impacts are within the standards expected for commercial zoned property in the area.

7. **Impact on Public Utilities.** None. There will be no changes to the building or site which utilizes on-site well and public sewer.
8. **Storage and Handling of Hazardous Materials.** None.
9. **Traffic Impact Study.** Grand River Avenue provides all access to the existing building and no access changes are proposed.

The change in use from retail sales to recreational baseball/softball training will be a reduction in traffic on the site from historical use and numbers. Traffic count data predicts that 2.22 trips are generated per batting cage. The proposed 3 cages will produce 13.32 trips during peak usage. The former use of the retail space as a garden center (English Gardens) generated 3.80 trips per 1,000 sq ft. The 6,000 sq ft retail store previously generated 22.80 trips during peak usage.

This reduction in parking needs and reduced trip generations will reduce the traffic impact on Grand River.

The existing sidewalk in front of the store, and reduction of traffic will increase pedestrian safety and access to the site.

10. **Historic and Cultural Resources.** None. There will be no changes to the building or site.
11. **Special Provisions:** there are no deed restrictions, protective covenants, master deed, or association bylaws.
12. **Sources:** Appraisal from Gerald Alcock Company, LLC, Ann Arbor, Michigan, dated March 14, 2013, Genoa Township Zoning Ordinance and Master Plan, Institute of Transportation Engineers Trip Generation Rate (PM Peak Hour), Trip Generation Manual 8th Edition.

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ATTACHMENTS

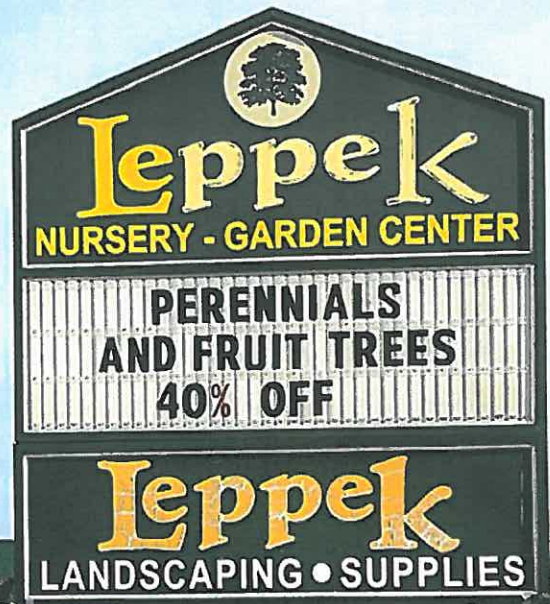
Current Photographs of Site

Aerial from Google Maps

Gerald Alcock Company, LLC, Ann Arbor, Michigan, dated March 14, 2013 (excerpts)

Institute of Transportation Engineers Trip Generation Rate (PM Peak Hour), Trip Generation Manual
8th Edition





The sign is a large, dark green structure with a peaked top. At the very top, inside the peak, is a circular logo containing a stylized evergreen tree. Below the logo, the name "Leppek" is written in a large, yellow, serif font. Underneath the name, the words "NURSERY - GARDEN CENTER" are written in a smaller, yellow, sans-serif font. The middle section of the sign has a white background with vertical black lines, and it contains the text "PERENNIALS AND FRUIT TREES" in black, bold, sans-serif font, with "40% OFF" below it in the same style. The bottom section of the sign is dark green and features the name "Leppek" in a yellow, serif font, with "LANDSCAPING • SUPPLIES" written below it in a white, sans-serif font. The sign is supported by a dark green post.

Leppek
NURSERY - GARDEN CENTER

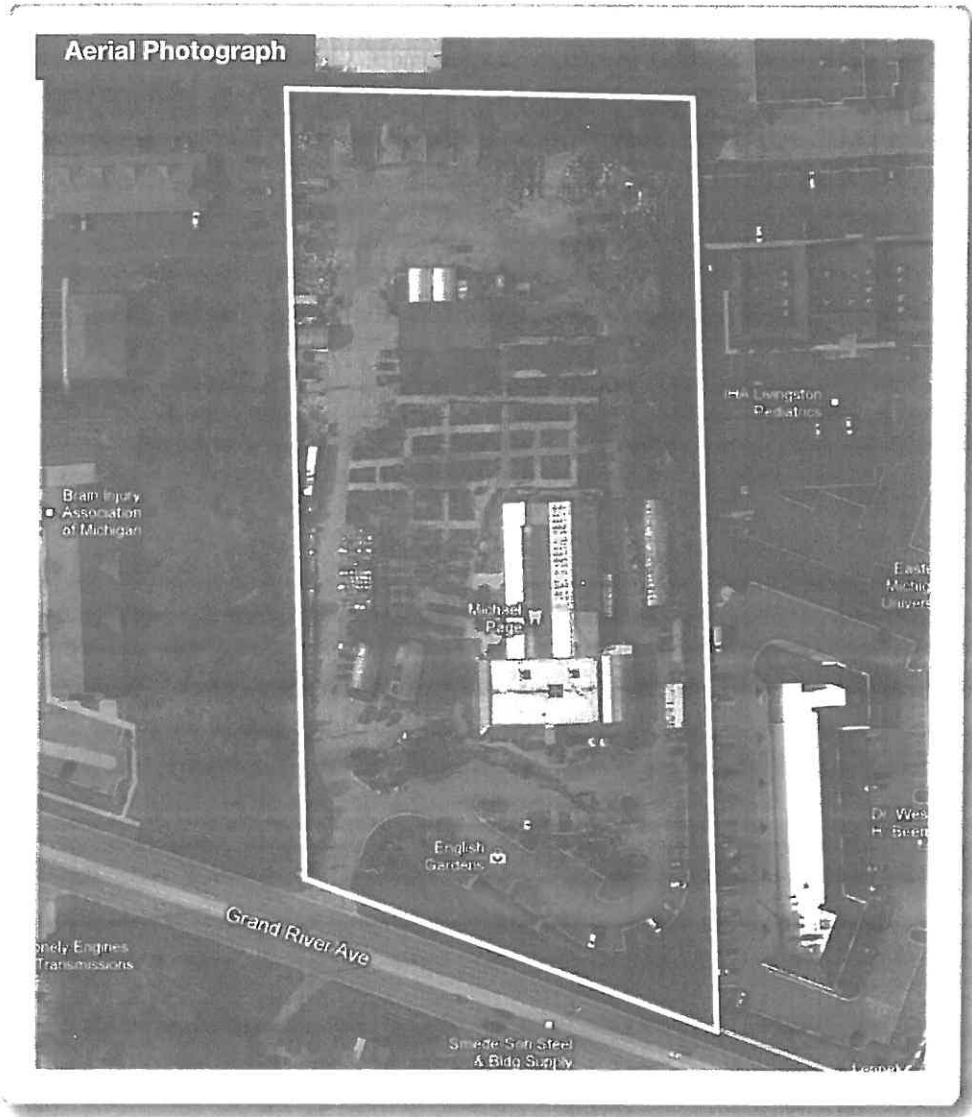
PERENNIALS
AND FRUIT TREES
40% OFF

Leppek
LANDSCAPING • SUPPLIES











Front view



Front view



Front view of retail / greenhouse building

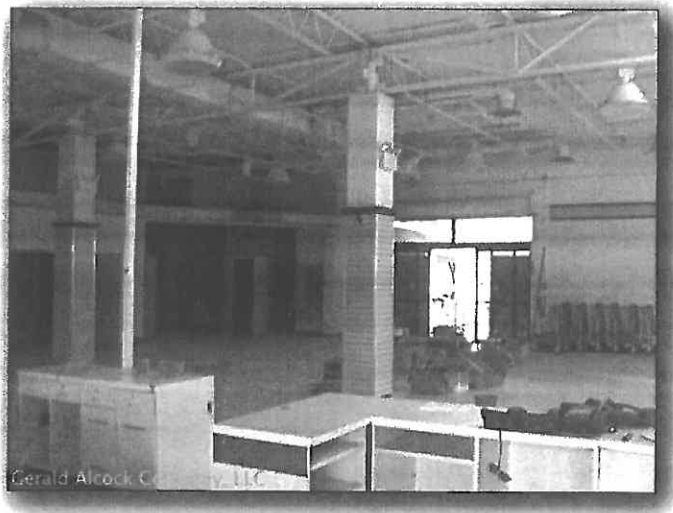


Interior view of retail /
greenhouse building

Interior view of retail /
greenhouse building

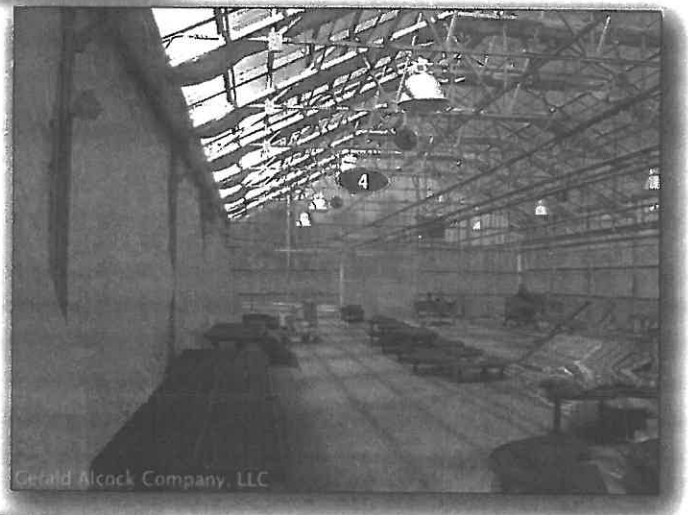


Interior view of retail / greenhouse
building





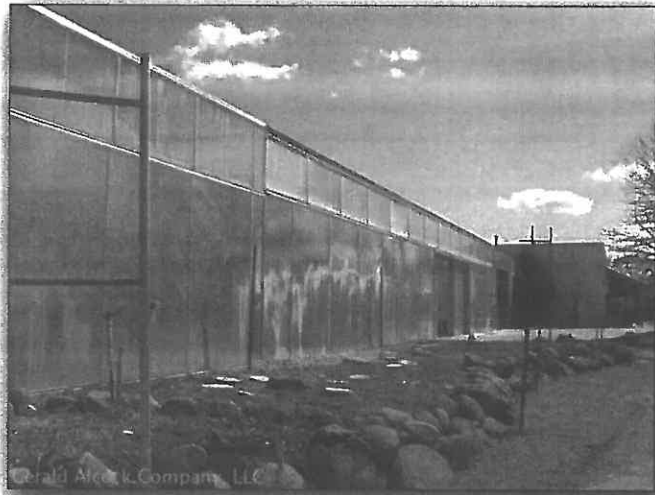
Interior view of retail /
greenhouse building



Interior view of retail /
greenhouse building



Interior view of retail /
greenhouse building



Side view of retail / greenhouse building



Rear view of retail / greenhouse building



Front view of office / retail building



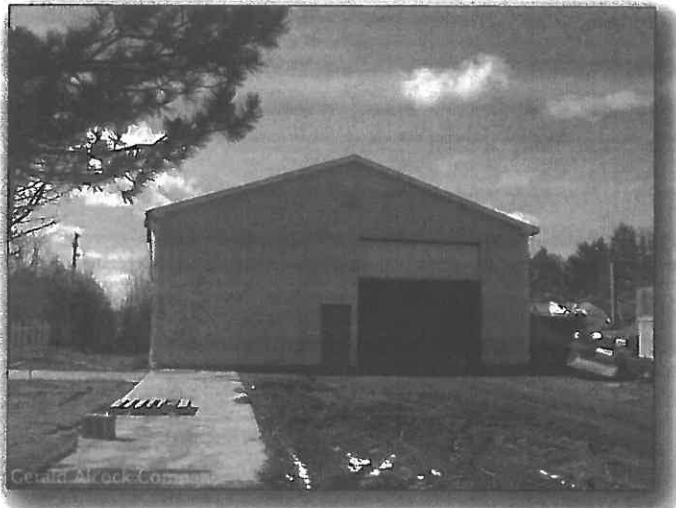
Front view of office / retail building



Interior view of office / retail building



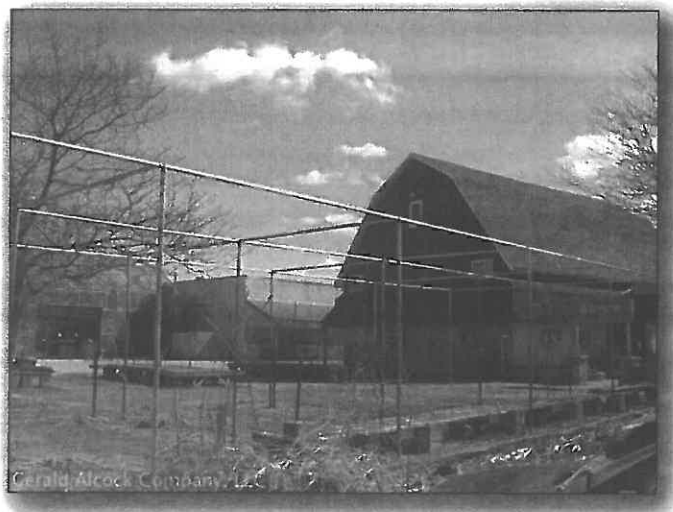
Interior view of office / retail building



Pole barn



Pole barn

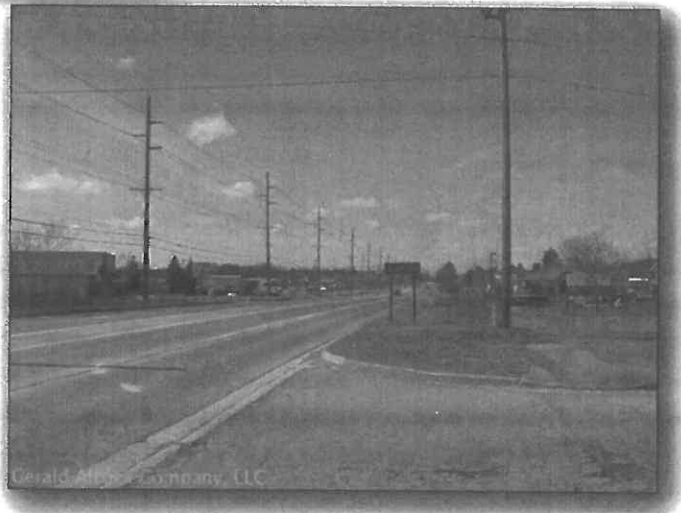


Site view



Site view

West Grand River Road - looking west



West Grand River Road - looking east



IDENTIFICATION OF PROPERTY

Real Property

Address

7341 West Grand River Avenue, Genoa Township, MI

Tax Identification Numbers

4711-13-100-006

Legal Description

SEC 13 T2N, R5E, BEG. 1169 FT. S AND 330 FT. E OF NW COR. OF E 1/2 OF NW 1/4 OF SEC. 13, THENCE E 363.5 FT., S 881 FT. TO CEN OF U.S. 16, TH N 70*W 395 FT IN C.L. HWY, TH N 760.5 FT. TO BEG. 6.85A

Furniture Fixtures And Equipment

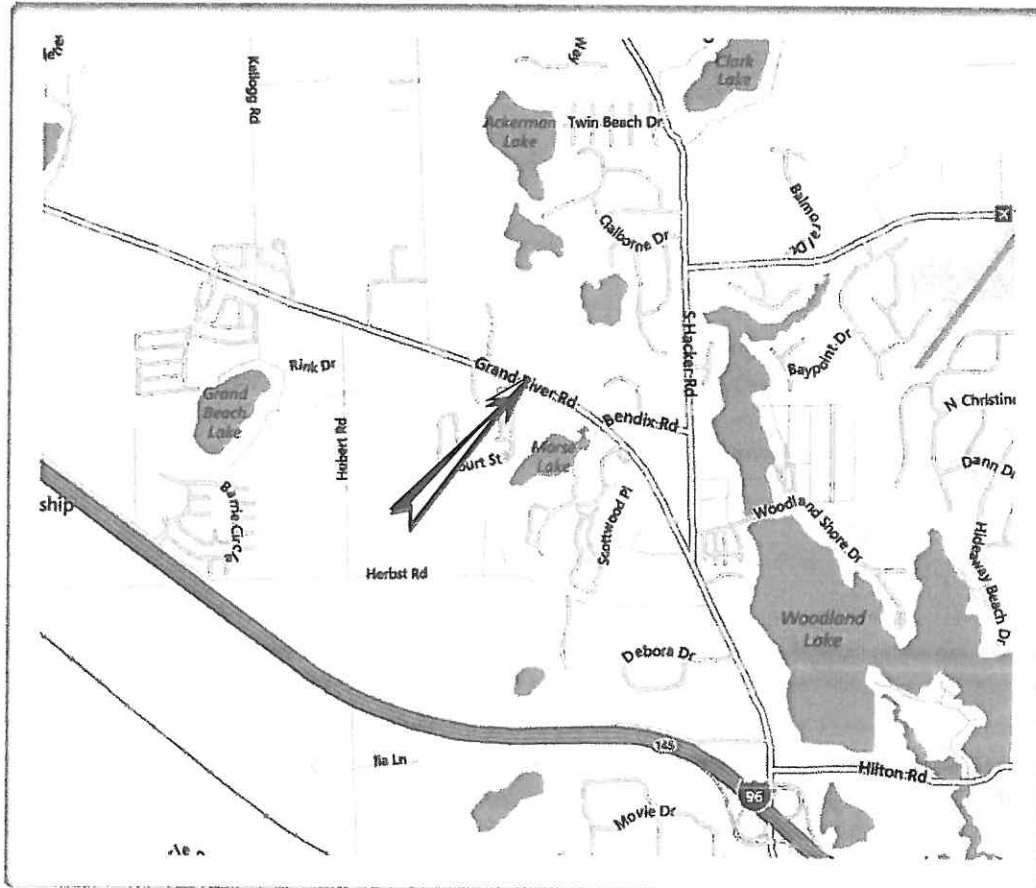
This appraisal excludes all personalty or trade fixtures found within the subject building.

Client

The appraisers were engaged by Michigan Commerce Bank to prepare this appraisal report.

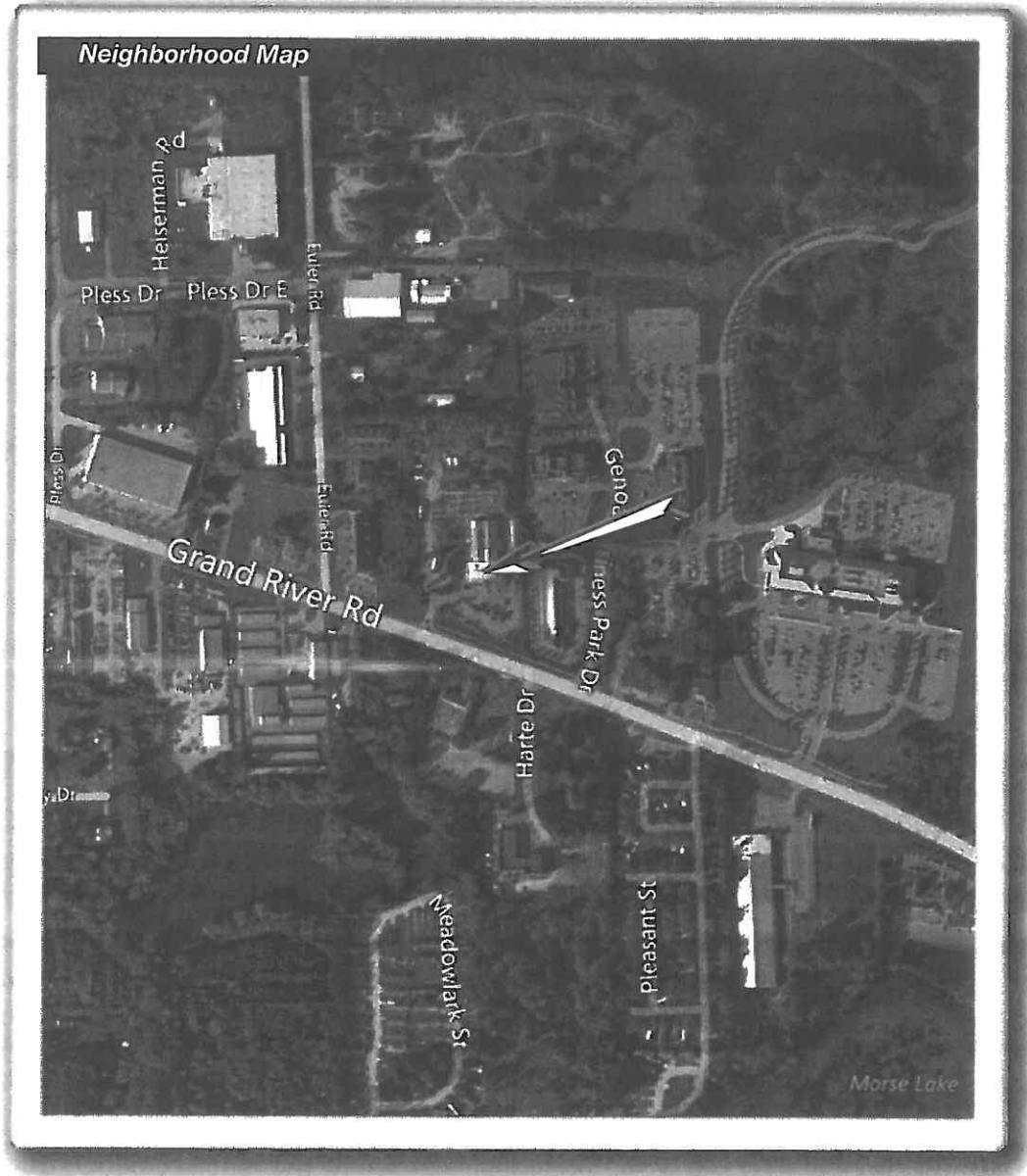
Property Owner

Title to the subject property is held by Francis & Wendy Leppek.



West Grand River Avenue is a five-lane commercial corridor that runs east to west in the immediate subject area but eventually turns to the south, just east of the subject property. Located across the street from the subject property and adjacent to the subject property on both sides are office developments. The Saint Joseph Mercy - Livingston County Hospital is located just further to the east of the subject.

The nearest expressway is Interstate I-96, located approximately one mile southeast of the property. This expressway runs predominantly east to west, connecting the subject area east to the western suburbs of Metropolitan Detroit and west to Howell and Lansing.

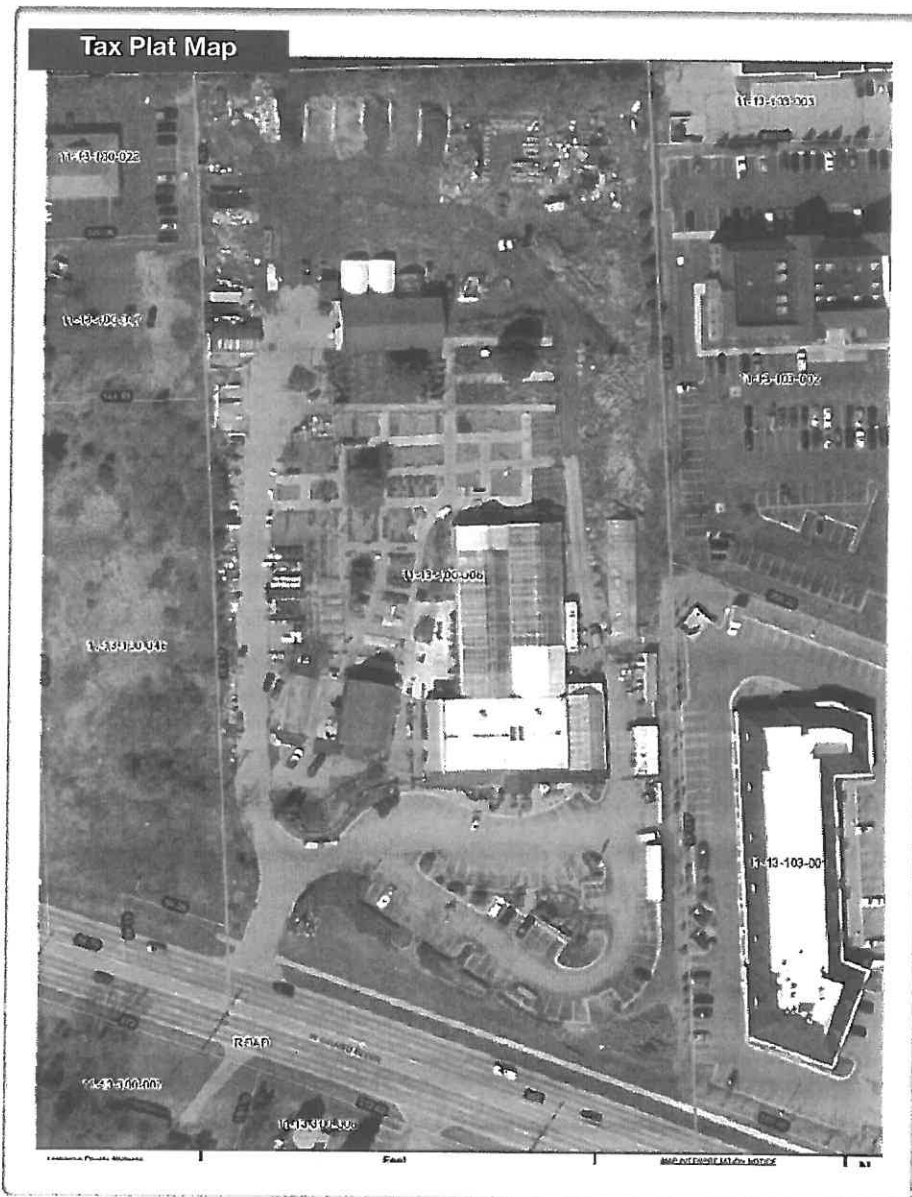


Site and Yard Improvements

The overall site is mostly-rectangular-shaped and contains a total of 6.85+ acres or 298,386 square feet. The site has roughly 395 feet of frontage with an average depth of 821 feet. Access is provided by a curb cut off the north side of West Grand River Avenue. Topography is level and at grade. Gas, electricity, telephone service, water and sanitary sewer are



available to the subject site. However, the current improvements were never connected to the water and sewer lines. Hence, water is currently provided by a private well and sanitary disposal is provided by a septic system. The land to building ratio is 12.6 to one.



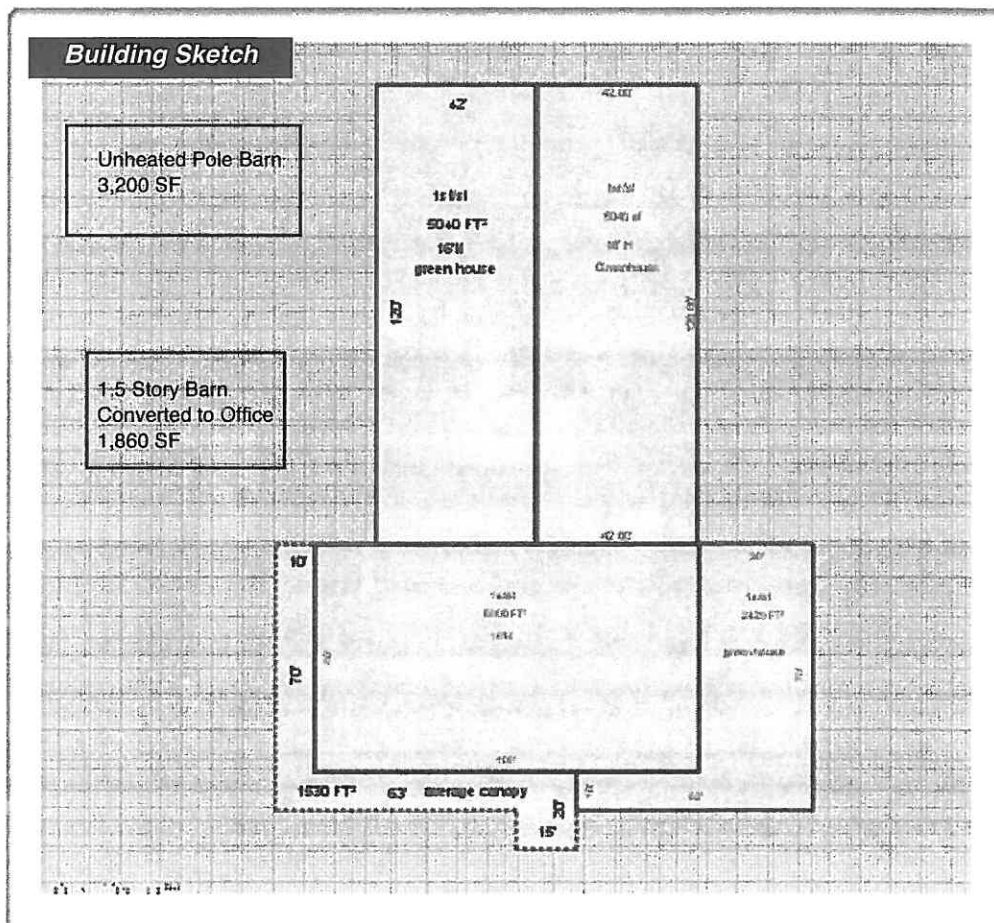
Improvements to the subject site include the subject structures, concrete walks and asphalt-paved parking. The site improvements are in average condition.



Overall, the site appears to be functionally adequate with adequate road frontage and road access.

Building Improvements

The subject property consists of a retail / greenhouse facility with 23,560 total square feet. Of that 33% of this area is retail and office space, 53% is greenhouse space, and 14% is pole barn space. Most improvements were built in 1998. The construction, finishes, and layout of the building are briefly summarized in the following discussions.





Main Retail / Greenhouse Building

The main building contains a combination of retail and greenhouse space. It was constructed in 1998 and has 18,500 square feet. Of that, 6,000 square feet is retail space and 12,500 square feet is greenhouse space. The retail space is comprised of concrete block construction with a flat rubber membrane roof over steel decking. The ceiling height in this portion of the building is 16 feet. The retail space is heated and cooled by gas, forced-air heat with central air conditioning. There are three greenhouse areas that are attached to the retail area. They have metal framing with polycarbonate plastic walls, concrete flooring, and a hanging tube watering system with drip pipes. The greenhouse areas are heated by ceiling-mounted space heaters. This building is in average condition.

Barn Converted to Retail / Office

This barn was originally constructed in 1934 as an agricultural barn but moved to its current location and renovated in subsequent years into a retail and office use. This building has 1,860 square feet over 1.5 stories and is in average to fair condition. Construction is wood frame with a wood exterior and asphalt shingle roof.

Pole Barn

The pole barn contains 3,200 square feet and is unheated. Construction is wood frame with a steel-sided exterior and an asphalt shingle roof. The pole barn was constructed in 1998.

In all, we give the facility a 16 year effective age and a 40 year total economic life. Hence, the remaining economic life is 24 years.

Easements

The appraisers have not been provided with current title work or current survey on the subject property. The appraisers express no opinion as to the existence of easements or other restrictions on the subject property that would adversely affect the subject's market value or in any way create an exception to clear title. For the purposes of this appraisal, it is presumed that any easements or restrictions to clear title consist only of typical utility easements that do not preclude normal development of the site and have no influence on the subject's market value.

INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION RATE (PM Peak Hour)

(Trip Generation Manual, 8th Edition)

Code	Description	Unit of Measure	Trips Per Unit
PORT AND TERMINAL			
30	Truck Terminal	Acres	6.55
90	Park and Ride Lot with Bus Service	Parking Spaces	0.62
INDUSTRIAL			
110	General Light Industrial	1,000 SF	0.97
120	General Heavy Industrial	Acres	2.16
130	Industrial Park	1,000 SF	0.86
140	Manufacturing	1,000 SF	0.73
150	Warehousing	1,000 SF	0.32
151	Mini-Warehouse	1,000 SF	0.26
152	High-Cube Warehouse	1,000 SF	0.10
170	Utilities	1,000 SF	0.76
RESIDENTIAL			
210	Single-Family Detached Housing	Dwelling Units	1.01
220	Apartment	Dwelling Units	0.62
230	Residential Condominium / Townhouse	Dwelling Units	0.52
240	Mobile Home Park	Dwelling Units	0.59
251	Senior Adult Housing - Detached	Dwelling Units	0.27
252	Senior Adult Housing - Attached	Dwelling Units	0.16
253	Congregate Care Facility	Dwelling Units	0.17
254	Assisted Living	Beds	0.22
255	Continuing Care Retirement Community	Dwelling Units	0.29
LODGING			
310	Hotel	Rooms	0.59
320	Motel	Rooms	0.47
330	Resort Hotel	Rooms	0.42
RECREATIONAL			
411	City Park	Acres	0.16
412	County Park	Acres	0.06
413	State Park	Acres	0.07
415	Beach Park	Acres	1.30
416	Campground / Recreation Vehicle Park	Camp Sites	0.37
417	Regional Park	Acres	0.20
420	Marina	Berths	0.19
430	Golf Course	Acres	0.30
431	Miniature Golf Course	Holes	0.33

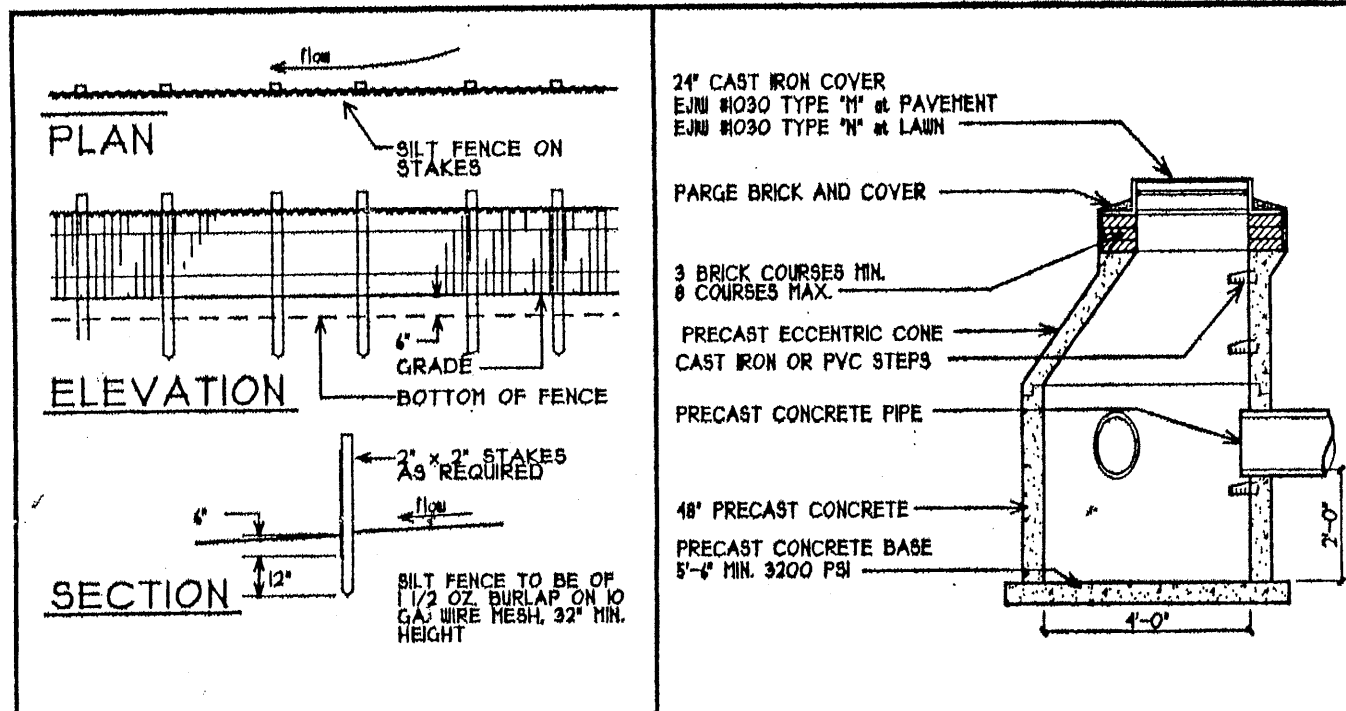
Code	Description	Unit of Measure	Trips Per Unit
432	Golf Driving Range	Tees / Driving Positions	1.25
433	Batting Cages	Cages	2.22
435	Multi-Purpose Recreational Facility	Acres	5.77
437	Bowling Alley	1,000 SF	3.54
441	Live Theater	Seats	0.02
443	Movie Theater without Matinee	1,000 SF	6.16
444	Movie Theater with Matinee	1,000 SF	3.80
445	Multiplex Movie Theater	1,000 SF	4.91
452	Horse Race Track	Acres	4.30
454	Dog Race Track	Attendance Capacity	0.15
460	Arena	Acres	3.33
473	Casino / Video Lottery Establishment	1,000 SF	13.43
480	Amusement Park	Acres	3.95
488	Soccer Complex	Fields	20.67
490	Tennis Courts	Courts	3.88
491	Racquet / Tennis Club	Courts	3.35
492	Health / Fitness Club	1,000 SF	3.53
493	Athletic Club	1,000 SF	5.96
495	Recreational Community Center	1,000 SF	1.45
INSTITUTIONAL			
520	Elementary School	1,000 SF	1.21
522	Middle School / Junior High School	1,000 SF	1.19
530	High School	1,000 SF	0.97
536	Private School (K-12)	Students	0.17
540	Junior / Community College	1,000 SF	2.54
560	Church	1,000 SF	0.55
565	Daycare Center	1,000 SF	12.46
566	Cemetery	Acres	0.84
571	Prison	1,000 SF	2.91
590	Library	1,000 SF	7.30
591	Lodge / Fraternal Organization	Members	0.03
MEDICAL			
610	Hospital	1,000 SF	1.14
620	Nursing Home	1,000 SF	0.74
630	Clinic	1,000 SF	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF	4.72

Code	Description	Unit of Measure	Trips Per Unit
OFFICE			
710	General Office Building	1,000 SF	1.49
714	Corporate Headquarters Building	1,000 SF	1.40
715	Single Tenant Office Building	1,000 SF	1.73
720	Medical-Dental Office Building	1,000 SF	3.46
730	Government Office Building	1,000 SF	1.21
732	United States Post Office	1,000 SF	11.12
733	Government Office Complex	1,000 SF	2.85
750	Office Park	1,000 SF	1.48
760	Research and Development Center	1,000 SF	1.07
770	Business Park	1,000 SF	1.29
RETAIL			
812	Building Materials and Lumber Store	1,000 SF	4.49
813	Free-Standing Discount Superstore	1,000 SF	4.61
814	Specialty Retail Center	1,000 SF	2.71
815	Free Standing Discount Store	1,000 SF	5.00
816	Hardware / Paint Store	1,000 SF	4.84
817	Nursery (Garden Center)	1,000 SF	3.80
818	Nursery (Wholesale)	1,000 SF	5.17
820	Shopping Center	1,000 SF	3.73
823	Factory Outlet Center	1,000 SF	2.29
841	New Car Sales	1,000 SF	2.59
843	Automobile Parts Sales	1,000 SF	5.98
848	Tire Store	1,000 SF	4.15
850	Supermarket	1,000 SF	10.50
851	Convenience Market (Open 24 Hours)	1,000 SF	52.41
852	Convenience Market (Open 15-16 Hours)	1,000 SF	34.57
853	Convenience Market with Gasoline Pumps	1,000 SF	59.69
854	Discount Supermarket	1,000 SF	8.90
857	Discount Club	1,000 SF	4.24
860	Wholesale Market	1,000 SF	0.88
861	Sporting Goods Superstore	1,000 SF	3.10
862	Home Improvement Superstore	1,000 SF	2.37
863	Electronics Superstore	1,000 SF	4.50
864	Toy / Children's Superstore	1,000 SF	4.99
866	Pet Supply Superstore	1,000 SF	3.38
867	Office Supply Superstore	1,000 SF	3.40
875	Department Store	1,000 SF	1.78

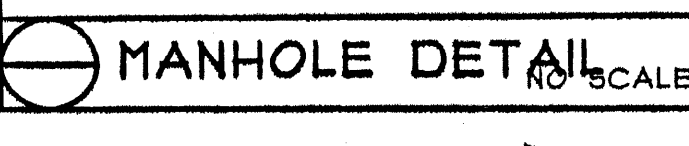
Code	Description	Unit of Measure	Trips Per Unit
876	Apparel Store	1,000 SF	3.83
879	Arts and Craft Store	1,000 SF	6.21
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF	8.42
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF	10.35
890	Furniture Store	1,000 SF	0.45
896	Video Rental Store	1,000 SF	13.60
SERVICES			
911	Walk-In Bank	1,000 SF	12.13
912	Drive-In Bank	1,000 SF	25.82
925	Drinking Place	1,000 SF	11.34
931	Quality Restaurant	1,000 SF	7.49
932	High-Turnover (Sit-Down) Restaurant	1,000 SF	11.15
933	Fast Food Restaurant without Drive-Through Window	1,000 SF	26.15
934	Fast Food Restaurant with Drive-Through Window	1,000 SF	33.84
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF	153.85
936	Coffee / Donut Shop without Drive-Through Window	1,000 SF	40.75
937	Coffee / Donut Shop with Drive-Through Window	1,000 SF	42.93
938	Coffee / Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF	75
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF	19.56
941	Quick Lubrication Vehicle Shop	Service Bays	5.19
942	Automobile Care Center	1,000 SF	3.38
943	Automobile Parts and Service Center	1,000 SF	4.46
944	Gasoline / Service Station	Fueling Positions	13.87
945	Gasoline / Service Station with Convenience Market	Fueling Positions	13.38
946	Gasoline / Service Station with Convenience Market and Car Wash	Fueling Positions	13.94
947	Self Service Car Wash	Stalls	5.54
948	Automated Car Wash	1,000 SF	14.12

Note: All land uses in the 800 and 900 series are entitled to a "passby" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000 ft².

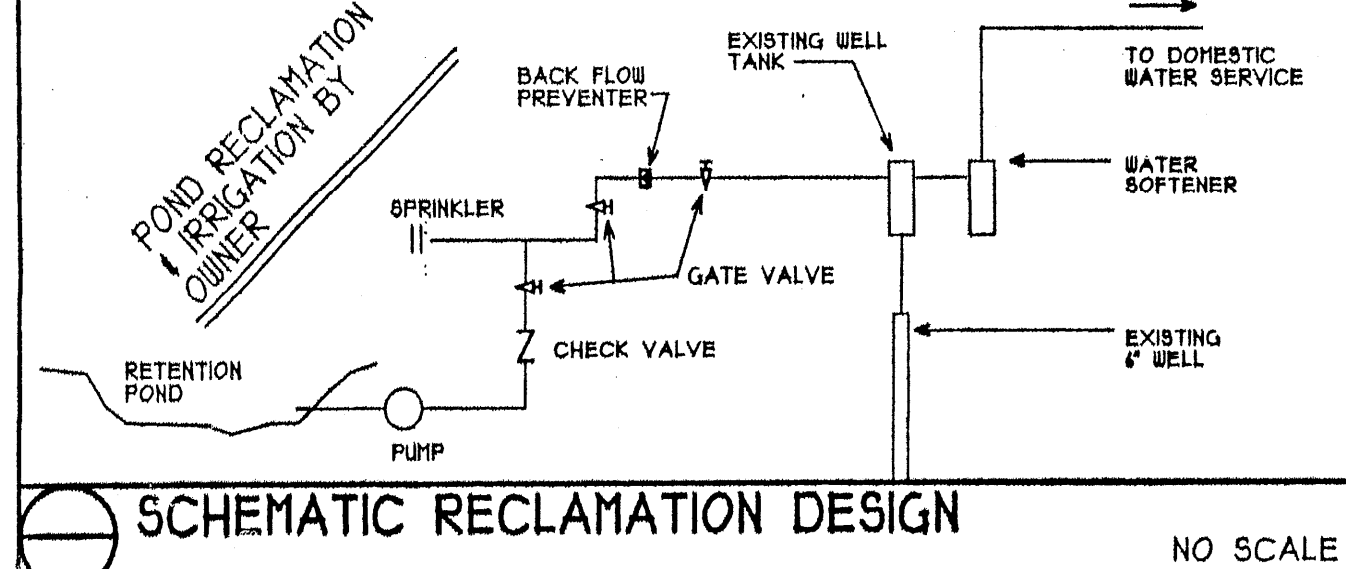
* Approximated by 10% of Weekday average rate.



SILT FENCE DETAIL NO SCALE



MANHOLE DETAIL NO SCALE



SCHEMATIC RECLAMATION DESIGN NO SCALE

TEMPORARY SOIL EROSION and SEDIMENTATION CONTROLS

7	STORM-BARRIERS	EFFECTIVE ON LARGE AREAS WHICH FACTORS AGENT USED TO PROVIDE PRELIMINARY PROTECTION UNTIL GRASS IS ESTABLISHED. SHOULD INCLUDE PREPARED TOPSOIL BED.
54	STRAP BARS OVERHUNG BARRIERS OR SILT FENCE.	

PERMANENT SOIL EROSION and SEDIMENTATION CONTROLS

8	STORM-BARRIERS	PROVIDES PRELIMINARY PROTECTION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IN PLACE. CAN BE DIFFICULT TO ESTABLISH CAN BE REPAIRED IF DAMAGED. SHOULD INCLUDE PREPARED TOPSOIL BED.
15	STORM-BARRIERS	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED BUT INCREASES SOIL VOLUME AND VELOCITY. PROGRAM SURFACE WITH HELP SOIL VELOCITY.
16	STORM-BARRIERS	SEALS HIGH VELOCITY RUNOFF ON PAVED AREAS FROM LEAVING COLLECTS AND CONDUCTS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED DRAINAGE.
34	STORM-BARRIERS	TRAPS SEDIMENT INCREASES RUNOFF AT NON-ROOVED RATES CONTROLS RUNOFF AT STORM OUTLETS CAN BE USED AS A CATCH BASIN TO COLLECT SEDIMENT.
35	STORM-BARRIERS	TRAPS SEDIMENT INCREASES RUNOFF AT NON-ROOVED RATES CAN ACCEPT LARGE CONCENTRATIONS OF SEDIMENT. CONDUCTS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR CATCH BASIN TO COLLECT SEDIMENT.

SOIL CHARACTERISTICS

TRAP-COVERER ASSOCIATION NEARLY LEVEL TO GENTLY SLOPING, WELL DRAINED AND SOMEWHAT POORLY DRAINED, MEDIUM-TEXTURED SOILS ON TILL PLAINS AND MORAINES.

TRAP-BROOKSTON ASSOCIATION NEARLY LEVEL TO GENTLY SLOPING, WELL DRAINED AND POORLY DRAINED, HEAVY-TEXTURED SOILS ON TILL PLAINS AND MORAINES.

ARCHITECTURAL SURVEY PROVIDED BY:

ADVANTAGE CIVIL ENGINEERING

JOB NO. 198
DRAIN BY: JCS, TAI
DATE: 1-28-91

DETENTION AREA #1

DESCRIPTION	COEFFICIENT	AREA SQ FT
ROOF	0.85	0
PAVEMENTS	0.9	1349
LAND	0.2	2653
TOTALS		3602

TRIBUTARY AREA = .80 ACRES

REQUIRED STORAGE VOLUME: 3030

STORAGE AREA DESIGN: 31

BASE AREA: 875
DEPTH: 18
RHS: 23.8

PIPE RESTRICTION: 18" DIA. 4" HOLES

TOTAL VOLUME: 3040

DETENTION AREA #2

DESCRIPTION	COEFFICIENT	AREA SQ FT
ROOF	0.85	0
PAVEMENTS	0.9	1531
LAND	0.2	380
TOTALS		1661

TRIBUTARY AREA = 1.12 ACRES

REQUIRED STORAGE VOLUME: 3146

STORAGE AREA DESIGN: 25

BASE AREA: 1560
DEPTH: 14
RHS: 310

PIPE RESTRICTION: 18" DIA. 4" HOLES

TOTAL VOLUME: 3162

RETENTION AREA #3

DESCRIPTION	COEFFICIENT	AREA SQ FT
ROOF	0.85	2180
PAVEMENTS	0.9	1400
LAND	0.2	424
TOTALS		3604

TRIBUTARY AREA = 1.11 ACRES

REQUIRED STORAGE VOLUME: 1985

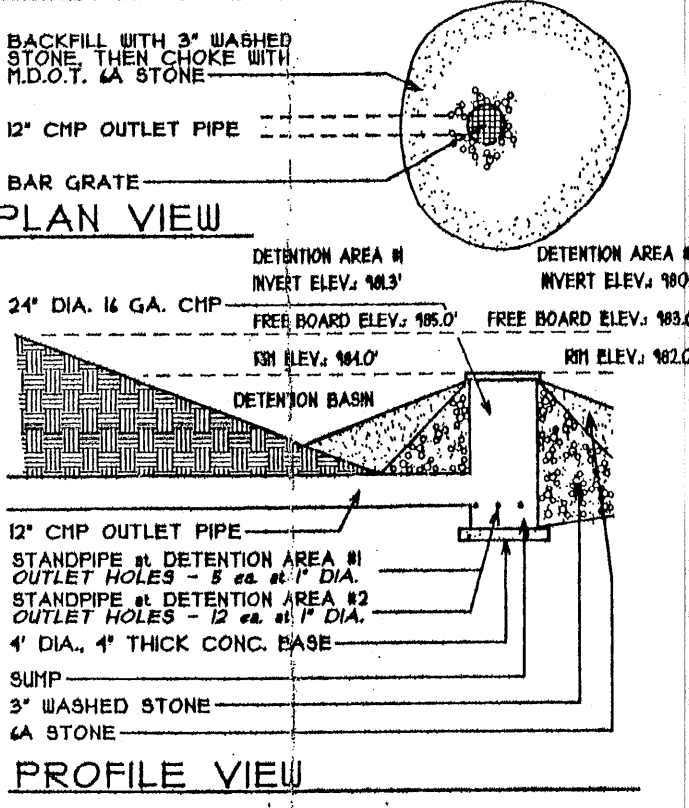
STORAGE AREA DESIGN: 100

BASE AREA: 400
DEPTH: 410
RHS: 410

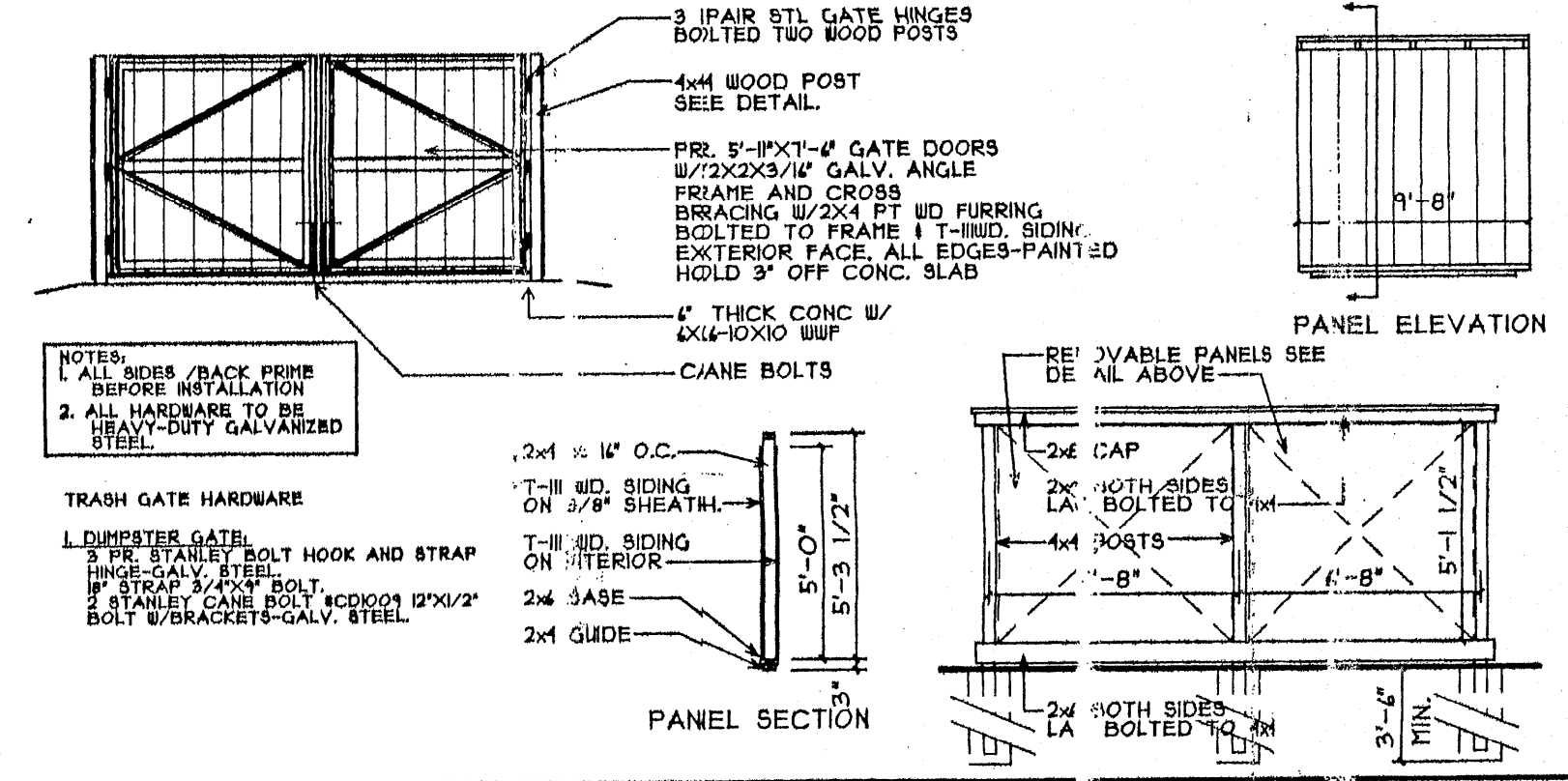
PIPE RESTRICTION: 18" DIA. 4" HOLES

TOTAL VOLUME: 4310

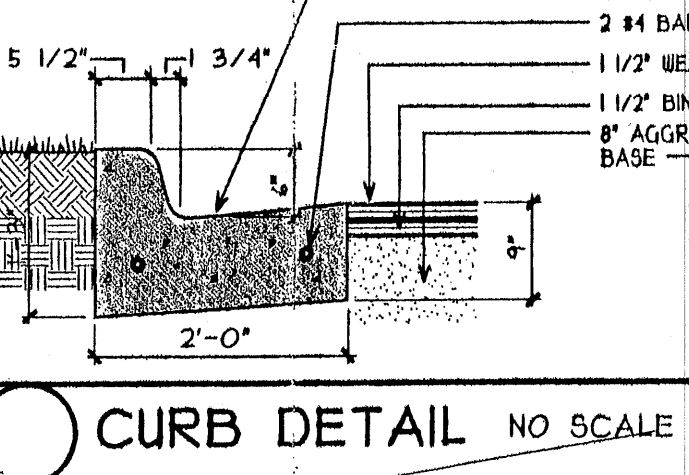
DRAINAGE CALCULATIONS



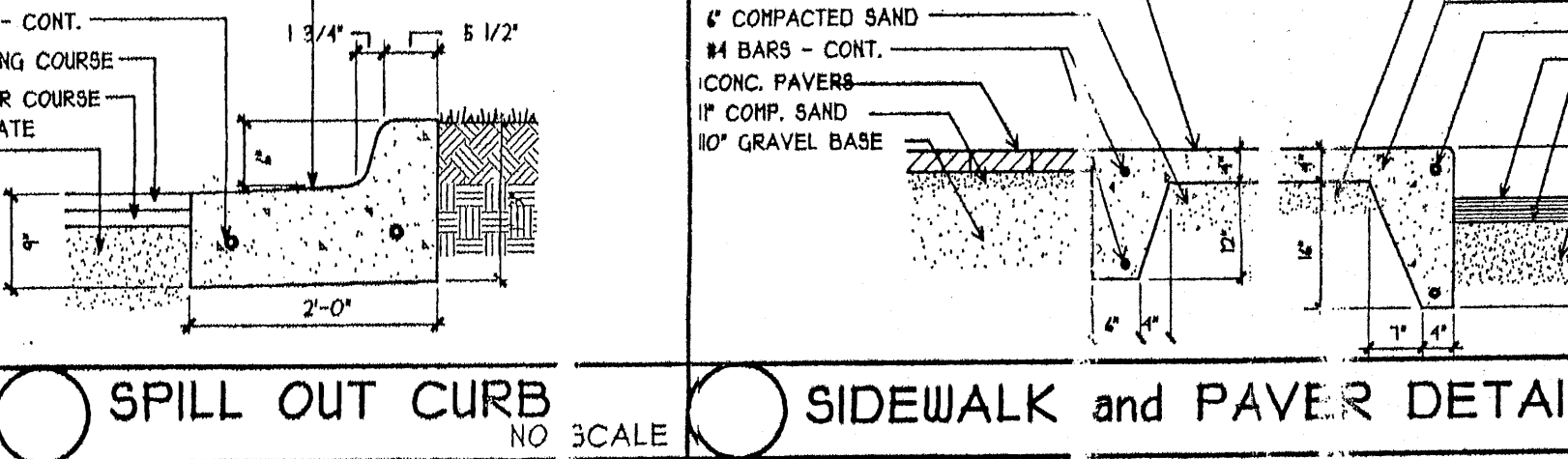
STAND PIPE DETAIL NO SCALE



DUMPSTER SCREEN NO SCALE



CURB DETAIL NO SCALE



SPILL OUT CURB NO SCALE
SIDEWALK and PAVES DETAIL NO SCALE

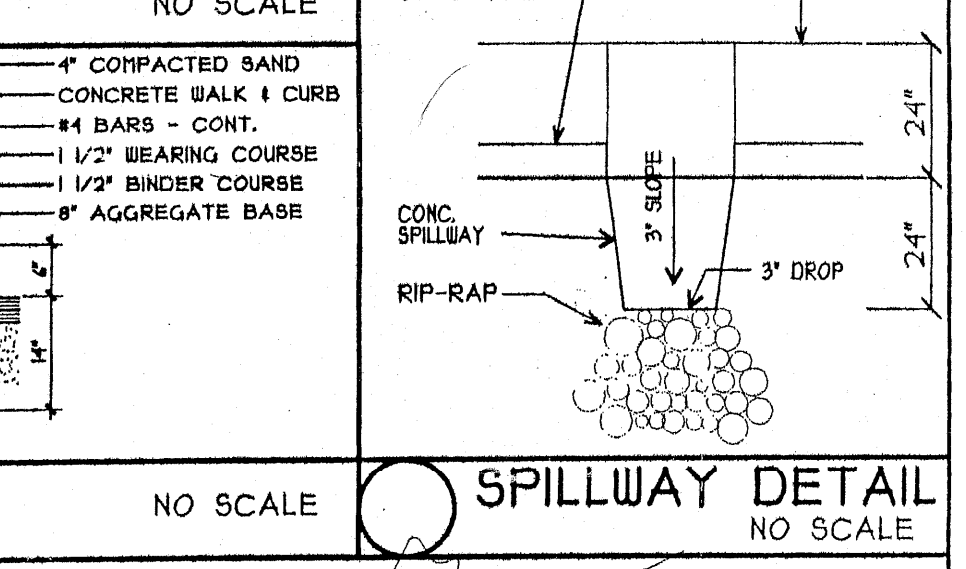
LEGAL DESCRIPTION OF PROPERTY AS SURVEYED

Part of the NW 1/4 of Section 13, 72N-R5E, Genoa Township, Livingston County, Michigan being described as follows: Commencing at the NW Corner of said Section 13, thence along the North line of said Section 13, S 89° 49' 51" E, a distance of 130.21 feet, thence along the centerline of Elder Road, S 00° 44' 41" E, a distance of 113.49 feet, thence along S 88° 44' 10" E, a distance of 330.30 feet to the Point of Beginning of the Parcel to be described; thence S 88° 44' 10" E, a distance of 343.50 feet, thence S 00° 10' 21" E, a distance of 888.44 feet, thence along the centerline of Grand River Ave. (Formerly U.S.-10, N 47° 39' 54" W, a distance of 243.91 feet, thence continuing along said centerline, along a curve having a radius of 284.11 feet, arc length of 98.41 feet, delta angle of 01° 58' 25", a chord bearing of N 48° 38' 50" W, and a chord length of 98.41 feet, thence N 00° 10' 21" E, a distance of 148.80 feet to the Point of Beginning and containing 4.82 acres (214,148 sq. ft.), more or less. Subject to the rights of the public over the existing Grand River Ave. And other easements or restrictions of record.

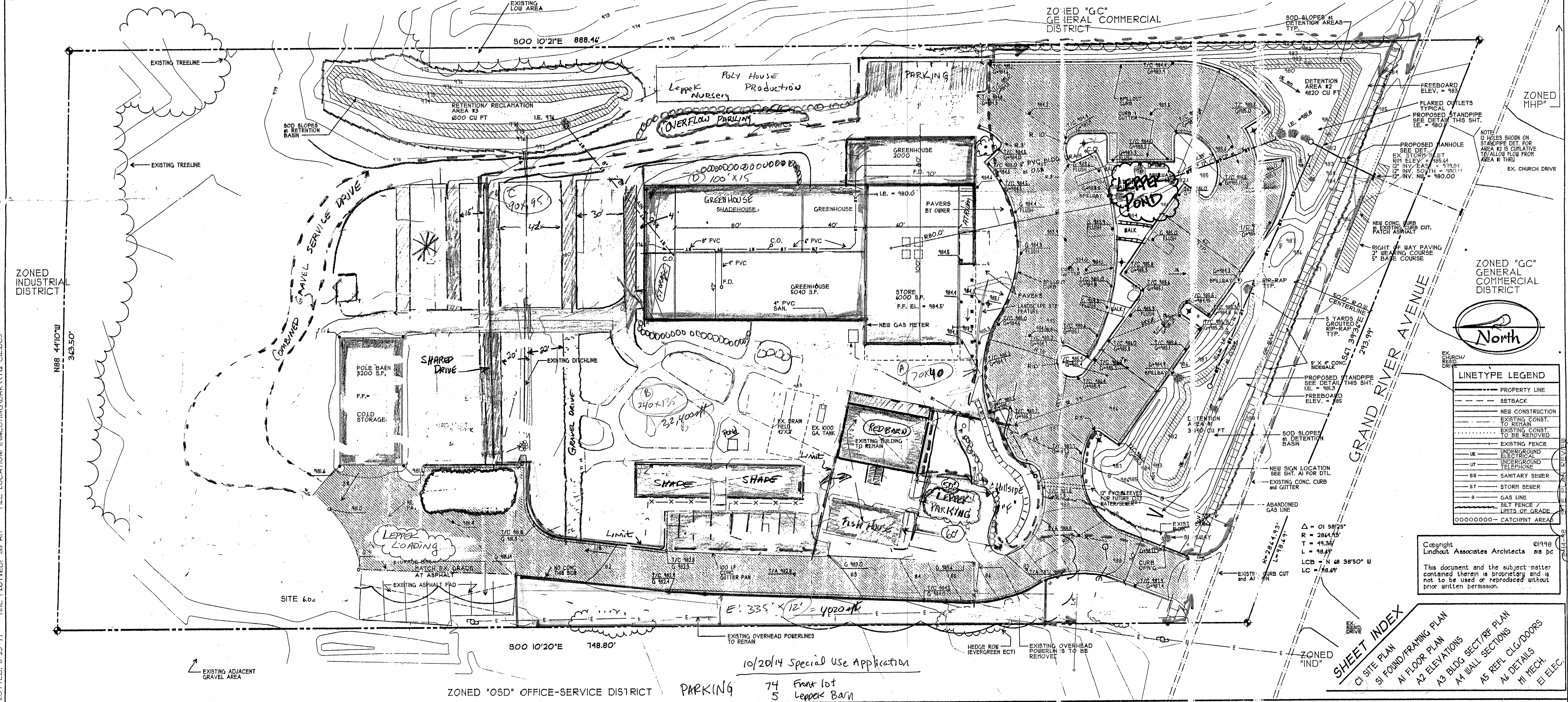
LEGAL DESCRIPTION OF PROPERTY PER TAX DESCRIPTION

SEC. 13, 72N-R5E, DEG. 164 FT. S AND 330 FT. E OF NW CORNER OF E. OF THE NW 1/4 OF SECTION 13, THENCE E. 343.50 FT., SOUTH 88 FT. TO GEN U.S.-10 HWY, THENCE N 10 W, 345 FT. IN CL OF HWY, THENCE N 10 W 5 FT TO GEN U.S. 10 ACRES.

LEGAL DESCRIPTION



SPILLWAY DETAIL NO SCALE



SITE PLAN - PROPOSED GREENHOUSE

10/20/14 Special Use Application

PARKING 74 Front lot
5 Leppak Barn
20 Leppak Back Yard Area

LINETYPE LEGEND

---	PROPERTY LINE
---	SETBACK
---	NEW CONSTRUCTION
---	EXISTING CONST. TO REMAIN
---	EXISTING CONST. TO BE REMOVED
---	EXISTING FENCE
---	UNDERGROUND ELECTRICAL
---	UNDERGROUND TELEPHONE
---	SANITARY SEWER
---	STORM SEWER
---	GAS LINE
---	SILT FENCE
---	LIMITS OF GRADE
---	CATCHMENT AREA

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SHEET INDEX

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A6	DETAILS
M1	MECH
E1	ELEC.

DATE PLOTTED: 8-23-99
TIRE PLOTTED: 915 AM
FILE LOCATION: I:\NCRING\ADAR\112-CIL.DCS

Lindhout Associates architects aia pc

39201 seven mile road, Ivonia, Michigan 48152-0994
1035 e. grand river, suite 300, brighton, michigan 48116-9916 (810) 227-5668

PROPOSED RETAIL/GREENHOUSE BLDG. for:
Leppak Nursery
GENOA TOWNSHIP, MICHIGAN
SITE PLAN - GRNHOUSE

REVISED 11/17/08
REVISED BY FRANK LETRAC 01-07-08

9772
sheet no. C1

AUG 25 1999

RECEIVED
By GENOA TOWNSHIP PLANNING DEPT at 11:28 am, Oct 20, 2014





CIVIL ENGINEERS LAND SURVEYORS
2183 PLESS DRIVE, BRIGHTON, MICHIGAN 48114-9463
(810) 227-9533 FAX (810) 227-9460
EMAIL: desine@desineinc.com

October 29, 2014

Genoa Township Planning Commission
c/o Kelly VanMarter, AICP
2980 Dorr Road
Brighton, Michigan 48116

Re: Red Olive Restaurant
3838 East Grand River Avenue
Section 5, Genoa Township, Livingston County

Dear Planning Commission Members,

Please accept this letter as our request to table the referenced project at the November 10th, 2014 meeting. We are currently working on addressing concerns raised by your consultants and staff with the site plan and the inclusion of this site into the existing NR-PUD development.

Thank you for your consideration on this matter. If you have any questions, please contact me at your convenience.

Respectfully submitted;

DESINE INC.

A handwritten signature in blue ink that reads "James M. Barnwell". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

James M. Barnwell, P.E.

132308/GENOA ltr.10292014



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

GENOA TOWNSHIP

APR 30 2014

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: PKII LLC 1051 Ann Arbor Rd Plymouth MI 48170
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: PKSS, LLC 29329 Paramount Court Farmington Hills MI 48331

SITE ADDRESS: 3838 E. Grand River Ave, Howell PARCEL #(s): 11-05-400-025

APPLICANT PHONE: (248) 755-1408 OWNER PHONE: ()

OWNER EMAIL: PeteGoulas@gmail.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Southside of Grand River Ave approximately 950 feet west of Latson Ave. The existing building (formerly Prairie House Restaurant) will be de commissioned and demolished. A new Red Olive restaurant is proposed.

BRIEF STATEMENT OF PROPOSED USE: A new restaurant, without alcohol and without a drive-thru pickup, is proposed.

THE FOLLOWING BUILDINGS ARE PROPOSED: One building is proposed for the new restaurant.

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

BY: P Goulas
ADDRESS: 29329 Paramount & Farmington Hills MI 48331

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

1.) Pete Goulas of Red Olive at Pete Goulas@gmail.com
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.

SIGNATURE: P. Goulas DATE: 04/28/2014
PRINT NAME: Pete Goulas PHONE: 248 755-1408
ADDRESS: 29329 Paramount Ct Farmington Hills MI 48331



GENOA CHARTER TOWNSHIP
Application for Re-Zoning

GENOA TOWNSHIP
SEP 29 2014

APPLICANT NAME: PKJS LLC ADDRESS: Same
OWNER NAME: PKJJ LLC ADDRESS: 29329 Paramount Ct Farmington Hills MI 48331
PARCEL #(s): 4711-05-400-025 PRIMARY PHONE: (248) 755-1408
EMAIL 1: PeteGoulas@gmail.com EMAIL 2: _____

We, the undersigned, do hereby respectfully make application to and petition the Township Board to amend the Township Zoning Ordinance and change the zoning map of the township of Genoa as hereinafter requested, and in support of this application, the following facts are shown:

A. REQUIRED SUBMITTAL INFORMATION

1. A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties;
2. The name, signature and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, and proof of consent from the property owner;
3. It is desired and requested that the foregoing property be rezoned from:

Regional Commercial District to ~~Non-Residential~~ Planned Unit Development District

4. A site plan illustrating existing conditions on the site and adjacent properties; such as woodlands, wetlands, soil conditions, steep slope, drainage patterns, views, existing buildings, sight distance limitations, relationship to other developed sites, and access points in the vicinity;
5. A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers access spacing, any requested service drives and other site design factors;
6. A written environmental assessment, a map of existing site features as described in Article 18 describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district;
7. A written description of how the requested rezoning meets Sec. 22.04 "Criteria for Amendment of the Official Zoning Map."
8. The property in question shall be staked prior to the Planning Commission Public Hearing.

B. DESCRIBE HOW YOUR REQUESTED RE-ZONING MEETS THE ZONING ORDINANCE CRITERIA FOR AMENDING THE OFFICIAL ZONING MAP:

1. How is the rezoning consistent with the goals, policies and future land use map of the Genoa Township Master Plan, including any subareas or corridor studies. If not consistent, describe how conditions have changed since the Master Plan was adopted?

See attached

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

See attached

3. Do you have any evidence that a reasonable return on investment cannot be received by developing the property with one (1) of the uses permitted under the current zoning?

See attached

4. How would all the potential uses allowed in the proposed zoning district be compatible with surrounding uses and zoning in terms of views, noise, air quality, the environment, density, traffic impacts, drainage and potential influence on property values?

See attached

5. Are infrastructure capacity (streets, sanitary sewer, water, and drainage) and services (police and fire protection, etc.) sufficient to accommodate the uses permitted in the requested district?

See attached

6. Is there a demonstrated demand in Genoa Township or the surrounding area for the types of uses permitted in the requested zoning district? If yes, explain how this site is better suited for the zoning than others which may be planned or zoned to accommodate the demand.

See attached

7. If you have a particular use in mind, is another zoning district more appropriate? Why should the Township re-zone the land rather than amend the list of uses allowed in another zoning district to accommodate your intended use?

See attached

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

See attached

C. AFFIDAVIT

The undersigned says that they are the Owner (owner, lessee, or other specified interest) involved in this petition and that the foregoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her knowledge and belief.

BY: Pete (Panagiotis) Goulas

ADDRESS: 29329 Paramount Court, Farmington Hills MI 48331

SIGNATURE: P. Goulas

The following contact should also receive review letters and correspondence:

Name: James M. Barrowell Email: desine@desineinc.com

Business Affiliation: Engineer

FEE EXCEEDANCE AGREEMENT

As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.

PROJECT NAME: Red Olive

PROJECT LOCATON & DESCRIPTION: 3838 E. Grand River Howell MI 48843

SIGNATURE: P. Goulas DATE: 09/23/2014

PRINT NAME: PETE (PANAGIOTIS) GOULAS PHONE: 248 755-1408

COMPANY NAME & ADDRESS: P&J Tr. 29329 Paramount Ct. Farmington Hills MI 48331

- 1) The existing restaurant was constructed on the 1 acre parcel in the mid 1990s and the property is currently zoned Regional Commercial District. The requested rezoning to Non-Residential Planned Unit Development District (NR-PUD) is consistent with the adjoining property. The property to the north across Grand River is zoned Mixed Use Planned Unit Development District (MU-PUD). The inclusion of this parcel into the existing PUD is consistent with Genoa Township Master Plan and studies of the Latson Road / Grand River corridor. The proposed use as a restaurant is consistent with the past use.
- 2) The site gently slopes from north to south and is served by municipal sewer and water. Storm water currently discharges into the storm sewers serving the surrounding parcels. The site has supported a similar use in the past.
- 3) The property can support the current and proposed use. The rezoning will permit the inclusion of the parcel into the existing PUD. This will permit a more cohesive integrated redevelopment of the property.
- 4) The potential uses of the property are commercial uses which are consistent with the restaurants, general merchandise stores in the immediate area.
- 5) Infrastructure is currently serving the site and will be adequate for the proposed redevelopment. No additional demands on services are expected as a result of redeveloping the property.
- 6) There is a demand for commercial properties in the Grand River Corridor. This parcel is ideally located to be rezoned to and attached to the existing PUD zoning. The site is currently surrounded by similarly zoned property.
- 7) The proposed use of the property is for a restaurant. The use is allowed in the current zoning, however, the rezoning will allow for an overall improvement to the access and utilization of the property. Eliminating left turns from Grand River to the site will improve traffic flow on Grand River.
- 8) The property will enter into an Agreement with the existing PUD which will permit a sharing of existing improvements within the existing PUD and a sharing of associated costs.

SEP 29 2014



GENOA CHARTER TOWNSHIP APPLICATION
Planned Unit Development (PUD)

APPLICANT NAME: PKJJ, LLC
APPLICANT EMAIL: PeteGoulas@gmail.com
APPLICANT ADDRESS & PHONE: 29329 Paramount Ct. Farmington Hills Mi 48331
OWNER'S NAME: same
OWNER ADDRESS & PHONE: 29329 Paramount 248 755-1408
TAX CODE(S): 4711-05-400-025

QUALIFYING CONDITIONS (To be filled out by applicant)

1. A PUD zoning classification may be initiated only by a petition.
2. It is desired and requested that the foregoing property be rezoned to the following type of PUD designation:
 - Residential Planned Unit Development (RPUD)
 - Planned Industrial District (PID)
 - Mixed Use Planned Unit Development (MUPUD)
 - Redevelopment Planned Unit Development (RDPUD)
 - Non-residential Planned Unit Development (NRPUD)
 - Town Center Planned Unit Development (TCPUD)
3. The planned unit development site shall be under the control of one owner or group of owners and shall be capable of being planned and developed as one integral unit.

EXPLAIN Proposed one (1) acre to be incorporated with existing 89 acre NB-PUD

4. The site shall have a minimum area of twenty (20) acres of contiguous land, provided such minimum may be reduced by the Township Board as follows:
 - A. The minimum area requirement may be reduced to five (5) acres for sites served by both public water and public sewer.
 - B. The minimum lot area may be waived for sites zoned for commercial use (NSD, GCD or RCD) where the site is occupied by a nonconforming commercial, office or industrial building, all buildings on such site are proposed to be removed and a new use permitted within the underlying zoning district is to be established. The Township Board shall only permit the PUD on the smaller site where it finds that the flexibility in dimensional standards is necessary to allow for innovative design in redeveloping the site and an existing blighted situation will be eliminated. A parallel plan shall be provided showing how the site could be redeveloped without the use of the PUD to allow the Planning Commission to evaluate whether the modifications to dimensional standards are the

minimum necessary to allow redevelopment of the site, while still meeting the spirit and intent of the ordinance.

- C. The PUD site plan shall provide one or more of the following benefits not possible under the standards of another zoning district, as determined by the Planning Commission:
- preservation of significant natural or historic features
 - a complementary mixture of uses or a variety of housing types
 - common open space for passive or active recreational use
 - mitigation to offset impacts
 - redevelopment of a nonconforming site where creative design can address unique site constraints.
- D. The site shall be served by public sewer and water. The Township may approve a residential PUD that is not served by public sewer or water, provided all lots shall be at least one (1) acre in area and the requirements of the County Health Department shall be met.

Size of property is 1 (one) acres.

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

see attached

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

1. How would the PUD be consistent with the goals, policies and future land use map of the Genoa Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area;

see attached

2. The compatibility of all the potential uses in the PUD with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;

see attached

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

see attached

4. The apparent demand for the types of uses permitted in the PUD;

See attached.

AFFIDAVIT

The undersigned says that they are the Owner (owner, lessee, or other specified interest) involved in this petition and that the foregoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her knowledge and belief.

BY: P. Goulet

ADDRESS: 29329 Paramount Ct. Farmington Hills Mi 48331

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

James M. Barnwell Engineer at desine@desineinc.com
Name Business Affiliation E-mail



FEE EXCEEDANCE AGREEMENT

As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.

PROJECT NAME: Red Olive

PROJECT LOCATON & DESCRIPTION: 3838 E. Grand River Howell Mi 48843

SIGNATURE: P. Goulet DATE: 09/23/2014

PRINT NAME: Panagiotis Goulet PHONE: 248 755-1408

COMPANY NAME & ADDRESS: PKSS LLC.

PUD Application

A Planned Unit Development Agreement was developed with Genoa Township for the surrounding parcels in 1999. The Planned Unit Development Agreement was between Randall L. Gunlock and Glenn C. Gunlock and Township of Genoa and was dated April 6, 1999. This property consisted of approximately 89 acres and is designated as a Non-residential Planned Unit Development (NR-PUD). At that time, the applicants parcel was under different ownership and was not included in the PUD Agreement between the Developer(s) and Genoa Township. Discussion was held at that time about inclusion of this parcel in the overall plan and was referenced as the Prairie House parcel.

The property has recently been acquired by the applicant with the intent of redeveloping the property with a restaurant. The applicants property is currently zoned Regional Commercial District (RCD). The applicant is requesting a rezoning to NR-PUD. Concurrently with this application the applicant is requesting an amendment to the existing PUD Agreement. It is the applicants intent to enter into an Agreement with the adjacent owners which will permit this property to share the existing improvements within the current development. This will improve the traffic circulation and create a more cohesive overall development. The applicants are seeking to amend the PUD Agreement with Genoa Township to allow the redevelopment to occur. The applicants parcel, which is approximately one acre in size would bring the total NR- PUD parcel to over 90 acres.

- 1) The NR-PUD designation is consistent with the surrounding existing growth patterns in the area. The surrounding parcels are currently zoned as a Planned Unit Development. The Latson Road / Grand River Avenue area has seen tremendous commercial growth since the Prairie House Restaurant was constructed. The NR-PUD and surrounding development were constructed subsequent to this development. With the applicant redeveloping the parcel, the integration of this parcel into the larger complex is consistent with the goals and policies of Genoa Township including encouraging cross connections of commercial properties.
 - 2) The redevelopment of the property will be to the same use as previously on the property. Negligible negative impacts will occur as a result of the proposed development. A minor increase in impervious area is proposed. The access to Grand River is proposed to be limited to right turn in and out. Access will be provided to the internal NR-PUD drives.
 - 3) The redevelopment is consistent with the zoning and master plan for Genoa Township. The use of the property will not compromise the existing infrastructure or services of the Township.
 - 4) The additional parcel to the NR-PUD will not impact the character or proposed uses within the existing PUD and/or surrounding area.
-

RECEIVED

By GENOA TOWNSHIP PLANNING DEPT at 4:39 pm, Sep 29, 2014

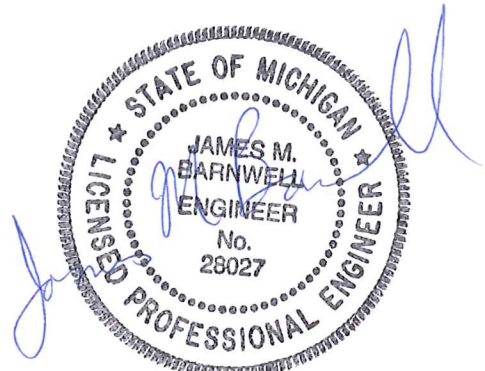
**IMPACT ASSESSMENT
for
RED OLIVE RESTAURANT**

Owner:

PKJJ, LLC
29329 Paramount Court
Farmington Hills, MI 48331

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

September 25, 2014



A. INTRODUCTION

This impact assessment has been prepared pursuant to Article 18 – SITE PLAN REVIEW of the Zoning Ordinance for the Township of Genoa, Livingston County. This assessment addresses the impact of the proposed redevelopment of 1.11 acres on the natural features, economic condition, and social environment of the Township. The subject parcel is currently zoned RC (Regional Commercial) within the Official Township Zoning Map. Concurrently with this submittal the applicant is submitting a rezoning request to Non-Residential Planned Unit Development (NR-PUD). This zoning is consistent with the adjoining property. The applicant will be requesting the amendment to the existing PUD agreement to permit inclusion of this parcel.

The existing facilities include a 2,546 sq., ft. one-story building and a small parking area to the south of the building. Access to the existing parcel is via an easement from Grand River Avenue. The paved access drive crosses adjacent property to the east

The submitted Plan presents the applicant's intended demolition and decommissioning of the existing building and construction of a proposed restaurant 3,848 sq., ft. in area. Landscaping will be added to the site. Drainage will be collected by subsurface storm sewers and directed to a surface inlet to subsurface drainage at the southeast corner of the site. Additional access to the site will be through the existing private drive to the south. Traffic entering and exiting onto Grand River Avenue will be restricted to right turns only by means of a sign and a raised curb-island.

This impact assessment has been prepared under the direction of and by:

James M. Barnwell, P.E.
DESINE INC.
2183 Pless Drive
Brighton, Michigan 48114
(810) 227-9533

The civil engineering / surveying firm of DESINE INC. has been in practice since 1989. Mr. Barnwell is a licensed Civil Engineer with experience in private and municipal developments including a number of projects within Genoa Township and Livingston County.

B. SITE LOCATION / DESCRIPTION

The site consists of approximately 1.11 acres, which is currently zoned RC (Regional Commercial). The property is located along the south side of Grand River Avenue, approximately 950-feet westerly from Latson Road. The subject parcel currently has a 2,546 sq. ft. building with associated parking as presented on the Site Plan. The existing building and pavement will be demolished. A new 3,848 sq. ft. restaurant with curbed pavement will be constructed as shown on the Site Plan.

C. IMPACT ON NATURAL FEATURES

The existing topography of the site is generally flat, with a moderate grade from north to south. The site exhibits elevation differences from 1,010 +/- at the north property line to 1,003 +/- at the southeast property corner. Surface drainage is generally north to south. The current property has turf primarily north and east of the building and turf buffers adjacent to the parking pavement. The proposed layout slightly reduces the turf area and increases the landscaping vegetation.

The soils on the property are of the Miami Loam Series. The site is predominantly mild slopes of 2 to 6 percent. These soils are generally well drained, moderately permeable, loamy sands. The United States Department of Agriculture, Soil Conservation Service, prepared the soil classification as are presented in the "Soil Survey of Livingston County."

The applicant will be connecting to the existing sanitary sewer and water service leads to public sanitary sewer and water mains along Grand River Avenue. The sanitary lead will include a pre-treatment tank to collect fats, oils and greases prior to reaching the main. Routine maintenance to clean out the grease trap will be required.

The applicant is proposing to continue using the building and site features for food service related to their business (Red Olive Restaurant). The improvements to the site include new building construction, new parking lot, lighting, utilities and additional landscaping throughout the site.

A minor increase to the subject parcels impervious area is proposed. The impervious and pervious surfaces drain from north to south into a surface inlet at the southeast corner of the property. The applicant is proposing an infiltration gallery to minimize any impact on the exiting storm system. Runoff continues through subsurface drainage sewers to a community detention basin to the west. Storage from this detention basin drains westerly through private drains that eventually arrive at the Marion-Genoa County Drain.

No impact to local aquifer characteristics or groundwater recharge capacity is anticipated. Surface water runoff from the site currently percolates through the soils or flows into the community detention basin to the south.

A minimum variety of wildlife habitats exist on the property. Wildlife supported in these areas is generally smaller field animals and birds. The current uses of the adjacent properties and the existence of Latson Road and Grand River Avenue limits the quality of upland habitat available.

Existing vegetation on the site will be improved. The natural vegetation buffer along the property edges will remain. The overall quality and quantity of vegetation and ground cover will be improved.

D. IMPACT ON STORM WATER MANAGEMENT

Minor changes to the subject parcels impervious areas are proposed that will not result in any significant change in the site run-off. A small portion of the site within the Grand River Avenue Right-of-Way will continue to be channeled to the Grand River Avenue drainage system. The south portion of the site will be collected by subsurface pipes outleting to the community detention basin to the west. An infiltration system is proposed to permit percolation of storm water. The existing vegetation filters the stormwater runoff prior to being detained in the existing pond.

Soil erosion and sedimentation are controlled by the provisions of the Natural Resources and Environmental Protection Act, No. 451 of the Public Acts of 1994, as amended and is administered by the Livingston County Drain Commissioner. The Contractor will be required to comply with all regulations including control during and after construction. Required silt fence and inlet filter locations are depicted on Sheet SE.

The Contractor shall be responsible for initiating and maintaining adequate dust control measures during and after construction. Dust control measures used during construction may consist of site watering, mulching of completed areas, installation of windbreak fencing, and application of chemical dust control materials.

Implementing soil erosion control methods will minimize any impact to adjoining properties due to the temporary ground disturbance proposed for the site. Impacts to adjacent properties due to surface water runoff will be minimized by the Soil Erosion and Sedimentation Control measures proposed.

E. IMPACT ON SURROUNDING LAND USES

The property to the north of the subject parcel, across Grand River Avenue, is zoned MUPUD (Mixed Use Planned Unit Development). The properties to the east, south and west of the subject parcel are zoned NRPUD (Non-residential Planned Unit Development). To the east is the Fifth Third Bank. To the south is Walmart. To the west is White Castle restaurant.

The subject property is currently zoned RC (Regional Commercial) District. The applicant is requesting a change to NRPUD (Non-residential Planned Unit Development) consistent with the adjoining parcels. No change in use is proposed. The improvements to the site are consistent with the commercial uses in the area. The additional landscaping will upgrade the functionality of the property. All areas disturbed by construction will require restoration as outlined in the project plans and required by the permitting agencies.

F. IMPACT ON PUBLIC FACILITIES AND SERVICES

The Livingston County Sheriff and Michigan State Police will provide Police protection. Additional services required to accommodate this development are anticipated to be minor.

The Brighton Area Fire Department as a part of an existing governmental agreement will provide fire protection service. An existing fire hydrant is located directly south of the subject property on the south side of the adjacent service drive. No additional fire protection is required to service this facility. The existing entrances for the property will provide access for fire trucks and emergency vehicles.

The upgrade of this facility will not create any direct adverse impact on the schools.

G. IMPACT ON PUBLIC UTILITIES

The property is presently served by municipal sewer and water systems.

Connection to the water main and sanitary sewer is possible through the existing leads located north of the existing building.

The site is serviced by electric, gas, phone and cable systems located along Grand River Avenue. These utilities currently service the site and the utility companies have indicated they have the ability to provide the necessary utilities to operate the proposed facility.

Storm water will continue to discharge to the southeast corner of the site where it enters the existing storm system. An infiltration system is proposed to minimize any impact on this system.

H. STORAGE AND HANDLING OF ANY HAZARDOUS MATERIALS

The restaurant uses within the proposed building will not use, store, generate and/or discharge potentially polluting materials with the possible exception of industrial strength degreasing solvents and cleaners. All solid wastes will be properly disposed of by a licensed disposal firm on a regular basis. A visually screened dumpster is proposed on the site to the south of the building.

Hazardous materials that may be stored on site may include cleaning supplies. These materials would be in extremely small quantities. The cleaning supplies shall not be stored in any rooms or closets that have a floor drain.

I. IMPACT ON TRAFFIC AND PEDESTRIANS

Current access to the site consists of one drive from Grand River Avenue. The proposed site plan shows access to the parcel being provided both from the existing drive off Grand River Avenue and from a new proposed drive to the south service drive. Patrons exiting

and entering the parcel to/from Grand River Avenue will be restricted to a right turn only. The south service drive will permit routing to the existing traffic lights on Grand River Avenue. The drives and parking will be paved and curbed.

The proposed use is generally consistent with the "Quality Restaurant" category (Code 831) found within the Trip Generation Manual. The building area consists of 3848 +/- total square feet. The average weekday experiences 9.40 trips per peak hour for each 1,000 square feet of gross floor area. A restaurant has a peak hour on Saturdays with 10.82 trips per peak hour for each 1,000 square feet of gross floor area. The anticipated trip generation during the weekday for the peak hour on the subject parcel is 36 trips. The peak hour on Saturday is projected at 41.6 trips.

A temporary one-lane closure may be required on Grand River during construction to direct traffic away from drive entrance work both at Grand River Avenue and the service drive to the south. The service drive to the south currently utilizes a timber retaining wall along the south property that will be removed and replaced with an at grade drive entrance.

The amount of parking being provided meets the Township Ordinance for restaurants with no drive through window and no alcohol served.

Loading will occur through the parking lot area in the back with no disruption to public traffic movement.

There is an existing sidewalk in front along Grand River Avenue with barrier free ramps at the driveway. The proposed curb island in the driveway will also include barrier free ramps.

No adverse impacts on vehicular or pedestrian traffic are anticipated.

J. SPECIAL PROVISIONS

No special provisions or requirements are currently proposed for this facility.

K. SITE LIGHTING

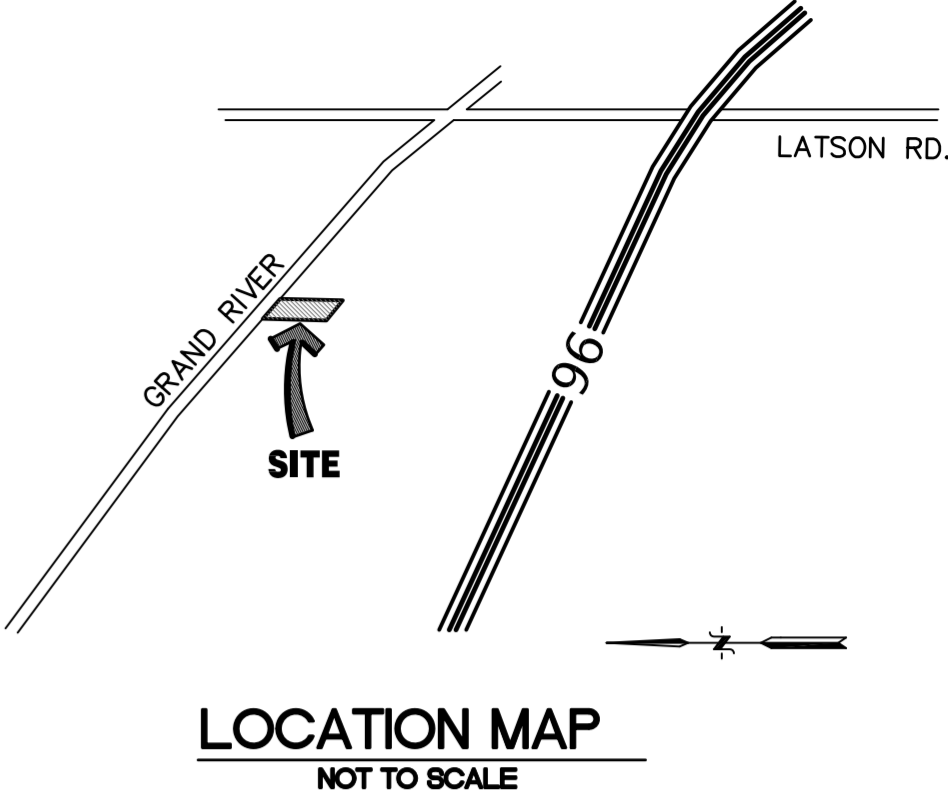
In addition to proposed building mounted exterior lights, three pole mounted lights, a maximum of 30 feet above parking lot grade, are proposed.

L. HOURS OF OPERATION

Hours of operation will be consistent with their existing locations as follows:
7:00 a.m. to 9:00 p.m. Monday – Thursday
7:00 a.m. to 10:00 p.m. Friday & Saturday
8:00 a.m. to 9:00 p.m. Sunday

PROPOSED SITE PLAN FOR RED OLIVE RESTAURANT

3838 E. GRAND RIVER AVE, HOWELL
PART OF THE SOUTHEAST 1/4 OF SECTION 5
T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



LEGAL DESCRIPTION

Reference: Commitment for Title Insurance by Metropolitan Title Company, Commitment No. 121556 2014, Commitment Date April 10, 2007 at 8:00 a.m., Rev. B July 10, 2007

The land referred to in this Commitment, situated in the County of Livingston, township of Genoa, State of Michigan, is described as follows:

PARCEL No. 2

A part of the Southeast 1/4 of Section 5 Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, more particularly described as: Commencing at the Southeast Corner of Section 5 Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan; thence N02°11'26"E 548.49 feet along the East line of said Section and the centerline of Latson Road; thence N60°51'00"W 982.34 feet along the centerline of Grand River Avenue to the POINT OF BEGINNING; thence S01°29'10"W 456.45 feet; thence N60°51'00"W 120.00 feet; thence N01°29'10"E 456.45 feet; thence S60°51'00"E 120.00 feet along said centerline of Grand River Avenue to the Point of Beginning. Subject to and together with easements and restrictions affecting title to the above described premises.

EASEMENT PARCEL

A non-exclusive easement for ingress and egress over a fifty foot wide strip of land being more particularly described as follows: Commencing at the Southeast Corner of Section 5, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan; thence N02°11'26"E 548.49 feet along the East line of said Section and the centerline of Latson Road; thence N60°51'00"W 925.89 feet along the centerline of Grand River Avenue to the POINT OF BEGINNING; thence S01°29'10"W 173.79 feet; thence N88°30'50"W 50.00 feet; thence N01°29'10"E 200.00 feet; thence S60°51'00"E 56.45 feet along said centerline of Grand River Avenue to the Point of Beginning. Being a part of the Southeast 1/4 of Section 5, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan.

Tax Item No. 4711-05-400-025 201 47070

PROPERTY AREAS PARCEL 2 CONTAINING ±48513 SF; ±1.11 ACRES
EASEMENT PARCEL CONTAINING ±9344 SF; ±0.21 ACRES



AERIAL PHOTOGRAPHY BY:

Aerial photographic underlay is an unrectified image and is oriented to the engineering line work within reasonable accuracy and precision, and may not accurately depict current site conditions.

SHEET INDEX

- EX EXISTING CONDITIONS AND DEMOLITION PLAN
- SP SITE DEVELOPMENT PLAN
- GR GRADING AND UTILITY PLAN
- SE1 SOIL EROSION AND SEDIMENT CONTROL PLAN
- SE2 SOIL EROSION NOTES AND DETAILS
- LA1 LANDSCAPE PLAN
- LA2 LANDSCAPE NOTES AND DETAILS
- LT1 PHOTO METRIC PLAN
- LT2 LIGHTING DETAILS
- DT1 SITE DEVELOPMENT NOTES AND DETAILS
- DT2 STORM SEWER + SANITARY SEWER NOTES AND DETAILS
- DT3 UNDERGROND DETENTION NOTES AND DETAILS
- A 1 FLOOR PLANS
- A2 NORTH AND SOUTH ELEVATIONS
- A3 EAST AND WEST ELEVATIONS

RECEIVED

By GENOA TOWNSHIP PLANNING DEPT at 4:39 pm, Sep 29, 2014



OWNER/DEVELOPER
PKJJ, LLC
29329 PARAMOUNT COURT
FARMINGTON HILLS, MI 48331

ARCHITECT
PUCCI + VOLLMAR
508 E. GRAND RIVER AVENUE
BRIGHTON, MI. 48116
(810) 225-2930

CIVIL ENGINEER/LAND SURVEYOR
DESINE INC.
2183 PLESS DRIVE
BRIGHTON, MI. 48114
(810) 227-9533

REVISED	SCALE: NONE
SEP 18, 2014	PROJECT No.: 132308
	DWG NAME: 2308-COV
	PRINT: SEP 18, 2014

EXISTING SOIL

MIAMI LOAM: 2-6% SLOPE
 GENERALLY SOILS ON THE PROPERTY ARE WELL DRAINED, MODERATELY PERMEABLE, LOAMY SANDS AS CLASSIFIED BY U.S.D.A. SOIL CONSERVATION SERVICE.

IMPACT ON SURROUNDING LAND USES

The property to the north of the subject parcel, across Grand River Avenue, is zoned MUPUD (Mixed Use Planned Unit Development). The properties to the east, south and west of the subject parcel are zoned NRPUD (Non-residential Planned Unit Development). To the east is the Fifth Third Bank. To the south is Wal-Mart. To the west is White Castle restaurant.

The subject property is zoned RCD (Regional Commercial District). No change in use is proposed. The improvements to the site are consistent with the commercial uses in the area. The additional landscaping will upgrade the functionality of the property. All areas disturbed by construction will require restoration as outlined in the project plans and required by the permitting agencies.

LEGAL DESCRIPTION

Reference: Commitment for Title Insurance by Metropolitan Title Company, Commitment No. 121556 2014, Commitment Date April 10, 2007 at 8:00 a.m., Rev. B July 10, 2007

The land referred to in this Commitment, situated in the County of Livingston, township of Genoa, State of Michigan, is described as follows:

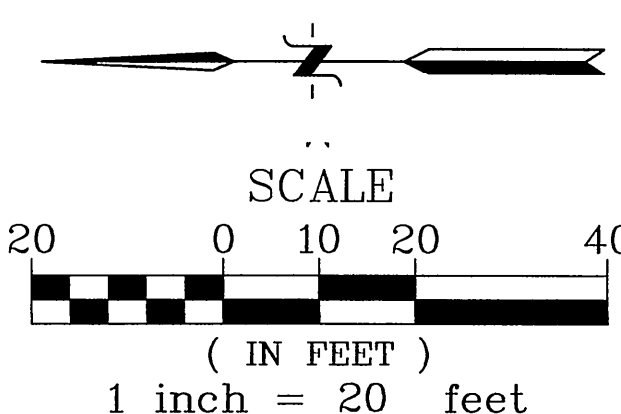
PARCEL No. 2

A part of the Southeast 1/4 of Section 5 Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, more particularly described as: Commencing at the Southeast Corner of Section 5 Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan; thence N02°11'26"E 548.49 feet along the East line of said Section and the centerline of Lanson Road; thence N6°51'00"W 982.34 feet along the centerline of Grand River Avenue to the POINT OF BEGINNING; thence S01°29'10"W 456.45 feet; thence N6°51'00"W 120.00 feet; thence N01°29'10"E 456.45 feet; thence S6°51'00"E 120.00 feet along said centerline of Grand River Avenue to the Point of Beginning. Subject to and together with assessments and restrictions affecting title to the above described premises.

EASEMENT PACT

A non-exclusive easement for ingress and egress over a fifty foot wide strip of land being more particularly described as follows: Commencing at the Southeast Corner of Section 5, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan; thence N02°11'26"E 548.49 feet along the East line of said Section and the centerline of Lanson Road; thence N6°51'00"W 925.89 feet along the centerline of Grand River Avenue to the POINT OF BEGINNING; thence S01°29'10"W 173.79 feet; thence N8°30'50"W 50.00 feet; thence N01°29'10"E 200.00 feet; thence S6°51'00"E 56.45 feet along said centerline of Grand River Avenue to the Point of Beginning. Being a part of the Southeast 1/4 of Section 5, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan.

Tax Item No. 4711-05-400-025 201 47070



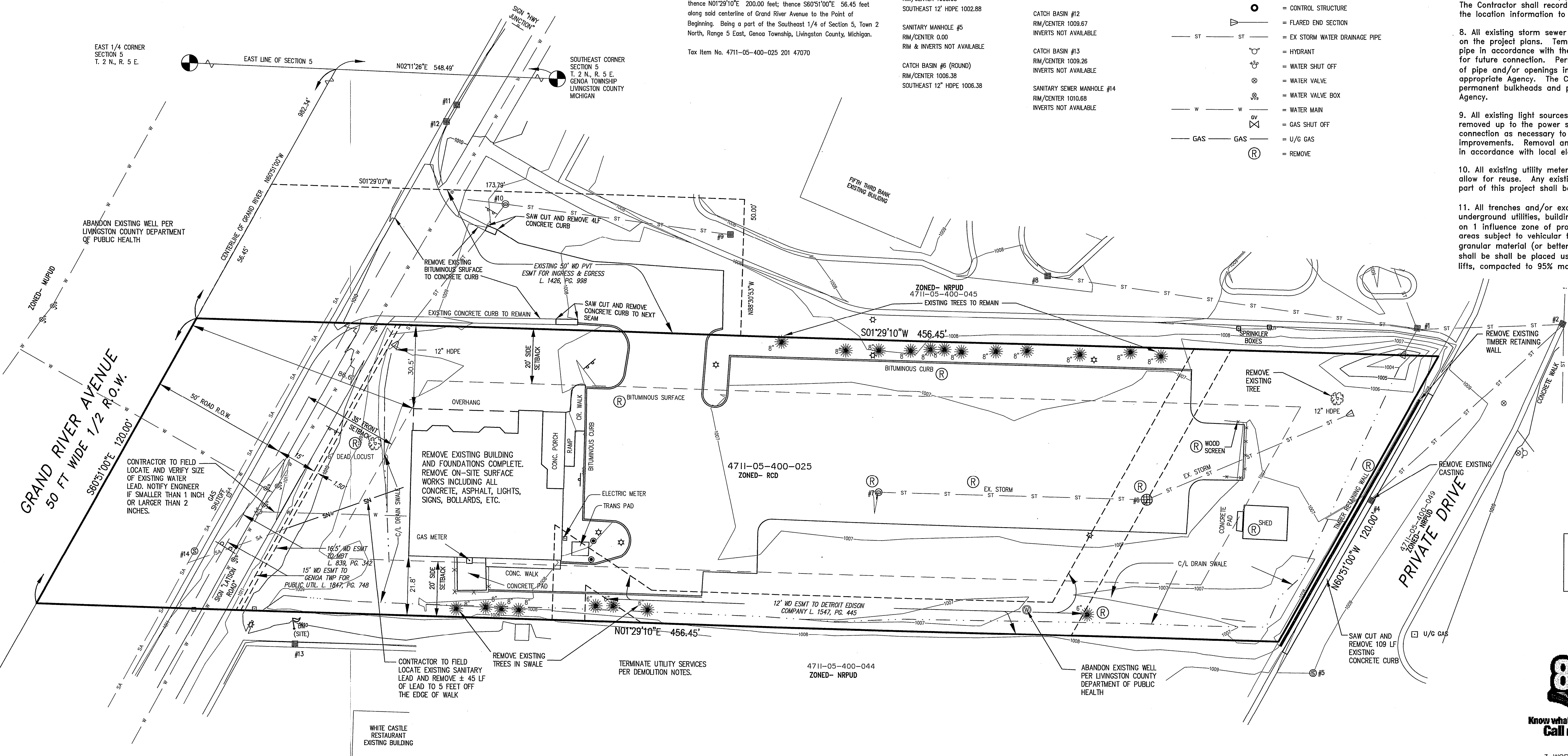
LEGEND

- = MISC. STRUCTURE (AS LABELED)
- = WELL
- = BOLLARD
- = SIGN
- = FLAG POLE
- = LIGHT BASE
- = STREET LIGHT
- = UTILITY MANHOLE (AS LABELED)
- = UTILITY POLE W/GUY WIRE
- = OVERHEAD UTILITY LINES (ELECTRIC/PHONE/CABLE)
- = U/G LINES (ELECTRIC/PHONE/CABLE)
- = DECIDUOUS TREE W/IDENTIFIER
- = CONIFEROUS TREE W/IDENTIFIER
- = BUSH
- = FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
- = EX CONCRETE CURB (UNLESS OTHERWISE STATED)
- = SANITARY SEWER MANHOLE W/IDENTIFIER
- SA — SA — = SANITARY SEWER PIPE
- = CLEAN OUT
- = STORM WATER MANHOLE W/IDENTIFIER
- = CATCH BASIN W/IDENTIFIER
- = CONTROL STRUCTURE
- = FLARED END SECTION
- ST — ST — = EX STORM WATER DRAINAGE PIPE
- = HYDRANT
- = WATER SHUT OFF
- = WATER VALVE
- = WATER VALVE BOX
- W — W — = WATER MAIN
- = GAS SHUT OFF
- GAS — GAS — = U/G GAS
- Ⓡ = REMOVE

EXISTING STRUCTURE INVENTORY

CATCH BASIN #1 RM/CENTER 1008.94 SOUTH 12" HDPE 1002.29 NORTHEAST 12" SDR 1003.59 NORTH 12" SDR 1002.64 NORTHWEST 12" HDPE 1002.34	STORM SEWER MANHOLE #7 RM/CENTER 1006.39 SOUTH 10" 1004.64
CATCH BASIN #2 RM/CENTER 1009.51 NORTH 12" HDPE 1002.01 NORTHWEST 12" HDPE 1001.91 EASTERLY 1001.11	CATCH BASIN #8 RM/CENTER 1007.47 INVERTS NOT AVAILABLE
CATCH BASIN #3 RM/CENTER 1009.00 RM & INVERTS NOT AVAILABLE	CATCH BASIN #9 RM/CENTER 1009.00 INVERTS NOT AVAILABLE
CATCH BASIN #4 RM/CENTER 1008.08 SOUTHEAST 12" HDPE 1002.88	STORM SEWER MANHOLE #10 RM/CENTER 1008.52 SOUTH 12" SDR 1003.72 NORTH 12" SDR 1003.62
CATCH BASIN #5 RM/CENTER 1009.58 INVERTS NOT AVAILABLE	CATCH BASIN #11 RM/CENTER 1009.58 INVERTS NOT AVAILABLE
CATCH BASIN #6 (ROUND) RM/CENTER 1006.38 SOUTHEAST 12" HDPE 1006.38	CATCH BASIN #12 RM/CENTER 1009.67 INVERTS NOT AVAILABLE
	CATCH BASIN #13 RM/CENTER 1009.26 INVERTS NOT AVAILABLE
	SANITARY SEWER MANHOLE #14 RM/CENTER 1010.68 INVERTS NOT AVAILABLE

- DEMOLITION NOTES:**
- The demolition specifications of the Local Municipality are a part of this work. Refer to the General Notes on the project plans for additional requirements.
 - Contractor shall contact the MISS DIG locating system, DIGGERS HOTLINE or other appropriate local underground utility locating Agency, a minimum of three (3) working days prior to performing demolition work. Existing utility information on the project plans may be from information disclosed to this firm by the Utility Companies, Local, County or State Agencies, and/or various other sources. No guarantee is given as to the completeness or accuracy thereof. Prior to construction, locations and depths of all existing utilities (in possible conflict with the proposed improvements) shall be verified in the field.
 - Contractor shall contact the appropriate Agencies to coordinate disconnect and disposition of the electric, gas, phone, cable and other public utilities as necessary prior to performing demolition work.
 - Contractor shall contact the appropriate Agencies to coordinate removal and/or relocation of any at grade underground and/or overhead public utility lines as necessary prior to performing demolition work.
 - Contractor shall recycle and/or dispose of all demolition debris in accordance with the appropriate Local, County, State and Federal regulations.
 - All bituminous and concrete pavement to be removed shall be saw cut at the limits of removal to provide for a clean straight edge for future abutment.
 - All existing water main and sanitary sewer to be removed shall be terminated as indicated on the project plans. Temporary plugs shall be installed in the ends of pipe in accordance with the appropriate Agency and the locations of marked for future connection. Permanent plugs shall be installed in the ends of pipe in accordance with the appropriate Agency. The Contractor shall record the location of all permanent plugs and provide the location information to the appropriate Agency.
 - All existing storm sewer to be removed shall be terminated as indicated on the project plans. Temporary plugs shall be installed in the ends of pipe in accordance with the appropriate Agency and the locations of marked for future connection. Permanent bulkheads shall be installed in the ends of pipe and/or openings in terminating structures in accordance with the appropriate Agency. The Contractor shall record the location of all permanent bulkheads and provide the location information to the appropriate Agency.
 - All existing light sources to be removed shall have their power cables removed up to the power source or properly terminated for future connection as necessary to allow for construction of the proposed site improvements. Removal and termination of power cables shall be performed in accordance with local electric codes.
 - All existing utility meters to be removed shall be properly removed to allow for reuse. Any existing utility meters that are not to be reused as a part of this project shall be returned to the appropriate Agency.
 - All trenches and/or excavations resulting from the demolition of underground utilities, building foundations, etc., that are located within the 1 on 1 influence zone of proposed structures, paved areas and/or other areas subject to vehicular traffic shall be backfilled with MDOT Class III granular material (or better) to the proposed subgrade elevation. Backfill shall be placed using the controlled density method (12" maximum lifts, compacted to 95% maximum unit weight, modified proctor).



BENCHMARK
 REF: DATUM BASED ON PREVIOUS SITE PLANS BY NOWAK & TRAVIS, JOB No. F002, DATE 10/4/07, FOR WHITE CASTLE

BENCHMARK (PRIMARY)
 REF: SEE ABOVE
 SANITARY MANHOLE RM, LOCATED AT NORTH ENTRANCE OF ACCESS DRIVE, SOUTH SIDE OF GRAND RIVER.
 ELEVATION = 1011.52

BENCHMARK (SITE)
 EAST SIDE OF FLAG POLE CONCRETE BASE, LOCATED NEAR THE NORTHEAST CORNER OF #3832 GRAND RIVER.
 ELEVATION = 1010.39

NOTE:
 ALL SHOWN EXISTING IMPROVEMENTS TO BE REMOVED EXCEPT EXISTING ENTRANCE CONCRETE CURB, DRIVE CULVERT, APPLE TREE, AND PINE TREES ALONG EAST LINE.



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 CIVIL ENGINEERS
 LAND SURVEYORS
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

DESIGN: ED/RMM	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: RWL						
CHECK: EDR						

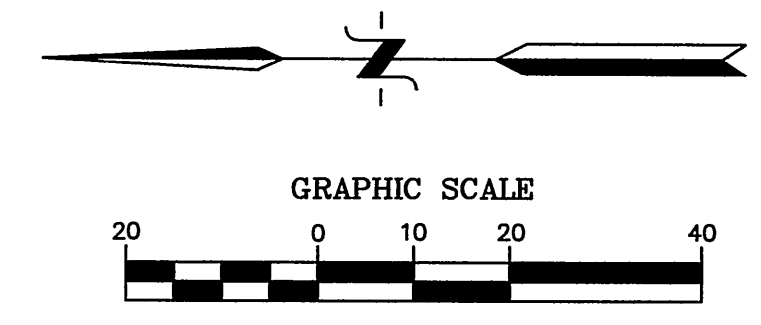
RED OLIVE RESTAURANT
 3838 E. GRAND RIVER

**EXISTING CONDITIONS/
 DEMOLITION
 PLAN**

CLIENT: PKJJ, LLC
 29329 PARAMOUNT COURT
 FARMINGTON HILLS, MI 48331

SCALE: 1"=20'
 PROJECT No.: 9132308
 DWG NAME: 2308-DEMO
 ISSUED: SEP 18, 2014

EX

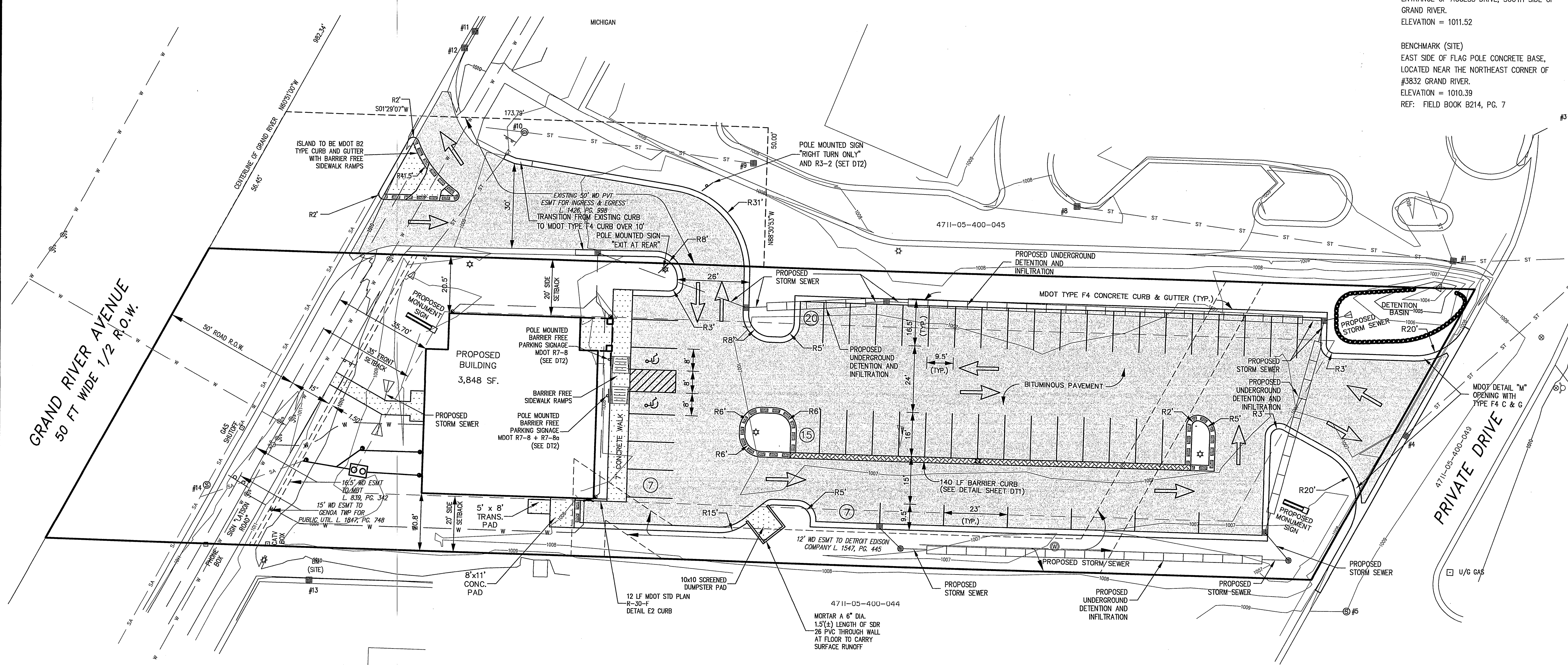


- LEGEND**
- = MISC. STRUCTURE (AS LABELED)
 - ⊙ = WELL
 - ⊙ = BOLLARD
 - ⊙ = SIGN
 - ⊙ = FLAG POLE
 - ⊙ = LIGHT BASE
 - ⊙ = STREET LIGHT
 - ⊙ = UTILITY MANHOLE (AS LABELED)
 - ⊙ = UTILITY POLE W/GUY WIRE
 - ⊙ = OVERHEAD UTILITY LINES (ELECTRIC/PHONE/CABLE)
 - ⊙ = U/G LINES (ELECTRIC/PHONE/CABLE)
 - ⊙ = DECIDUOUS TREE W/IDENTIFIER
 - ⊙ = CONIFEROUS TREE W/IDENTIFIER
 - ⊙ = STUMP
 - ⊙ = BUSH
 - ⊙ = FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
 - ⊙ = EX CONCRETE CURB (UNLESS OTHERWISE STATED)
 - ⊙ = PROP. CONCRETE CURB (UNLESS OTHERWISE STATED)
 - ⊙ = SANITARY SEWER MANHOLE W/IDENTIFIER
 - ⊙ = SANITARY SEWER PIPE
 - ⊙ = CLEAN OUT
 - ⊙ = STORM WATER MANHOLE W/IDENTIFIER
 - ⊙ = CATCH BASIN W/IDENTIFIER
 - ⊙ = CONTROL STRUCTURE
 - ⊙ = FLARED END SECTION
 - ⊙ = EX STORM WATER DRAINAGE PIPE
 - ⊙ = PROP. STORM WATER DRAINAGE PIPE
 - ⊙ = HYDRANT
 - ⊙ = WATER SHUT OFF
 - ⊙ = WATER VALVE
 - ⊙ = WATER VALVE BOX
 - ⊙ = WATER MAIN
 - ⊙ = GAS SHUT OFF
 - ⊙ = U/G GAS

BENCHMARK
 REF: DATUM BASED ON PREVIOUS SITE PLANS BY NOWAK & FRAUS, JOB No. F002, DATE 10/4/07, FOR WHITE CASTLE

BENCHMARK (PRIMARY)
 REF: SEE ABOVE
 SANITARY MANHOLE RIM, LOCATED AT NORTH ENTRANCE OF ACCESS DRIVE, SOUTH SIDE OF GRAND RIVER.
 ELEVATION = 1011.52

BENCHMARK (SITE)
 REF: SEE ABOVE
 EAST SIDE OF FLAG POLE CONCRETE BASE, LOCATED NEAR THE NORTHEAST CORNER OF #3832 GRAND RIVER.
 ELEVATION = 1010.39
 REF: FIELD BOOK B214, PG. 7



IMPERVIOUS AREA
 EXISTING 32,288 SF 56%
 PROPOSED 38,586 SF 67%

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 CIVIL ENGINEERS
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 BRIGHTON, MICHIGAN 48114

DESIGN: JMB	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: RWL						
CHECK: JMB						

RED OLIVE RESTAURANT
3838 GRAND RIVER

SITE DEVELOPMENT

CLIENT:
 PKJJ, LLC
 29329 PARAMOUNT COURT
 FARMINGTON HILLS, MI 48331

SCALE: 1"=20'
 PROJECT No.: 9132308
 DWG NAME: 2308-SP
 ISSUED: SEP 18, 2014

SP

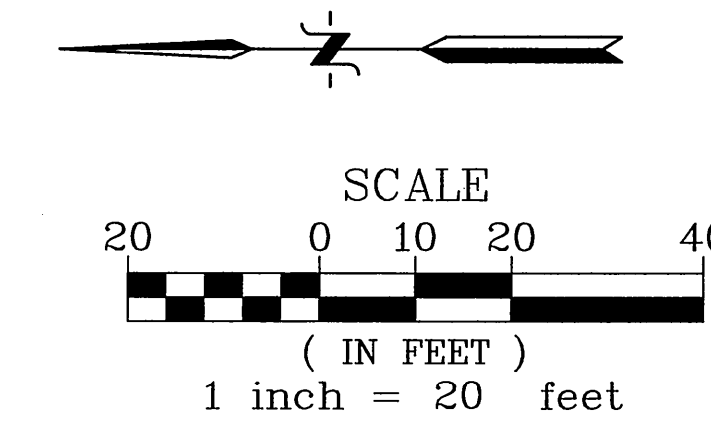
SYMBOL LEGEND



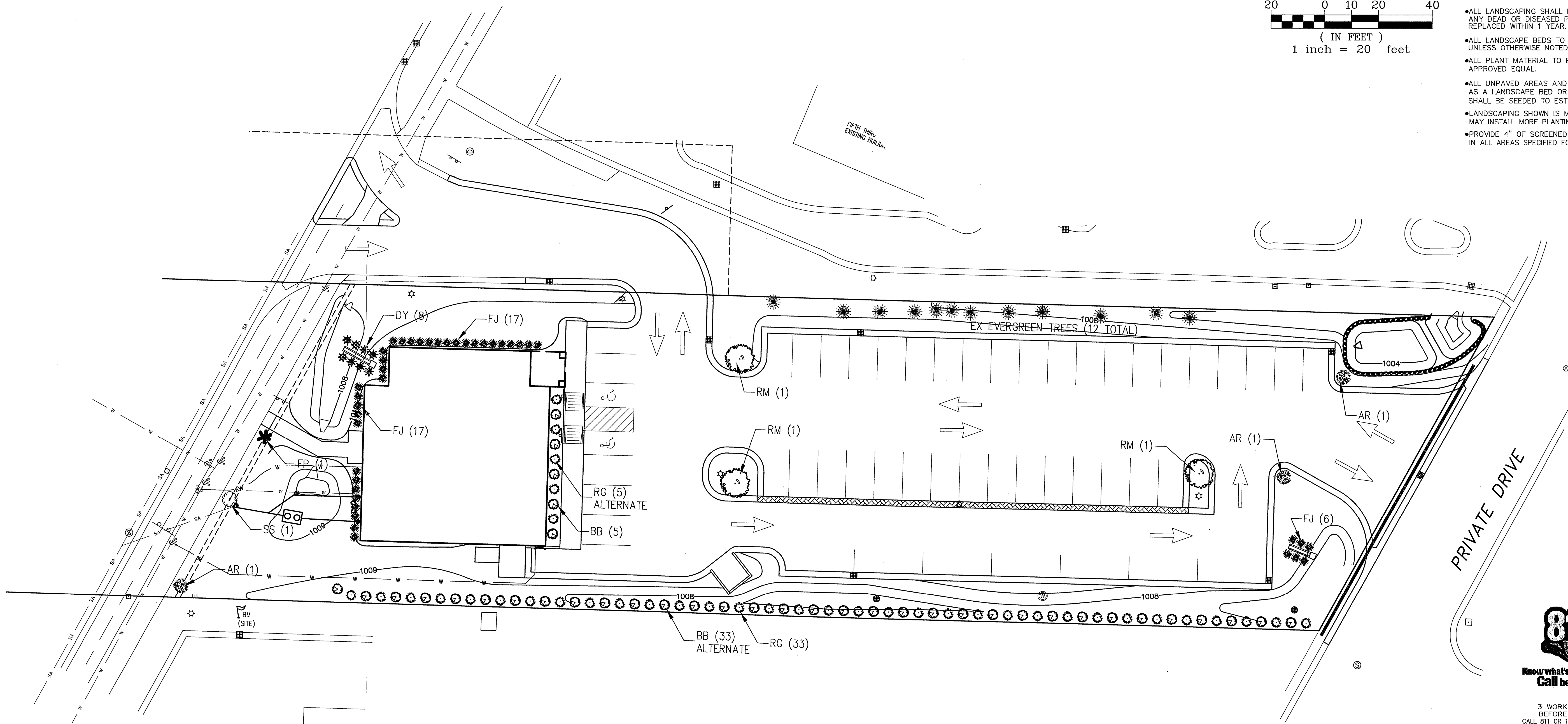
PROPOSED LANDSCAPE PLANTING LEGEND					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	ROOT
LANDSCAPE AREA					
DECIDUOUS TREES					
RM	3	<i>Acer rubrum</i>	Red Maple	3" Caliper	B & B
ORNAMENTAL TREES					
AR	5	<i>Cercis canadensis</i>	American Redbud	6' Height	B & B
FP	9	<i>Pyrus calleryana 'Cleveland Select'</i>	Cleveland Select Flowering Pear	6' Height	B & B
SS	5	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	6' Height	B & B
EVERGREEN SHRUBS					
DY	6	<i>Taxus x media 'Densifomis'</i>	Dense Yew	2' Spread	Container
FJ	15	<i>Juniperus chinensis 'Pfitzer'</i>	Pfitzer Juniper	2' Spread	Container
FJ	15	<i>Juniperus chinensis 'Pfitzer'</i>	Pfitzer Juniper	2' Spread	Container
DECIDUOUS SHRUBS					
BB	5	<i>Euonymus alata 'Compacta'</i>	Dwarf Burning Bush	2' Height	Container
RG	1	<i>Berberis thunbergii 'Rose Glow'</i>	Rose Glow Barberry	2' Height	Container

LANDSCAPING REQUIREMENTS
GENOA TOWNSHIP ZONING ORDINANCE (GCD ZONING DISTRICT)

REQUIRED:	PROPOSED:
GREENBELT (NORTH PROPERTY LINE): 20-foot wide and 1 tree per 40 LF CALC: 113 / 40 = 3 trees required	20-foot wide greenbelt 3 trees provided
PARKING AREA PLANTINGS: 1 canopy tree and 100 SF of landscape area per 10 parking spaces. CALC: 49 spaces = 5 trees and 500 SF landscape area	5 trees 500 SF landscape area
BUFFER ZONE "C" PLANTINGS (EAST, WEST AND SOUTH PROPERTY LINES): 10-foot width No berm or wall required 1 canopy tree or evergreen tree or 4 shrubs per each 20 feet along the property line, rounded upward CALC: 780/20 = 39 Canopy or Evergreen trees or 156 shrubs	varies, 10-foot minimum 13 trees provided 116 shrubs provided



- GENERAL NOTES:**
- ALL PLANTING SIZES SHOWN SHALL BE AT TIME OF PLANTING.
 - ALL PLANT MATERIAL SHALL BE FREE OF DISEASE AND INSECTS AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ALL LANDSCAPING SHALL BE MAINTAINED A HEALTHY CONDITION, ANY DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED WITHIN 1 YEAR.
 - ALL LANDSCAPE BEDS TO BE MULCHED WILL HAVE CYPRESS MULCH UNLESS OTHERWISE NOTED OR APPROVED BY OWNER.
 - ALL PLANT MATERIAL TO BE USED SHALL BE AS SPECIFIED OR APPROVED EQUAL.
 - ALL UNPAVED AREAS AND AREAS NOT OTHERWISE PROPOSED AS A LANDSCAPE BED OR AN AREA TO BE CYPRESS MULCHED SHALL BE SEEDED TO ESTABLISH A VEGETATIVE LAWN COVER.
 - LANDSCAPING SHOWN IS MINIMUM PLANTING REQUIRED. OWNER MAY INSTALL MORE PLANTINGS MEETING ALL MUNICIPAL STANDARDS.
 - PROVIDE 4" OF SCREENED TOPSOIL ON TOP OF SUITABLE SOILS IN ALL AREAS SPECIFIED FOR SOD OR SEED LAWN.



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OR VISIT CALL811.COM



DESIGN: BS	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: RWL						
CHECK: BS						

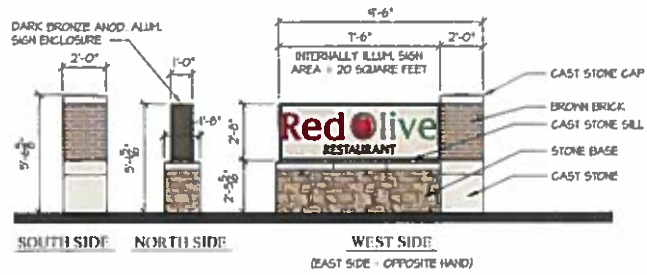
RED OLIVE RESTAURANT
3838 E. GRAND RIVE

LANDSCAPE PLAN

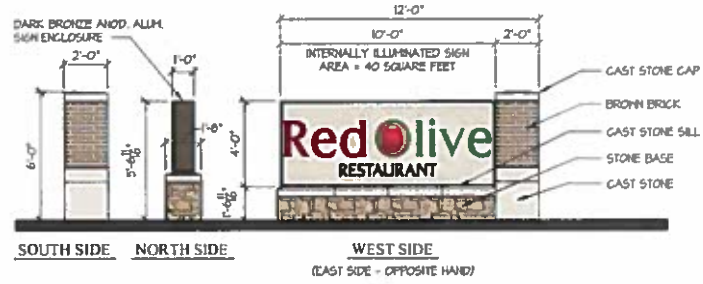
CLIENT:
PKJJ, LLC
29329 PARAMOUNT COURT
FARMINGTON HILLS, MI 48331

SCALE: 1"=20'
PROJECT No.: 9132308
DWG NAME: 2308-LA
ISSUED: SEP 18, 2014

LA1



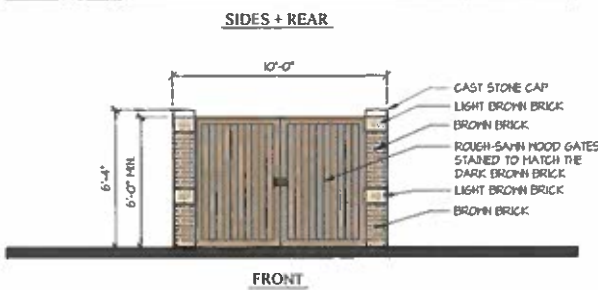
SOUTH MONUMENT SIGN ELEVATIONS



NORTH MONUMENT SIGN ELEVATIONS

NORTH MONUMENT SIGN ELEVATIONS

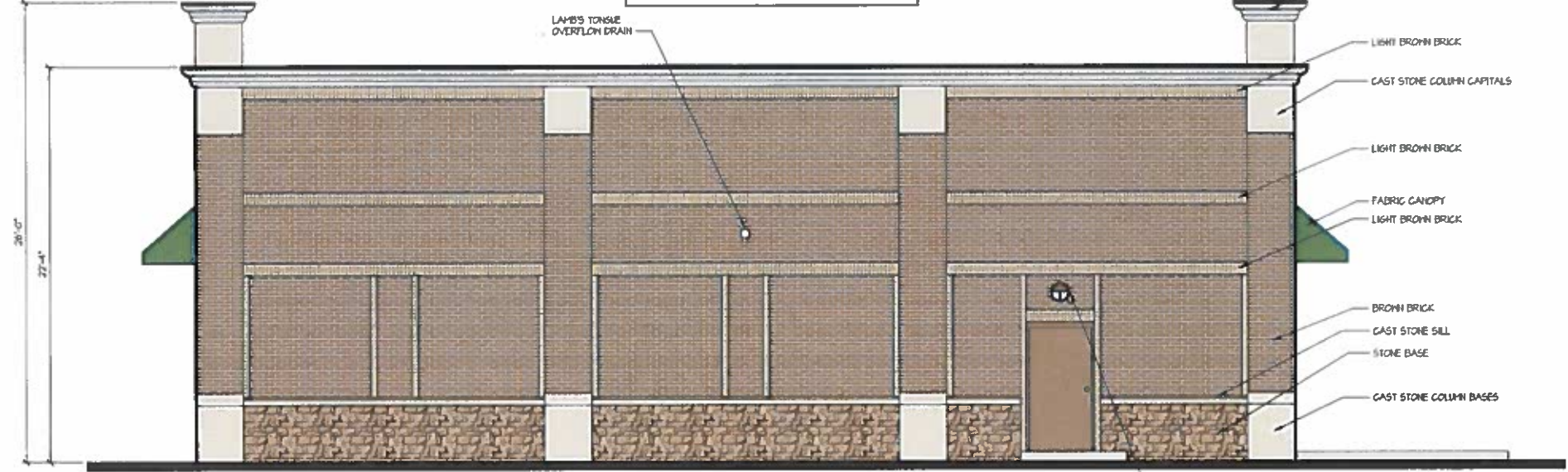
DUMPSTER ENCLOSURE ELEVATIONS
 SCALE: 1/4" = 1'-0"
 (REFER TO CIVIL DRAWINGS FOR CONSTRUCTION DETAILS)



DUMPSTER ENCLOSURE ELEVATIONS

MATERIAL PERCENTAGES

TOTAL FACADE AREA = 1306 SF
 DOOR AREA = 21 SF
 NET FACADE AREA = 1306 - 21 = 1281 SF
 BRICK, STONE, OR CAST STONE = 1204 SF/1281 SF = 94%
 EIFS OR PYTON = 73 SF/1281 SF = 5%



WEST ELEVATION

MATERIAL PERCENTAGES

TOTAL FACADE AREA = 1432 SF
 GLASS AREA = 234 SF
 NET FACADE AREA = 1432 - 234 = 1193 SF
 BRICK, STONE, OR CAST STONE = 904 SF/1193 SF = 82%
 PYTON OR EIFS = 80 SF/1193 SF = 7%
 CANVAS ANNEXES (BRICK BEHIND) = 129 SF/1193 SF = 10%



EAST ELEVATION

PUCCI + VOLLMAR ARCHITECTS, PC
 ARCHITECTURE + DESIGN + PLANNING
 508 E. GRAND RIVER AVENUE, SUITE 1000, BRIGHTON, MI 48116-1544
 PHONE (810) 252-9790
 www.pv-architects.com



Redolive RESTAURANT
 3838 E. GRAND RIVER AVENUE
 GENOA TOWNSHIP, MICHIGAN

PROJECT: EXTERIOR ELEVATIONS, MONUMENT SIGN AND DUMPSTER ENCLOSURE ELEVATIONS

SHEET TITLE

NO.	DATE	BY	NOTES

DO NOT SCALE THIS PRINT; USE DIMENSIONS SHOWN ONLY

DRAWN BY: KV
 CHECKED: KV
 APPROVED: KV
 DATE: APRIL 28, 2014
 PROJECT: 1334



SHEET: **A3**



2013 Zoning Board of Appeals Annual Report Executive Summary

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

Summary:

This Executive Summary of the 2013 Zoning Board of Appeals Annual Report is separated into two (2) parts. These parts are the analysis of the report and recommendations based on the analysis. The analysis section of the Executive Summary evaluates the nature of the variance requests and trends that exist in those requests. The recommendations section is based upon the analysis section and board discussion.

Analysis:

The following are trends noticed in 2013 for variance requests:

1. 50% of the variance requests (14) were on properties in the Lake Resort Residential (LRR) Zoning District.
 - a. 85.7 % were approved (12 requests)
 - b. 14.3% were denied (2 requests)
2. 35.7% of the variance requests (10) were for single family additions or new construction.
 - a. 90% of those requests (9) were in the LRR zoning district.
 - b. 100% were approved
3. 17.9% of the variance requests (5) were for detached accessory buildings.
 - a. 20% of those requests (1) was in the LRR zoning district and was approved.
 - b. 80% of those requests (4) were denied.
4. 21.4% of the variance requests (6) were for signs.
 - a. 83.3% of the variance requests (5) were approved.
 - b. 16.7% of the variance requests (1) were denied.
5. The number of variance requests were consistent with 2012 and slightly above the five (5) year average, but down overall in the past ten (10) years and below the ten (10) year average:

2013	2012	2011	2010	2009	2008	2007	2006	2005	2004
28	29	25	28	20	21	39	39	48	54

Five (5) Year Average: 26
 Ten (10) Year Average: 33.1

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

Recommendations:

The following are recommendations by the Zoning Board of Appeals based upon analysis and board discussion:

1. Reduce the Required Front Yard Setback in the Lake Resort Residential (LRR) District
 Several variance requests are considered by the Zoning Board of Appeals due to a reduced building envelope caused by the varying nature of the required shoreline setback and smaller lot sizes. The current front yard setback in the LRR district is 35'

despite there being a vast number of properties which do not conform to this requirement. The main concerns the Board of Appeals considers when addressing these types of requests are the ability of the applicant to provide sufficient off street parking in the front yard. This is determined by ensuring the applicant has enough space for two parking spaces (90 Degree parking 9' x 18'). Due to this we believe that allowing for a smaller front yard setback requirement of 18', or allowing for some variation between the front and side yard setback to allow side entry garages (i.e. 10' front yard setback if the applicant provides a side entry garage and can maintain an 18' side yard setback to allow for sufficient off street vehicle parking.) would sufficiently increase the building envelope for parcels in the LRR district and reduce the number of variances which are granted.

2. Use a Single Lot Size for Exceptions from Maximum Size and Height Requirements for Detached Accessory Buildings

The Zoning Ordinance in section 11.04.01(h) & (j) has requirements for maximum size and height of detached accessory buildings. These sections of the Zoning Ordinance also have exceptions for these requirements for conforming lots in the Country Estate (CE), Rural Residential (RR) and Agricultural (AG) zoning districts. The language is as follows:

- a. 11.04.01(h): Maximum Size: The combined total of all accessory buildings in any residential district shall be a maximum of nine hundred (900) square feet in area for lots less than two (2) acres and one thousand two hundred (1200) square feet in area for lots equal to or greater than two (2) acres.
Accessory buildings and structures located on conforming lots in Agricultural and Country Estates Districts shall not be limited by size, provided all required setback are met.
- b. 11.04.01(j): Maximum, Height: The maximum building height of any detached accessory building shall be fourteen (14) feet (see Article 25 for calculation of building height), except as follows:
 - (1) Antenna heights may be as noted in Section 11.04.06
 - (2) Accessory buildings on conforming lots in the Agricultural, Country Estate Districts and Rural Residential districts may exceed the maximum height restrictions for principal buildings by up to fifteen (15) feet.**

In these provisions the requirement that the parcel be a "conforming lot" creates a situation where there can be inconsistencies. For example a property owner could have a five (5) acre parcel zoned CE (5 acre minimum lot size) and take advantage of the height and size exceptions, but if an adjacent property owner had a five (5) acre parcel zoned AG (10 acre minimum lot size) they would not be able to take advantage of height and size exceptions. The same example could be used for parcels less than five (5) acres in the CE district when height exceptions are allowed in the RR district (2 acre minimum lot size). This provision allows for a zoning district which is smaller and intended to be less rural to take advantage of size bonuses which are more characteristic of larger more rural uses, but due to a non-conforming parcel size (which may be the same as the less rural) the larger, more rural zoning districts are prohibited from taking advantage of the exception.

In order to remedy this we propose the following:

- a. In 11.04.01(h), change the exception to, “Accessory buildings and structures located in Agricultural and Country Estate Districts on lots of five (5) acres or greater shall not be limited by size provided all required setbacks are met.” This maintains the intended requirement that in order to take advantage of the exception you need to have at least five (5) acres (minimum parcel size in the CE district) and would allow for non-conforming lots in the AG district which are five (5) acres or greater to take advantage of the exception.
 - b. In 11.04.01(j), change the exception to, “Accessory buildings on lots of two (2) acres or greater within the Agricultural, Country Estate Districts and Rural Residential districts may exceed the maximum height restrictions for principal buildings by up to fifteen (15) feet.” This change would maintain the intended requirement that in order to take advantage of the height exception you need to have at least two (2) acres (minimum parcel size in the RR district) and would allow for non-conforming lots in the AG and CE district which are two (2) acres or greater to take advantage of the exception.
3. Consider Revising the Application Fees for the Zoning Board of Appeals
 The current application fees for the ZBA are \$125 for residential applications and \$300 for commercial applications. Table 1 depicts the application fees for our neighboring communities. Based on this the ZBA feels that the Township Board should consider increasing the application fees to bring us closer to other communities which are immediately adjacent to us and the further recover some of the costs associated with the Zoning Board of Appeals.

Table 1 - ZBA Fees In Adjacent Communities			
Municipality	Residential Variance	Commercial Variance	Other
Brighton Township	\$1,150.00	\$1,150.00	\$1,300.00 road
Hamburg Township	\$325.00	\$325.00	\$200.00 per rehearing
Hartland Township	\$700.00	\$700.00	
Green Oak Township	\$300.00	\$750.00	\$935.00 if special meeting
Putnam Township	\$600.00	\$600.00	\$1,000.00 escrow
Oceola Township	\$100.00	\$300.00	
City of Brighton	\$150.00	\$450.00	Multiple residences \$450.00
City of Howell	\$100.00	\$150.00	
Genoa Township	\$125.00	\$300.00	



2013 Zoning Board of Appeals Annual Report

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

Summary:

The purpose of the Zoning Board of Appeals (ZBA) Annual report is to summarize and identify the activities completed by the ZBA over the calendar year. Identifying the number and types of variances that were granted over the year can provide guidance to the Planning Commission and Township Board of Trustees when making future land use decisions. The primary activities that were handled by the Zoning Board of Appeals in 2013 were hearing variance requests and drafting and adopting Rules of Procedure.

Variations

During 2013 the Zoning Board of Appeals heard twenty-eight (28) requests for variances. These can be broken down as follows:

- 28 Total Variance Requests
 - 21 Approved, 6 Denied, 1 Variance Not Required
- 13 Variance on Properties with Lake Frontage
 - 12 Approved, 1 Denied
- Breakdown by Type
 - 6: New Single Family Homes
 - 6 Approved, 0 Denied
 - 5 Lake Front
 - 4: Residential Addition
 - 4 Approved. 0 Denied
 - 4 Lake Front
 - 5: Detached Accessory Buildings
 - 1 Approved, 4 Denied
 - 1 Lake Front
 - 2: Commercial Additions
 - 2 Approved, 0 Denied
 - 6: Signs
 - 5 Approved, 1 Denied
 - 1: Fence
 - 1 Variance Not Needed
 - 2: Improvements to Non-Conforming Structure in Excess of 10%
 - 1 Approved, 1 Denied (Same property)
 - 2 Lake Front
 - 2: Decks
 - 2 Approved, 0 Denied
 - 1 Lake Front

Please see attached case summaries for more information about specific cases.

Rules of Procedure

The purpose of the rules of procedure is similar to the Planning Commission By-laws. They establish guidelines for the procedural aspects of the ZBA including membership, election of officers, public hearing rules, responsibilities of township staff and members of the ZBA and they establish guidelines for handling conflict of interest. This document was adopted in January of 2014 and is available for review.

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

2013 ZBA Case Summaries

JANUARY

Variance: 1

Case: 13-01

Applicant Name: Christian and Damian Karch

Address: 5400 Brady Road

Type of Variance: Construction of a detached accessory building in front yard

Lakefront: No

Decision: Denied

Why? Conditions? Ample room on the lot; no practical difficulty.

Variance: 2

Case: 13-02

Applicant Name: Champion Buick GMC

Address: 7885 W. Grand River

Type of Variance: Front yard variance to construct an addition to a non-conforming building

Lakefront: No

Decision: Approved

Why? Conditions? Variance of 13.7 feet with a Grand River side setback of 56.3 feet granted. The finding of fact is the building was non-conforming after the Zoning Ordinance changed.

Variance: 3

Case: 13-03

Applicant Name: Genoa Charter Township

Address: 2911 Dorr Road

Type of Variance: Sign

Lakefront: No

Decision: Approved

Why? Conditions? An 8-foot variance with a 14 foot height and a 257 foot area variance amount for a sign area of 329 feet. The finding of fact is the configuration of the property and the ability to not be able to place a sign on the exit ramp.

Variance: 4

Case: 13-04

Applicant Name: Blair Bowman

Address: 4252 Highcrest

Type of Variance: Front yard and waterfront

Lakefront: Yes

Decision: Approved

Why? Conditions? Front yard variance of 15 feet with a setback of 20 feet and a waterfront variance of 2 feet with a setback of 73 feet. The finding of fact is the topography and conditions of the lot.

Variance: 5

Case: 12-27

Applicant Name: Joe Aguis

Address: 5311 Brighton Road

Type of Variance: Sign variance

Lakefront: No

Decision: Approved

Why? Conditions? A 1-foot variance for a 7-foot-tall sign. The finding of fact is the sight distance and visibility from the road.

FEBRUARY

Variance: 6

Case: 13-06

Applicant Name: Angela Nieves-Valentine

Address: 3837 E. Coon Lake Road

Type of Variance: Height variance for a fence

Lakefront: No

Decision: Variance not needed

Why? Conditions? The ZBA interprets the fence is built in the side yard.

MARCH

Variance: 7

Case: 13-05

Applicant Name: Brett Gierak

Address: 921 Sunrise Park

Type of Variance: Side and rear yard variance for an addition

Lakefront: Yes

Decision: Approved

Why? Conditions? The finding of fact is the lack of zoning predated the construction of the house. The practical difficulty is due to the location of the utility lines and the sewer line.

Variance: 8

Case: 13-07

Applicant Name: Charles Horan

Address: 1828 Hughes Road

Type of Variance: Front, waterfront and side yard variance to construct a garage addition and a second story addition

Lakefront: Yes

Decision: Approved

Why? Conditions? Allowed to construct a second story that will match the existing footprint with a 4-foot-4-inch side yard extension. Conditions: Must remove the garage from the plans and the addition must have gutters and downspouts. The finding of the fact is the narrowness of the lot and pre-existing house where it is built in regards to the current zoning.

April

Variance: 9

Case: 13-08

Applicant Name: Champion Buick

Address: 7885 W. Grand River

Type of Variance: Sign

Lakefront: No

Decision: Approved

Why? Conditions? Additional sign allowed with the square footage being less than two allowed per the Township Ordinance. The practical difficulty is it will improve the visibility and sign distance of the site. Conditioned upon the following:

1. The drawings provided indicate that the "Champion" and "Certified Service" signs will be channel letters and the "Buick GMC" sign will be a unibody sign. The letters themselves will be black or white in color.
2. The plans indicate that the signs require circuits and will be lit.
3. The wall signs will be allowed to project up to 1-foot beyond the face of the wall.

Variance: 10

Case: 13-10

Applicant Name: Jeff Gontarski

Address: 4401 Filbert

Type of Variance: Front yard variance to build a new home

Lakefront: Yes

Decision: Approved

Why? Conditions? Front yard variance of 25 feet with a setback of 10 feet approved. Conditioned upon the home being guttered. The practical difficulty is the topography of the land.

Variance: 11

Case: 13-11

Applicant Name: Art Van Furniture

Address: 4101 E. Grand River

Type of Variance: Sign

Lakefront: No

Decision: Denied

Why? Conditions? No practical difficulty.

MAY

Variance: 12

Case: 13-09

Applicant Name: Leo and Karen Mancini

Address: 4057 Homestead Road

Type of Variance: Two side yard variances to construct an attached garage

Lakefront: Yes

Decision: Approved

Why? Conditions? Given a 5-foot-6-inch variance on both sides with a 4-foot-6-inch setback on both sides. Conditioned upon the garage being guttered. The practical difficulty is the narrowness of the lot.

Variance: 13
Case: 13-12
Applicant Name: Robert Morrison
Address: 3699 Nixon Road
Type of Variance: Pole barn on a vacant lot
Lakefront: No
Decision: Denied
Why? Conditions? No practical difficulty.

JUNE

Variance: 14
Case: 13-13
Applicant Name: Curt Brown
Address: 4010 Homestead
Type of Variance: Front yard variance and a waterfront variances to replace an existing garage
Lakefront: Yes
Decision: Approved
Why? Conditions? Given a 25-foot shoreline variance with a 15-foot setback, front yard variance of 27 feet with an 8-foot setback, an accessory building size variance of 442 feet from the 900 feet allowed and an accessory building height variance of 6-foot-6-inches from the 14 feet allowed. Conditioned upon the structure being guttered and having downspouts and any grading issues should be addressed and satisfactorily dealt with by the petitioner. The practical difficulty is the topography of the lot and the difficulty to construct on the lot.

Variance: 15
Case: 13-15
Applicant Name: Ronald Socia
Address: 3950 Highcrest Drive
Type of Variance: Home improvements/modernization to non-conforming structures in excess of 10% of its replacement value
Lakefront: Yes
Decision: Approved
Why? Conditions? Can make improvements and modifications on the interior and exterior of the home to a nonconforming structure. Conditioned upon the structures including gutters and downspouts, no improvements shall be made to increase the footprint or height of the structures and the structure shall not be used as rentals. The practical difficulty is the uniqueness of the property.

Variance: 16
Case: 13-16
Applicant Name: Janine and James Exline
Address: 4009 Highcrest Drive
Type of Variance: Side yard
Lakefront: Yes
Decision: Approved
Why? Conditions? Given a 2.25-foot side yard setback with a 2.75-foot variance and an 8.15-foot setback on the west side with a 1.85-foot variance. Conditioned upon the structure including gutters and

downspouts. The practical difficulty is the narrowness of the lot and the continuing narrowness toward the road side.

JULY

Variance: 17

Case: 13-17

Applicant Name: Thomas and Diana Fleming

Address: 4049 Homestead

Type of Variance: Side yard

Lakefront: Yes

Decision: Approved

Why? Conditions? Approved a side yard setback variance of 5 feet and a waterfront setback variance of 16.5 feet for the construction of a new home. Conditions placed on the approval are that the structure is to have gutters and downspouts installed and that any grading and drainage issues should be addressed and satisfactorily dealt with by the petitioner. The practical difficulty is the topography and narrowness of the lot.

Variance: 18

Case: 13-18

Applicant Name: Mary Dean and Jeff Barringer

Address: 5359 Wildwood Drive

Type of Variance: Front yard setback variance and a water front setback variance for the construction of a single family home

Lakefront: Yes

Decision: Approved

Why? Conditions? Approved a 19.9 foot front yard setback variance and a 17.7-foot waterfront setback variance for the construction of a new home. Based on the practical difficulty of a small building envelope and the narrowness of the platted subdivision. Conditioned upon the structure having gutters and downspouts, grading or drainage issues should be addressed and satisfactorily dealt with by the petitioner. If there is damage to the fence and arborvitae plants, they are to be replaced by the expense of the petitioner.

AUGUST

Variance: 19

Case: 13-19

Applicant Name: Bob Maxey Ford

Address: 2798 E. Grand River

Type of Variance: Front yard setback and parking lot

Lakefront: No

Decision: Approved

Why? Conditions? Approved a front yard setback variance of 5 feet and parking lot variance of 7 feet on the rear property line based on the following finding of facts:

1. Strict compliance with the front yard setback requirement would limit the ability of the property owner to construct an addition which maintains a consistent front building line with the existing main building;
2. The area within the rear lot line parking lot setback is already developed as a parking area and the proposed 6-foot masonry screening wall will adequately mitigate the impact the proposed changes to the site plan will have on the adjacent residential properties;
3. The need for the variance is not self-created;

4. According to the Planner's Report, the proposed variance will not impair public safety or welfare;
5. There will be little if any impact on the surrounding neighborhood. The front yard variance will provide for a consistent appearance on the Grand River corridor and the proposed 6-foot masonry screening wall will mitigate the impacts of the extended parking lot.

Variance: 20

Case: 13-20

Applicant Name: Zion Restoration

Address: 6518 Catalpa

Type of Variance: Side yard for an addition

Lakefront: No

Decision: Approved

Why? Conditions? Approved a 14-foot side yard variance due to the addition having little impact on the adjacent properties. The addition will be the same distance from the side property line as the attached garage.

The hardship is the property is zoned LDR (Low Density Residential) and was created under less strict zoning requirements. The lot size and building were made non-conforming by the current zoning requirements. The pie shaped lot has limitations. The variance is not self-created. Conditioned upon the home and garage being guttered.

Variance: 21

Case: 13-21

Applicant Name: Thomas and Donna Phelps

Address: 4470 Clifford Road

Type of Variance: Side yard setback and deck extension

Lakefront: Yes

Decision: Approved

Why? Conditions? Approved a 2-foot side yard variance and a 3-foot variance from the rear distance line. The Finding of Fact is the side yard variance will comply with the current building and is not self-created. The proposed deck will reduce the non-conformity of the deck.

SEPTEMBER

Variance: 22

Case: 13-23

Applicant Name: Charles Denning

Address: Parcel ID 4711-10-301-029 on East Grand River

Type of Variance: Add a carport to property without a principle building

Lakefront: No

Decision: Denied

Why? Conditions? ZBA based decision on the finding of fact that there is no allowance for additional structures on properties without principle buildings.

Variance: 23

Case: 13-24

Applicant Name: Bob Maxey Ford

Address: 2798 E. Grand River

Type of Variance: To increase allowable wall sign square footage from 150 square feet to 169 square feet and to install two (2) additional walls signs which will exceed the maximum number of allowable wall signs by three (3) for a total of five (5) wall signs on the building

Lakefront: No

Decision: Approved

Why? Conditions? Approved a variance of 19 square feet of allowable wall sign area and for two additional wall signs with the finding of fact that the length of the building and the speed of traffic on Grand River Avenue requires additional signage to safely guide traffic in and out of the property.

Variance: 24

Case: 13-25

Applicant Name: Jane and Randy Evans

Address: 4444 Glen Eagles Court

Type of Variance: Variance from the deck setback requirement between condominium units to extend an existing deck

Lakefront: No

Decision: Approved

Why? Conditions? Given a 4-foot variance to extend a deck which is located between two condominium units based on the findings of fact that the condominium was built in 1996 and at the time did not meet the standard set forth in Section 11.04.02(b), the need for the variance was not self-created by the applicant, the layout and design of the building created a need for the variance. Granting this variance will make the property consistent with other properties in the area.

OCTOBER

Variance: 25

Case: 13-27

Applicant Name: Robert Socia

Address: 3950 Highcrest

Type of Variance: Wanted modification of the variance granted on June 18, 2013 in order to remove the condition that limits the applicant's ability to increase the height of the structure

Lakefront: Yes

Decision: Denied

Why? Conditions? ZBA denied request due to the existing condition stipulated in prior approval on June 18, 2013 for case #13-15 which limited the applicant's ability to increase the height of the structure.

NOVEMBER

Variance: 26

Case: 13-26

Applicant Name: Oren and Jill Lane

Address: 623 Sunrise Park

Type of Variance: Both side yard setbacks, the front yard setback, the shoreline setback, and the maximum building height

Lakefront: Yes

Decision: Approved

Why? Conditions? Given a front yard variance of 25 feet with a 10-foot setback, 3-foot variance on both sides with 7-foot setback on both sides, 2-foot height variance and a 4-foot waterfront variance.

Conditioned upon the new home having gutters with downspouts. The finding of fact is the narrowness of the lot; the variances are not self-created and the topography of the lot.

DECEMBER

Variance: 27

Case: 13-28

Applicant Name: Steve Gronow

Address: 3800 Chilson Road

Type of Variance: Maximum allowable size of a detached accessory building

Lakefront: No

Decision: Denied

Why? Conditions? No finding of practical difficulty

Variance: 28

Case: 13-29

Applicant Name: Steve Schenck

Address: 4072 E. Grand River; other street addresses at this property include: 4050, 4072, 4080, 4084, 4092, 4096, 4104, 4116, 4128, 4132, 4140, 4144, 4148, and 4160.

Type of Variance: Temporary sign and exceed time sign is allowed and number of time sit is used.

Lakefront: No

Decision: Approved

Why? Conditions? The finding of fact is that the location of this is a busy location where traffic is very fast. So those passing cannot see the services advertised. It is a seasonal business and therefore, very limited. This does not injure or affect the safety or welfare of the public or neighborhood.

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
OCTOBER 27, 2014
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Township Planning Commission was called to order at 6:32 p.m. Present were Chairman Doug Brown, Eric Rauch, Barbara Figurski, James Mortensen, Chris Grajek, Diana Lowe, and John McManus. Also present was Kelly VanMarter, Township Community Development Director; Brian Borden of LSL; Gary Markstrom of Tetra Tech; and Deputy Chief Michael Evans of the Brighton Area Fire Authority.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

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

CALL TO THE PUBLIC: A call was made to the public with no response.
(*Note: The Board reserves the right to not begin new business after 10:00 p.m.*)

OPEN PUBLIC HEARING #1... Review of site plan, special use, and environmental impact assessment for proposed 86-bed student housing apartments, located on the south side of Grand River Avenue and east side of Grand Oaks Drive, at 3750 Cleary Drive, Howell, Michigan 48443, parcel # 4711-05-400-062. The request is petitioned by Cleary University.

Brent LaVanway of Boss Engineering, Allan Price of University Housing Solutions and Gary Bachman of Cleary University addressed the Planning Commission.

The current plans are to service the proposed building with gravity sanitary sewer. The county drain is an extension of the Walmart facility. The water will be discharged into that county drain. The Drain Commission will allow the discharge into that storm sewer.

Mr. Price reviewed proposed materials with the Planning Commission.

Jim Mortensen inquired as to why an elevator was not included in the plan. It is cost prohibitive for a three story building. There are no renderings of unit interiors. Mr. Price gave a description of what they would contain. Gary Markstrom indicated grease traps are not needed.

Brian Borden reviewed his letter of October 22, 2014. A third story is not typically permitted in this District, but falls under the exception due to it being an educational facility. The parking lot should be viewed as shared parking or a rebuild of an existing lot. Therefore, that provision of his letter should be stricken. The ordinance would

require 58 spaces and the plans call for 83 spaces. He does not believe this is an issue. As it relates to landscaping, he believes if there are deficiencies otherwise in the landscaping, that be beefed up elsewhere such as the Grand River frontage. Brian Borden discussed the proposed new building. The Master Plan requires "high quality" architecture for new buildings. He thinks the design of the building is nice. The material and design standards were discussed. The two predominant materials are split face CMU and efis. These two items exceed the maximum allowances in the ordinance.

Mr. Bachman explained that the building materials were taken into account when setting a budget for a building that could be affordable to the students. He indicated the building will be located at the back of the property and not easily viewable. The tree line has a swath already cut through it where the county drain easement is. Trees/vegetation was discussed.

Gary Markstrom addressed his letters of October 10, 2014 and October 22, 2014. He will discuss how to accomplish looping the water main when he meets with them on Wednesday, October 29th.

The second building will be added in two or three years, dependent upon enrollment growth and ability to finance it.

Deputy Fire Chief Mike Evans addressed the Planning Commission regarding his letter of October 21, 2014. There is a challenge locating the 50' turning radius required by their heavy equipment, specifically a ladder truck. The petitioner agrees to do what Mike Evans suggests in order to allow for ingress/egress of emergency vehicles.

The memo dated October 17, 2014 from Kelly VanMarter regarding REU's was addressed.

Campus police are not anticipated at this time. There are no hazardous materials stored at the University.

The environmental impact statement was addressed. Section I should be amended to state 84 student beds and 2 student advisors.

A call to the public was made with no response.

Once the second building is built, the storm water basin will need to be expanded slightly. The basin will be a dry bottom basin.

The building will be owned by Student Housing and the land will continue to be owned by the University.

Planning Commission disposition of petition

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (10-16-14)
- C. Recommendation of Site Plan (10-16-14)

Motion by James Mortensen to recommend to the Township Board approval of the special use permit to allow Cleary University to build a residential hall on campus, subject to:

1. The Planning Commission finds this proposed use is consistent with the township ordinance and is compatible with the existing use of the property and the neighboring properties to the south, east, and west;
2. Any removal of the woods to the south and west of the proposed site of the residential hall will require approval of the Township;
3. This recommendation applies only for use of university housing as residences for students or faculty and is limited to 86 beds;
4. Cleary University will work with Township Staff to see if there's compliance elsewhere on the site regarding landscaping and will comply with staff recommendations regarding that;
5. This is conditioned upon approval of the site plan and environmental impact assessment stated by the Township Board related to this proposal.

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

Motion by Barbara Figurski that the environmental impact assessment dated 10/16/14 be approved with the change in subsection I changing it from 84 to 86 and conditioned upon approval of the special use permit and site plan. Support by Diana Lowe. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the site plan for a residential building on Cleary University dated 10/16/14, subject to:

1. This approval applies only to the first building and not to the second building. However in the event the second building is brought forward, the applicant should be aware that higher level building materials may be required and/or additional screening for the property to the south may be required;
2. This recommendation is conditioned upon the applicant satisfying requirements of the Township engineer in his letter of 10/22/14 and the Brighton Fire Area Authority in their letter of 10/21/14;
3. This is conditioned upon approval of the environmental impact assessment and special use permit.

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

Administrative Business:

- *Staff report. Kelly VanMarter gave a staff report.*
- *Approval of October 14, 2014 Planning Commission meeting minutes. **Motion** by Barbara Figurski to approve the minutes of October 14, 2014. Support by Diana Lowe. **Motion carried unanimously.***
- *Member discussion. None.*
- *Adjournment. **Motion** by Barbara Figurski to adjourn. Support by Diana Lowe. **Motion carried unanimously. Meeting adjourned at 7:54 p.m.***