

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
Nov. 3, 2014
6:30 p.m.

AGENDA

Call to Order:

Pledge of Allegiance:

Call to the Public*:

Approval of Consent Agenda:

1. Payment of Bills.
2. Request to Approve Minutes: October 21, 2014
3. Request for approval of appointments of Genoa Township Officials to boards with terms expiring Nov. 20, 2014 and Dec. 31, 2014 as recommended by Supervisor McCririe.

Approval of Regular Agenda:

4. Second reading of proposed Noxious Weeds Ordinance.
5. Review of special land use application, environmental impact assessment and site plan to construct a new 86-bed student housing apartment building, located on the south side of Grand River Avenue east of Grand Oaks Drive, at 3750 Cleary Drive (Parcel # 4711-05-400-062). The request is petitioned by Cleary University.
Disposition of Petition
 - A. Disposition of the Special Use Permit.
 - B. Disposition of Environmental Impact Assessment
 - C. Disposition of Site Plan
6. Request for approval of a three-year contract extension with the Economic Development Council of Livingston County.
7. Consideration of newsletter articles to be included in the Dec. 1 tax mailing.
8. Request to enter into a closed session to discuss pending litigation pursuant to MCL 15.268 § 8 (e).

Correspondence
Member Discussion
Adjournment

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

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

DATE: November 3, 2014

TOWNSHIP GENERAL EXPENSES: Thru November 3, 2014	\$19,723.30
October 24, 2014 Bi Weekly Payroll	\$81,534.88
November 3, 2014 Monthly Payroll	\$11,076.74
OPERATING EXPENSES: November 3, 2014	\$12,359.54
TOTAL:	<u>\$124,694.46</u>

<u>Check Number</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Check Amount</u>
31177	DEL BUS	Deluxe For Business	10/16/2014	76.99
31178	FASTENAL	Fastenal	10/16/2014	12.51
31179	LSL	LSL Planning, Inc.	10/16/2014	778.34
31180	Net serv	Network Services Group, L.L.C.	10/16/2014	45.00
31181	US POSTA	US Postal Service	10/16/2014	1,484.34
31182	Allstar	Allstar Alarm LLC	10/22/2014	270.00
31183	AMER IMA	Applied Imaging	10/22/2014	800.00
31184	AMER PLA	American Planning Association	10/22/2014	500.00
31185	BROWN	Douglas Brown	10/22/2014	8.00
31186	JOHNSONR	Johnson, Rosati, Schultz & Jop	10/22/2014	385.00
31187	LEO'S CU	Leo's Custom Sprinkler Service	10/22/2014	90.00
31188	RELIANCE	Reliance Standard Life Insuran	10/22/2014	1,940.37
31189	WALMART	Walmart Community	10/22/2014	374.22
31192	CARDM	Chase Card Services	10/23/2014	2,051.08
31193	EHIM	EHIM, INC	10/23/2014	3,263.57
31194	EHIM	EHIM, INC	10/23/2014	3,296.16
31195	MI MUNIC	Michigan Municipal League	10/23/2014	169.40
31196	MI Soc P	MI Association of Planning	10/23/2014	75.00
31197	MI TW AS	Michigan Township Assoc	10/23/2014	298.00
31198	ARCHINAL	Michael Archinal	10/27/2014	500.00
31199	Certifie	Certified Document Destruction	10/27/2014	45.37
31200	COMCAST	Comcast	10/27/2014	130.68
31201	DEL BUS	Deluxe For Business	10/27/2014	75.98
31202	DTE EN	DTE Energy	10/27/2014	138.20
31203	GREATLA	Greatland Corporation	10/27/2014	87.69
31204	MASTER M	Master Media Supply	10/27/2014	329.79
31205	SEMCOG	Semcog	10/27/2014	2,227.00
31206	VERIZONW	Verizon Wireless	10/27/2014	270.61

Report Total: 19,723.30

Accounts Payable
Computer Check Register

Genoa Township

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: cindy

Printed: 10/16/2014 - 14:20

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13186	AETNA LI	Aetna Life Insurance & Annuity	10/20/2014		50.00
				Check 13186 Total:	50.00
13187	EFT-Equi	Equivest Unit Annuity Lock Box	10/20/2014		605.00
				Check 13187 Total:	605.00
13188	EFT-FED	EFT- Federal Payroll Tax	10/20/2014		8,602.80 4,766.05 4,766.05 1,114.65 1,114.65
				Check 13188 Total:	20,364.20
13189	EFT-PENS	EFT- Payroll Pens Ln Pyts	10/20/2014		2,066.54
				Check 13189 Total:	2,066.54
13190	EFT-TASC	EFT-Flex Spending	10/20/2014		1,171.09
				Check 13190 Total:	1,171.09
13191	FIRST NA	First National Bank	10/20/2014		3,590.00 53,688.05

Check 13191 Total:

57,278.05

Report Total:

81,534.88

Accounts Payable
Computer Check Register

Genoa Township

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: cindy

Printed: 10/23/2014 - 11:31

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13192	EFT-FED	EFT- Federal Payroll Tax	11/03/2014		1,955.40 694.90 694.90 162.52 162.52
Check 13192 Total:					3,670.24
13193	EFT-PENS	EFT- Payroll Pens Ln Pyts	11/03/2014		788.42
Check 13193 Total:					788.42
13194	EFT-TASC	EFT-Flex Spending	11/03/2014		83.33
Check 13194 Total:					83.33
13195	FIRST NA	First National Bank	11/03/2014		6,534.75
Check 13195 Total:					6,534.75
Report Total:					11,076.74

9:24 AM

#593 LAKE EDGEWOOD W/S FUND

Payment of Bills

October 15 - 27, 2014

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	10/27/2014	2615	Brighton Analytical L.L.C.		-154.00
Bill Pmt -Check	10/27/2014	2616	BullsEye Telecom	810-229-3240 810-229-0127 8102279202	-324.03
Bill Pmt -Check	10/27/2014	2617	MHOG Utilities	0003201 000	-18.39
Total					-496.42

9:28 AM

#503 DPW UTILITY FUND

Payment of Bills

October 15 - 27, 2014

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	10/17/2014	3002	ASCE	Tesha Humphriss-renewal	-253.00
Bill Pmt -Check	10/17/2014	3003	Chase Card Services	CHASE 9-8- TO 10-07-2014	-3,546.85
Bill Pmt -Check	10/17/2014	3004	Genoa Twp General fund	REIMBURSE GENOA FOR MHOG BILLING	-1,484.34
Bill Pmt -Check	10/17/2014	3005	HUMPHRISS	License renewal Reimbursement	-80.00
Bill Pmt -Check	10/17/2014	3006	Staples Credit Plan		-151.69
Bill Pmt -Check	10/27/2014	3007	Accident Fund	premium change WCV8010360 01 03	-3,995.00
Bill Pmt -Check	10/27/2014	3008	Greg Tatara	Nov. Car Allowance	-500.00
Bill Pmt -Check	10/27/2014	3009	HUMPHRISS	November Monthly Car Allowance	-250.00
Bill Pmt -Check	10/27/2014	3010	MWEA	Membership Dues David Miller	-62.00
Bill Pmt -Check	10/27/2014	3011	U.S. POSTMASTER	Return Addressing Service	-50.00
Total					-10,372.88

9:26 AM

#595 PINE CREEK W/S FUND

Payment of Bills

October 15 - 27, 2014

Type Date Num Name Memo Amount

no checks issued

9:20 AM

#592 OAK POINTE WATER/SEWER FUND

Payment of Bills

October 15 - 27, 2014

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Bill Pmt -Check	10/17/2014	3127	Livingston Press & Argus	OAK POINTE RATE CHANGE	-90.00
Bill Pmt -Check	10/22/2014	3128	AT & T		-135.30
Bill Pmt -Check	10/22/2014	3129	BRIGHTON ANALYTICAL, LLC	October Invoices 2014	-134.00
Bill Pmt -Check	10/22/2014	3130	Michael Pokorski	Reimburse for damage to Softener System	-120.00
Bill Pmt -Check	10/24/2014	3131	BRIGHTON ANALYTICAL, LLC	October Invoices 2014	-134.00
Bill Pmt -Check	10/24/2014	3132	MI DEQ	Ref. No G99962109	-278.00
Bill Pmt -Check	10/27/2014	3133	Kathy Garchow	Reimburse for flooding damage from grinder pump 1	-598.94
				Total	-1,490.24

GENOA CHARTER TOWNSHIP BOARD

Regular Meeting
October 20, 2014

MINUTES

Supervisor McCririe called the regular meeting of the Genoa Charter Township Board to order at 6:30 p.m. at the Genoa Charter Township Hall. The Pledge of Allegiance was then said. The following persons were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Linda Rowell, Jim Mortensen, Todd Smith and Jean Ledford. Also present were Township Manager Michael Archinal, Township Attorney Frank Mancuso, H. R. Director Kim Lane and five persons in the audience.

A Call to the Public was made with the following response: Mr. Swanson corrected his name for the record. He has additional information that he would like to share on the Japanese Knotweed.

Approval of Consent Agenda:

1. Payment of Bills.

Moved by Ledford and supported by Mortensen to approve the payment of bills as requested. The motion carried unanimously.

Approval of Regular Agenda:

Moved by Smith and supported by Rowell to approve for action all items listed under the Regular Agenda with the addition of Items 2 and 3 from the consent agenda. The motion carried unanimously.

2. Request to Approve Minutes: October 6, 2014

Moved by Smith and supported by Rowell to approve the Minutes with the following corrections: Petition 6 – adding - “Moved by Smith and supported by Ledford to approve the recommendation from the Election Commission for all poll workers scheduled to work Nov. 4, 2014.” Petition 7 – deleting – “Board members were in agreement with this request.” Petition 8-B – deleting - “In addition the development of the road extension to the west with regard to the amended PUD agreement, need not be built.” The corrected minutes were voted and carried unanimously.

3. First reading of proposed Noxious Weeds Ordinance.

The Noxious weed ordinance was reviewed by the board with changes as follows: Section 3-(1) ...weeds shall include, *but may not be limited to...* and adding - *Japanese Knotweed* to the definition. Section 7-(1) line 3 – adding - ...destroy the noxious weeds *or tall grass ...*

Moved by Smith and supported by Hunt to approve the first reading with the previous changes. The motion carried as follows: Ayes – McCririe, Skolarus, Hunt, Rowell, Smith and Ledford. Nay – Mortensen.

4. Request for approval of proposed changes to the employee health care plan.

H. R. Director Kim Lane presented the proposed changes to the employee health care plan, citing unsustainable cost to health increases. Moved by Mortensen and supported by Ledford to approve the proposed changes for employee health care as per the memorandum dated 10/16/2014 from Archinal. The result is an increase of 6.4% to insurance benefits, with the addition of employee contributions of 5% toward their health care and an increase in the death benefit for employees and board members. The motion carried unanimously.

5. Review of a financial investment report as presented by the Treasurer.

Hunt presented a cash collateral worksheet analyzing FDIC Insured Funds, Uninsured but Collateralized Funds and Uninsured Uncollateralized Funds. 68% of all deposits were determined to be FDIC Insured or Collateralized. In addition a copy of the Investment and Depository Designation Resolution was provided. No formal action was taken by the board.

6. Request to enter into a closed session to discuss pending litigation pursuant to MCL 15.268 § 8 (e).

Moved by Ledford and supported by Hunt to enter into closed session at 6:57 p.m. to discuss pending litigation. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Rowell, Mortensen, Skolarus and McCririe. Nays – None. Absent – None.

The regular meeting of the board was re-opened at 7:35 p.m.

McCririe - The MTA conference to be held in Grand Rapids should be booked Oct. 21st in order to get rooms at the Amway.

Archinal – This year’s sidewalk project is complete. Design work for the next phase is being considered with your approval. The board voiced no objection.

The regular meeting of the board was adjourned at 7:45 p.m.



Paulette A. Skolarus, Clerk
Genoa Charter Township

(Press/Argus 10/24/2014)

October 29, 2014

TO: Township Board Members

FROM: Gary McCririe, Supervisor

RE: Annual Committee/Board Appointments

I am pleased to offer the following one-year (except where noted) appointments, effective 11/20/14;

Planning Commission: Jim Mortensen

Zoning Board of Appeals: Jean Ledford

SELCRA: Jean Ledford & Michael Archinal

SEMCOG: Jean Ledford and Paulette Skolarus

Genoa-Oceola Sewer and Water Authority: Robin Hunt and Gary McCririe

Howell Parks and Recreation: Todd Smith and Gary McCririe (alternate)

MHOG: Robin Hunt and Gary McCririe

Greenways: Paulette Skolarus

FOIA Coordinator: Michael Archinal

Brighton Fire Authority: Gary McCririe and Jim Mortensen

Huron River Watershed Council: Kelly VanMarter and Paul Edwards (alternate)

Brownfield Redevelopment: John Kirch (one year), Paulette Skolarus (three year), Robin Hunt (three year), Gary McCririe (three year)

Election Commission: Todd Smith and Jean Ledford



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

MEMORANDUM

TO: Genoa Township Board of Trustees
FROM: Ron Akers, Zoning Official
DATE: 10/24/2014
RE: Proposed Noxious Weeds Ordinance

Township Manager Review

Please find attached the proposed Noxious Weeds Ordinance for your consideration. As previously indicated the following is the process and schedule for adoption:

- 10/20/14: Ordinance is introduced by the Township Board (First Reading).
- 10/23/14: Proposed Ordinance is posted in Clerks Office and on the Township's website
- 10/26/14: Notice of Posting Published in Newspaper.
- 11/03/14: Ordinance is considered for adoption (Second Reading).
- 11/09/14: If the proposed ordinance is adopted then a full version or summary will be required to be posted in the newspaper and that date will need to be recorded within one week.

SUPERVISOR

Gary T. McCrie

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

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

CHARTER TOWNSHIP OF GENOA
LIVINGSTON COUNTY, MICHIGAN
ORDINANCE NO. 141103
NOXIOUS WEEDS ORDINANCE

The Charter Township of Genoa ordains:

SECTION 1: Short title

- (1) This ordinance shall be known and may be cited as Genoa Charter Township's Noxious Weeds Ordinance.

SECTION 2: Intent and Purpose

- (1) The Genoa Township Board of Trustees hereby determines that, under certain circumstances as set forth herein, the presence of tall grass and noxious weeds creates blight and constitutes a nuisance. It is recognized that such blight lowers property values, leads to deteriorating housing conditions, undermines the quality of neighborhood life, adversely affects the public health, safety and general welfare of the citizens of the community. This ordinance provides for the cutting and/or removal of grass, noxious weeds and miscellaneous debris, and to provide for the administration and enforcement of this ordinance.

SECTION 3: Definitions

- (1) For the purposes of this Ordinance, certain words and phrases are defined as follows:
- (a) Noxious Weeds - For the purpose of this article, weeds shall include, but may not be limited to Canada thistle (*Cirsium arvense*), dodders (any species of *Cuscuta*), mustards (charlock, black mustard and indian mustard; species of *Brassica* or *Sinapis*), wild carrot (*Daucus carota*), bindweed (*Convolvulus arvensis*), perennial sowthistle (*Sonchus arvensis*), hoary alyssum (*Berteroa incana*), giant hogweed (*Heracleum mantegazzianum*), Japanese Knotweed (*Fallopia japonica*), ragweed (*Ambrosia elatior* L), poison ivy (*Rhus toxicodendron*) and poison sumac (*Toxicodendron vernix*).
 - (b) Tall Grass means weeds, grasses and undergrowth higher than ten inches (10") from ground level.
 - (c) "Owner" and "occupant" means any person or entity with any ownership or possessor right or interest, including deed holders and land contact vendees (whether recorded or unrecorded), mortgagees, lessees, tenants, residents and any agent of any of the foregoing.

SECTION 4: Regulations

- (1) *Destruction required.* The owner and occupant of land on which noxious weeds are found growing shall destroy such weeds before they reach a seed bearing stage, or a height of ten inches (10"), whichever occurs first, and shall prevent their re-growth; provided that this requirement shall not apply to any incidental noxious weeds in fields devoted to growing any small grain or vegetable crop.
- (2) *Height restrictions.* The owner and occupant of the following described lands shall keep tall grass thereon cut to a height of not more than ten inches (10"):

- (a) Urban Residential zoning district
- (b) Suburban Residential zoning district located in a platted subdivision or site condominium
- (c) Lake Resort Residential zoning district
- (d) Manufactured Housing Park district (excluding Mobile Home Parks)
- (e) Developed Commercial and Industrial parcels along Grand River

SECTION 5: Exceptions

- (1) This ordinance shall not apply to the following:
 - (a) Agricultural Crops.
 - (b) Vegetation in woodlands or wetlands.
 - (c) Areas within the required twenty-five (25) foot undisturbed natural setback from MDEQ determined/regulated wetlands, as specified in section 13.02.04 of the Genoa Township Zoning Ordinance.
 - (d) Weeds in fields devoted to growing any small grain crop such as wheat, oats, barley, or rye.
 - (e) Parcels owned by public utilities.
 - (f) Publicly owned lands.
 - (g) Flower or vegetable gardens

SECTION 6: Notice

- (1) The Township shall attempt to notify the owner, agent and/or occupant of any parcel or lot subject to this ordinance, on which either noxious weeds or tall grass are found growing by certified mail with return receipt requested. The notice shall describe methods of treating and eradicating the noxious weeds, if applicable, and shall contain a summary of the provisions of this Ordinance. Failure of such owner, agent and/or occupant to receive such notice shall not constitute a defense to any action to enforce the payment of any penalty provided for or debt created under this ordinance.
- (2) In addition to or in the alternative to the notice described above, the township may publish a notice in a newspaper of general circulation in the county during the month of March providing that either noxious weeds and/or weeds, grasses and undergrowth higher than ten inches (10") from ground level ("tall grass"), not cut by May 1 of that year may be cut by the township and the owner of the property may be charged with the cost thereof as provided in this ordinance.

SECTION 7: Enforcement & Cost Recovery

- (1) If, within ten (10) days after notice, as provided in section 8.1, or after publication of the notice as provided in section 8.2, the owner, agent or occupant of any land upon which noxious weeds or tall grass are growing, has failed to destroy the noxious weeds, cause such noxious weeds to be destroyed or has failed to cause such weeds, grass or brush to be cut down, destroyed or removed, the township may enter upon the land and destroy the noxious weeds, cause them to be destroyed or cut and/or cut down the tall grass. Mechanical equipment which will not damage the property or any adjacent sidewalk may be used to destroy and/or cut the noxious weeds and to cut the tall grass.

- (2) Any expense by the Township incurred in such destruction or cutting shall be paid by the owner or owners of such parcel, and the Township shall have a lien against such parcel for such expense, which lien shall be enforced in the manner prescribed by the general laws of this State providing for the enforcement of Tax Liens.

SECTION 8: Penalties

- (1) In addition to the assessment of cost as provided in section 9.2, any person who violates the provisions of this ordinance shall be guilty of a civil infraction, punishable by a fine of up to \$100.00.
- (2) Each day that a violation exists, or continues to exist, shall constitute a separate offense.

SECTION 9: Severability

- (1) This ordinance and various parts, sections and clauses thereof are hereby declared severable. If any part, section, paragraph or clause is adjudged invalid, it is hereby provided that the remainder of the ordinance shall not be affected thereby.

SECTION 10. Effective Date

- (1) This ordinance was adopted by the Genoa Charter Township Board of Trustees at the regular meeting held on November 3, 2014 and ordered to be given publication in the manner required by law. This ordinance shall be effective upon publication.

Copies of the Ordinance may be obtained from the Genoa Township Hall, located at 2911 Dorr Road, Brighton, Michigan 48116.

On the motion to adopt the Ordinance the following vote was recorded:

Yeas:

Nays:

Absent:

I hereby approve the adoption of the foregoing Ordinance this __ day of ___, 2014.

Paulette Skolarus
Township Clerk

Gary McCririe
Township Supervisor

Township Board First Reading:

Date of Publication of Proposed Ordinance:

Township Board Second Reading and Adoption:

Date of Publication of Ordinance Adoption:

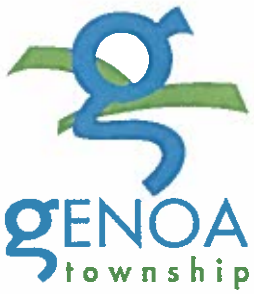
Effective Date:

ORDINANCE NO. 141103

NOTICE OF POSTING - NOXIOUS WEEDS ORDINANCE

GENOA CHARTER TOWNSHIP,
LIVINGSTON COUNTY, MICHIGAN

Pursuant to Michigan Public Act 359 of 1947, (the Charter Township Act), notice is hereby given that the Genoa Charter Township Board of Trustees will be considering an ordinance addressing the removal of noxious weeds and tall grass at 6:30 p.m. on November 3, 2014. The complete text of the proposed ordinance is available at the Township Clerk's Office located at 2911 Dorr Road, Brighton, Michigan 48116 and is also available on the Genoa Township website at www.genoa.org



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

MEMORANDUM

TO: Honorable Board of Trustees

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

DATE: October 30, 2014

RE: Cleary University Student Housing - Special Land Use & Site Plan Approval

MANAGER'S REVIEW: 

Township staff has been working with Cleary University on efforts to "fast track" the review and approval process for a proposed student apartment building to be located at their existing campus south of Grand River Avenue. The new building is proposed to be 3 stories tall with a footprint of 12,787 square feet and will contain 86 beds in 21 units. On Monday, October 27th, 2014 the Planning Commission held a special meeting and recommended approval to the Township Board of the special land use request, site plan and environmental impact assessment. On Wednesday, October 29th the applicant met with staff and the Township Engineer to discuss utility concerns related to the project and the applicant agreed to revise the plans to comply with the engineer's requests.

In an effort to get this project finalized so that the University can take advantage of fall construction, we have authorized the site plan that was approved by the Planning Commission to be used for review by the Township Board. My recommendation is based on the action taken by the Planning Commission and is provided for your consideration as follows:

Special Land Use Permit: I recommend **approval** of the Special Land Use for a student apartment building accessory to Cleary University. Approval is recommended because the use is consistent with the Township Ordinance and Master Plan and is compatible with the existing use of the property and the neighboring properties. The following conditions are requested in association with this approval:

- 1.) Any removal of the woods to the south and west of the proposed site of the residential hall will require approval by Township staff.
- 2.) This Special Use is explicit for university housing to be used as residences for students and/or faculty and is limited to 86 beds.
- 3.) Cleary University will work with Township staff to determine if additional landscaping should be added elsewhere on the site to improve compliance with ordinance standards.

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

Environmental Impact Assessment: I recommend approval of the impact assessment dated 10/16/14 subject to Section I. being revised to indicate 86 instead of 84 beds. The corrected Impact Assessment shall be provided to Township staff prior to issuance of a land use permit for the building.

Site Plan: I recommend approval of the site plan dated 10/16/14 with the following conditions:

- 1.) This approval applies only to the first building. In the event the second building is requested, the applicant should be aware that higher quality building materials and/or additional screening may be required;
- 2.) Compliance with the requirements of the Township Engineer as described in their letter dated 10/22/14 shall be achieved prior to issuance of a land use permit.
- 3.) The applicant accepts the REU connection fees as provided in the memo from Kelly VanMarter dated 10/17/14.
- 4.) The conditions of the Brighton Area Fire Authority contained in their letter of 10/21/14 shall be satisfied prior to issuance of the land use permit. The applicant is not required, but should consider improvements to the access road serving the existing south education building.

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

Sincerely,



**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.***



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Judy Walker, VP Finance and Administration
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Cleary University, 3750 Cleary Drive, Howell MI 48843

SITE ADDRESS: 3750 Cleary Drive, Howell, MI 48843 PARCEL #(s): 4711-05-400-062

APPLICANT PHONE: (734) 929-9092 OWNER PHONE: (800) 686-4646

OWNER EMAIL: jwalker@cleary.edu

LOCATION AND BRIEF DESCRIPTION OF SITE: Cleary University-Livingston Campus is
located on south side of Grand River in Howell. Site currently used for university classes.

BRIEF STATEMENT OF PROPOSED USE: Proposed student housing apartment with 86 beds
is proposed in the southeast portion of the site.

THE FOLLOWING BUILDINGS ARE PROPOSED: Proposed 3-story, 86-bed student housing
apartment.

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: Judy Walker

ADDRESS: 3750 Cleary Drive Howell, MI 48843

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

1.) Mr. Brent LaVanway, P.E. of Boss Engineering at brentl@bosseng.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: Judy Walker DATE: 10-3-14
PRINT NAME: Judy Walker PHONE: 734-929-4092
ADDRESS: 3750 Cleary Drive Howell MI 48843



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: Judy Walker, V.P. Finance and Administration

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

APPLICANT PHONE: (734) 929-9092

EMAIL: jwalker@cleary.edu

OWNER NAME & ADDRESS: 3750 Cleary Drive, Howell, MI 48843

SITE ADDRESS: 3750 Cleary Drive, Howell, MI 48843

PARCEL #(s): 4711-05-400-062

OWNER PHONE: (800) 686-1883

EMAIL: _____

Location and brief description of site and surroundings:

Cleary University Livingston Campus on the south side of Grand River in Howell. Site currently used for university classes and proposed student housing. Site is surrounded by commercial and industrial properties, including Wal-Mart, GenTech Industrial Park, KFC, Wendy's, and Belle Tire.

Proposed Use:

A student housing apartment is proposed on site. Building to be 3 stories and contain 86 beds.

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 proposed use is to house students on campus for Cleary University. This student housing apartment will create a stronger, more centralized university campus.

- 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 intended use will compliment the businesses in the general vicinity by providing potential customers and employees for surrounding businesses.

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

The site will be accessed by Grand River Avenue. The site incorporates a stormwater detention system prior to its outlet into an existing storm outlet system. Adjacent property contains water lower and 16" water supply mains. Water will be extended to service the proposed building. Sanitary for the proposed building will be tied into the existing sanitary lift station on site.

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 negative impacts/nuisances will be produced.

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.

Sec. 3.03.02 - Nothing

Sec. 7.02.02 - Nothing

Sec. 8.02.02 - Nothing

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

BY: Judy Wall
ADDRESS: 3750 Cleary Drive Howell, MI 48843

Contact Information - Review Letters and Correspondence shall be forwarded to the following:		
Mr. Brent LaVanway, P.E.	of Boss Engineering	at brent@bosseng.com
Name	Business Affiliation	Email

FEE EXCEEDANCE AGREEMENT	
As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.	
SIGNATURE: <u>Judy Wall</u>	DATE: <u>10-3-14</u>
PRINT NAME: <u>Judy Walker</u>	PHONE: <u>734-929-9092</u>



October 22, 2014

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly VanMarter, AICP Assistant Township Manager/Community Development Director
Subject:	Cleary University student housing – Special Land Use and Site Plan Review #2
Location:	3750 Cleary Drive – south side of Grand River, between Grand Oaks and Latson Road
Zoning:	OSD Office Service District

Dear Commissioners:

At the Township’s request, we have reviewed the revised site plan (dated 10/16/14) proposing a new student apartment building for Cleary University.

The 29.6-acre site is currently developed with Cleary’s Livingston Campus. The site is zoned OSD, while surrounding zoning designations include RCD, NR-PUD 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. With the exception of the Master Plan’s statement for “high quality” building architecture, we are of the opinion that the general special land use standards of Article 19 are met.
2. Any issues raised by the Township Engineer or Brighton Area Fire Department must be addressed and/or properly mitigated.
3. The 3-story building is an allowable height exception for school/institutional buildings given the setbacks provided.
4. The proposed elevations, including colors and materials, are subject to review and approval by the Planning Commission.
5. The proposed building materials exceed the maximum allowable percentages for split-face CMU and EIFS.
6. The Master Plan calls for “high quality” buildings in this area. In order to achieve this, we believe the building materials and design need enhancement.
7. Planning Commission approval is needed for the amount of parking proposed (120% maximum versus 143% proposed).
8. We encourage the applicant to consider additional plantings elsewhere on campus if deficiencies exist.

B. Proposal

The applicant requests special land use approval and site plan review for a new student housing building on Cleary’s campus. The proposed building is 3-stories tall with a footprint of 12,787 square feet. The submittal notes that the building will contain space for up to 86 beds, including a mix of unit sizes. Sheet 3 of the submittal also identifies a future Phase 2 building mirroring the proposed building.

Student apartments that are accessory to a college are allowed in the OSD with special land use approval.



Aerial view of site and surroundings (looking north)

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 Research and Development, which is described as follows:

This area should be developed as a light industrial/R&D/office park. High quality building architecture should be utilized to convey a high quality image. Enhanced landscaping and screening should be provided along adjoining major thoroughfares.

While not specifically noted, a college and ancillary uses is a relatively consistent land use with R&D, which is typically envisioned as a campus-like setting. Our only concern with the project under this criterion relates to the recommendation for “high quality building architecture,” which is addressed in greater detail the site plan review component of this letter.

- 2. Compatibility.** This area of the Township contains a variety of uses, including public, office, commercial and industrial. The inclusion of student housing as part of an overall college campus is generally in keeping with the established uses in this area. There are a number of retail/service uses in the immediate area that will likely benefit from the proposed housing.
- 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. In fact, the proposal may be a benefit to traffic conditions in that the students who would otherwise be driving to/from classes will now be housed on campus.
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. Site Plan Review

1. **Dimensional Requirements.** As described below, the project complies with the dimensional standards for the OSD:

District	Lot Size		Minimum Setbacks (feet)				Max. Height	Lot Coverage
	Lot Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking		
OSD	1	100	70	20	40	20 front 10 side/rear	35' 2.5 stories	35% building 60% impervious
Proposal	29.6	216	878	69 (E)	251 (S)	10 side 190 rear	30' 3 stories*	5.5% building 19.8% impervious

* Section 11.01.05(a) allows school and other institutional buildings of up to 60 feet in height provided all setbacks meet or exceed the height of the building.

2. **Building Materials and Design.** The proposed elevations, including colors and materials, are subject to review and approval by the Planning Commission.

Primary building materials are a combination of split-face CMU and EIFS. Calculations are not provided, but it appears that these materials exceed the maximum allowable percentages found in Section 12.01.03.

As referenced in our special land use review above, the Master Plan specifically calls for “high quality building architecture” in this area. While the proposed building does possess some decorative elements, we do not believe the design and materials fully reflect the type of building envisioned by the Plan.

Although the Commission has some discretion over required building materials (Section 12.01.04), we recommend the applicant incorporate more “quality” materials consistent with the requirements of Section 12.01.03. Additionally, we are of the opinion that the building design would benefit from further enhancement. Specific suggestions, include:

- The lintel (header) treatments on many of the first and second floor windows could be replicated on the third floor as well as adding better defined window sills.
- Each of the entrances could be enhanced vertically with a more dramatic tower of floor-to-ceiling, wall-to-wall windows to make them more obvious and inviting.
- There are several blank portions of the facades that could be improved by additional bays of windows or vertical articulation of the building materials.

3. **Parking and Vehicular Circulation.** Based on the requirements for colleges and multi-family residential, Section 14.04 requires 58 parking spaces for the total site. The site currently provides 38 spaces, while an 83-space parking lot is included as part of this project.

Sheet 3 includes a breakdown of parking on-site, which is based on need/demand as opposed to the requirements of the Zoning Ordinance. As such, the proposed parking for the student housing exceeds the 120% limitation imposed by Section 14.02.06. Therefore, Planning Commission approval is needed, although the additional parking will likely be absorbed by others on campus.

The number of barrier free spaces and parking lot design comply with the requirements of Article 14.

4. **Pedestrian Circulation.** The site plan identifies an existing sidewalk along Grand River and internal sidewalks connecting the parking lot, proposed building and existing buildings.
5. **Vehicular Circulation.** Vehicular access will be via Cleary Drive through a driveway connection in the redeveloped parking lot northeast of the proposed student housing building.
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 warranted in this instance.
7. **Landscaping.** We have reviewed the landscape plan based on the standards of Section 12.02. The only required plantings are tied to the parking lot and detention pond; however, we encourage the applicant to consider improvements to other areas of campus if deficiencies exist.

Location	Requirements	Proposed	Comments
Parking lot	9 canopy trees 830 SF of landscaped area	10 canopy trees 850 SF of landscaped area	In compliance
Detention pond	8 trees 80 shrubs	9 trees 85 shrubs	In compliance

8. **Waste Receptacle and Enclosure.** The project includes a new waste receptacle and enclosure south of the proposed building. Section 12.04 requires a rear yard or non-required side yard location, unless otherwise approved by the Planning Commission. The proposed placement, enclosure and base pad are compliant.
9. **Exterior Lighting.** The submittal includes a lighting plan (Sheet 7), which proposes the installation of 4 light poles within the parking lot and 6 wall mounted fixtures.

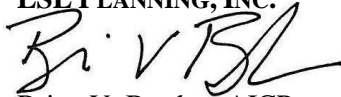
The pole mounted fixtures are at a height of 22 feet, the maximum footcandle reading is 10.0, and the proposed fixtures are downward directed and cut-off, all of which comply with Ordinance standards.

10. **Impact Assessment.** The submittal includes an Impact Assessment (dated 10/2/14)). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

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

Sincerely,

LSL PLANNING, INC.



Brian V. Borden, AICP
Senior Planner



October 22, 2014

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

Re: Cleary University Residence Hall Plan Review #2

Dear Ms. Van Marter:

We have reviewed the resubmitted special land use application and site plan documents for the Cleary University Residence Hall dated October 16, 2014, and delivered to the Township on that day. The petitioner also included a response letter indicating how they addressed our previous comments.

Tetra Tech has reviewed the documents and offers the following comments for consideration by the planning commission:

SUMMARY

1. Despite additional information provided, it is still recommended the Planning Commission require the applicant to service the site with gravity sanitary sewer.
2. The proposed route for the future water main loop should be included on the site plan for consideration, as the water main will ultimately become a part of the public water system.

SANITARY SEWER

1. The Genoa Township Utility Department strongly discourages the installation of new pump stations, as these have mechanical and electrical parts that ultimately increase the long term operation and maintenance of the sanitary sewer system due to ongoing costs associated with both labor and electricity. In addition, they are a liability, as mechanical or power failures can and do cause sanitary sewer backups.
2. The Genoa-Oceola Sanitary Sewer System has documented capacity concerns with the existing gravity sanitary sewer along Grand River Avenue. The major area of concern is just east of Grand Oaks, where the pipe is very near capacity. The petitioner is proposing to add more flow to this area, which should be avoided.
3. The Township is aware that Cleary University is Master Planning this site for future dormitory buildings and sporting venues with water and sanitary sewer utilities eventually being required for those facilities as well. All of the vacant land to the west of this development can be served by a gravity system that is installed with an outlet to Grand Oaks Drive. This new gravity will be more

Tetra Tech

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

accessible for future connections than the proposed pump station, which would be located uphill of the future development.

- There are two viable outlets on Grand Oaks for a new gravity sewer that can serve the proposed finished floor elevation approximately 1,500 linear feet away. The first is located on Cleary, just east of Grand Oaks with an elevation of 981.50. The second option is to outlet directly to Pump Station #7 (PS-7), with an invert elevation around 963.00. The Township has indicated they would be happy to assist with obtaining an easement on the property directly west of Cleary to outlet directly to PS-7.
4. It is anticipated that the cost associated with a new gravity sewer would be in the same range as the current proposal (a new pump station and 4-inch force main to Grand River).
 5. The existing building located north of the proposed building could be served by the new gravity sanitary sewer system, which would eliminate the need for the existing pump station. It is recommended the existing pump station be abandoned and the existing building be connected to the new gravity sanitary sewer system.
 6. Construction plans shall be submitted to the MHOG Utility Department to start the permitting and inspection requirements for the proposed sanitary sewer that will be publically owned and maintained.
 7. The petitioner will be required to record easements with the Township for the proposed municipal water and sanitary sewer systems to provide access for future maintenance and repair of the dedicated public utilities.

WATER MAIN

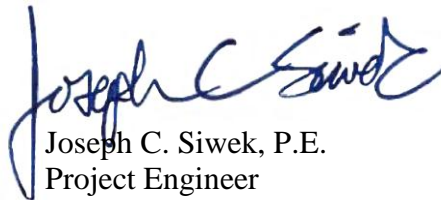
1. Looped water mains provide more reliable water service, increased pressure, and increased fire flow. The plans removed the route of the proposed water main for the portion of the main to be constructed with the second dormitory building, and added a note to state the water main would be looped during future construction phases. Petitioner needs to indicate the route of this proposed water main for the Utility Department to consider as part of the plan review. During construction plan review of the water main, the MHOG water model will be analyzed to determine if the proposed water main loop will provide the most benefit to the site connecting to existing water main to the east or to the south.

The Township should consider these issues in your discussion on the site plan application. The petitioner should revise and resubmit the site plan along with an updated impact assessment to address the above comments prior to approval. Please call if you have any questions.

Sincerely,



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



Joseph C. Siwek, P.E.
Project Engineer

copy: Brent LaVanway, P.E., Boss Engineering



BRIGHTON AREA FIRE AUTHORITY

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

October 21, 2014

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Cleary University – Residence Hall
3750 Cleary Drive
Revised Site Plan Review – Student Housing Apartment Phase 1

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on October 17, 2014 and the drawings are dated October 16, 2014. The project is based on a new 3 story, 12,787 square foot building student housing apartment building (R-2 Use) on the campus of the University. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition. Additional comments are being provided for the existing educational buildings and the access them.

The following items marked as **NOT CORRECTED** are being requested to be addressed prior to a full fire department recommendation:

Access Requirements:

1. **NOT CORRECTED:** The minimum turning radius along the fire apparatus access drive shall be 50' outside radius measured to the inside of the curb. The configuration of the main entry to the apartment building through the parking lot appears to be difficult to maneuver for fire apparatus and does not meet this minimum standard. *The access from the north side of Apt. #1 to the east side of Apt. #1 does not appear to meet this standard.*
IFC 503.2.4
2. **NOT CORRECTED:** The access road into the site shall be a minimum of 26' wide. As proposed, the width proposed is between 30' and 24'. With a width of 26' wide, one side of the street shall be marked as a fire lane. Include the location of the proposed fire lane signage and include a detail of the fire lane sign in the submittal. *The access drive from the main parking lot and the drive on the east side of Apt. #1 need to be increased to 26'.*
IFC D 105
3. **CORRECTED:** *Access roads to site shall be provided and maintained during construction.* Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
IFC 503.2.3



4. **Corrected:** The turn-around at the end of the access drive south of the new building shall be increased in length to accommodate a fire apparatus turn-around.

IFC D103.1

Fire Protection Features:

5. **Corrected:** The new fire hydrant (Hyd 01) located north of the new building should be relocated so that it is not located behind parked cars. The corner landscape area next to the handicap parking, or the parking island north of the handicap parking are two acceptable alternatives.

IFC C 102.1

6. **Corrected:** The building shall be provided with an automatic sprinkler system in accordance with NFPA 13, *Standard for the Installation of Automatic Sprinkler Systems*.

IFC 903

- A. The FDC shall be located on the front of the building within 100' of a fire hydrant.
- B. The size, gate valve, and connection of the fire protection lead shall be indicated on the utility site plan.

General Comments:

7. **To Be Field Verified:** 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

8. **To Be Field Verified:** 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

Additional Comments Regarding Existing Buildings:

9. **Not Addressed, Request Additional Discussion:** The access to the existing south educational building is severely lacking causing concern over the fire department's ability to reach this structure in the event of an emergency. It appears that the second phase may improve some accessibility to this building but it will still be lacking proper access. The applicant is asked to improve the existing gravel drive southwest of the existing building to be paved, 26' wide and capable of supporting 75,000 pounds.

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,

Michael Evans, EFO, CFPS
Deputy Fire Chief



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

MEMORANDUM

TO: Brent Lavanway, Boss Engineering

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

DATE: October 17, 2014

RE: Cleary University – Student Housing

This memo will describe the connection fees required for the proposed 21 unit/86 bed student housing apartment building. Each unit in the housing building equates to 1 REU.

21 units @ 1 REU per apartment unit =	21 REU
New Connection Charge	21 REU

Water	21 REU @ \$7,900	\$165,900.00
Sewer	21 REU @ \$7,200	\$151,200.00
Total Due:		\$ 317,100

Connection Fees must be paid at time of land use permit issuance.

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

**IMPACT ASSESSMENT
FOR
“CLEARY UNIVERSITY STUDENT HOUSING APARTMENT”
GENOA TOWNSHIP
LIVINGSTON COUNTY, MI**

Prepared for:

**UNIVERSITY HOUSING SOLUTIONS, LLC
c/o Mr. Alan Price
90 Hidden Ravines Drive
Powell, OH 43065**

Prepared by:

**BOSS ENGINEERING COMPANY
3121 E. GRAND RIVER
HOWELL, MICHIGAN 48843
517-546-4836
BE Project No. 14-175**

October 2, 2014

INTRODUCTION

The purpose of this Impact Assessment (IA) report is to show the effect that this proposed development has on various factors in the general vicinity of the project. The format used for presentation of this report conforms to the *Submittal Requirements For Impact Assessment/Impact Statement* guidelines in accordance with Section 13.05 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan.

DISCUSSION ITEMS

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

Prepared By :
BOSS ENGINEERING COMPANY
3121 E. Grand River
Howell, Michigan 48843
Phone: 517-546-4836

Prepared For:
Mr. Alan Price
University Housing Solutions, LLC
90 Hidden Ravines Drive
Powell, OH 43065

B. Description of the site, including existing structures, man made facilities, and natural features, all-inclusive to within 10' of the property boundary.

The subject site is located on the south side of Grand River Avenue, southeast of Cleary Drive and east of Grand Oaks Drive. The site improvement is located ON property owned by Cleary University. The acreage of the property affected is 29.60 acres. The property is located in the Northwest ¼ of Section 5, T2N-R5E, Genoa Township, Livingston County, Michigan. Current zoning of the site is OSD (Office Service District).

A paved parking lot exists currently where the site is to be developed.

The site is gently rolling with areas of steeper slopes and generally slopes from the Southeast to Northwest. Elevations vary between 1010.0± and 993.0±, respectively. Stormwater management for the site includes sheet flow to a swale just east of the existing Chrysler building on site and flows into a 30" concrete culvert that goes under the Chrysler building. The water continues west toward Grand Oaks Drive. The existing Walmart store to the east of the site has a detention basin outlet that flows westerly along the southern property boundary.

Existing on-site utilities include overhead wires, a sanitary lift station, gas and electric services. A 16" watermain is located just northwest of the area of impact on the site between the two existing Cleary University buildings.

Adjacent properties include:

- South – GenTech Industrial Park (zoned IND)
- North – Belle Tire, Aco Hardware, Wendy's, McDonalds, KFC (zoned RCD)
- East – Walmart (zoned NRPUD)
- West – Industrial Buildings (zoned IND)

C. Impact on natural features: A written description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.

As previously mentioned, subject site is gently rolling with areas of steeper slopes and generally slopes from the Southeast to the Northwest. Site elevations vary between 1010.0± and 993.0±. The USDA Soil Conservation Service "Soil Survey of Livingston County, Michigan", indicates native site soils consist of:

1. MIAMI LOAM (MoB), 2% to 6% slopes. Surface runoff is slow, permeability is moderate, and erosion hazard is slight.
2. MIAMI LOAM (MoE), 18% to 25% slopes. Surface runoff is rapid, permeability is moderate, and erosion hazard is severe.

Vegetative cover for the site includes lawn, low brush cover, and moderate canopy cover with a mixture of evergreen and deciduous trees.

The National Wetland Inventory Plan prepared by the United States Department of the Interior, Fish and Wildlife Service indicates that there are no wetlands located on the site.

Site drainage from the proposed site will utilize both swales and storm sewer. All site drainage will be directed into a proposed detention basin on site. The outlet of the proposed detention basin – alongside the southern corner of the existing Chrysler building - will outlet into the existing storm outlet system that runs adjacent to the southern property line.

D. Impact on storm water management: description of soil erosion control measures during construction.

Surface runoff during periods of construction will be controlled by proper methods set forth by the Livingston County Drain Commissioner. These methods shall include silt fence, silt sacks, and seeding with mulch and/or matting.

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

E. Impact on surrounding land use: Description of proposed usage and other man made facilities; how it conforms to existing and potential development patterns. Effects of added lighting, noise or air pollution which could negatively impact adjacent properties.

The applicant is proposing to construct a new 86 bed student housing apartment and parking lot. The property on which site development is located is OSD (Office Service District). The proposed building conforms to the existing and potential land development patterns in the area. A Special Use permit will be required.

Proposed improvements will enhance current site conditions. There is an existing parking lot on site that services the existing Chrysler building, with a primary use for university classes for Cleary University. The parking lot is in poor condition and will be replaced with an improved lot. There is a significant amount of trees/brush south of the existing parking lot that will need to be cleared. There are no significant natural features on site. Site improvements planned with the residence hall and parking lot, include the establishment of an open lawn space and landscaped areas. The landscaping meets the Genoa Township standards.

The layout was prepared taking into account the topography in order to balance the amount of earthwork required for proposed use. Site drainage will be controlled via swales and storm sewers and will be restricted to Livingston County Drain Commission standard outlet rates. The proposed

basin will accommodate the site improvements and enhance the site storm drainage pattern overall. All areas being developed currently drain through a 30" concrete culvert that runs underneath the Chrysler building. The proposed development routes the storm water into a basin that releases into an existing outlet (from the Walmart property to the east) which is then released into a county drain further west of the area of impact on the property.

Cleary Drive presently experiences a medium volume of traffic along with associated noise level generated from commercial vehicles. It is anticipated the proposed student housing apartment will cause no significant increase in traffic volume. The proposed residence hall is expected to accommodate some of the growth of the student enrollment as well as some of the existing students whom commute. The classrooms and other university facilities are centrally located and within close proximity which will reduce the use of vehicles by the residences.

Additional lighting is proposed on site and is to be directed away from adjacent properties to limit adverse affects of lighting. Existing and proposed landscaping along the property boundary will help serve as a visual buffer and as a noise buffer. Additional noise created by the residence will be minimal and due to the nature of the adjacent properties, rear of Walmart building to the east and Industrial facilities to the south, there will be no impact. There will be no increase in the amount of odor emanating from the site.

F. Impact on public facilities and services: Description of number of residents, employees, patrons, and impact on general services, i.e., schools, police, fire.

The student housing apartment is proposed to consist of 86 beds. This is an immediate increase of the number of people on site, other than typical university class hours. Normal police and fire protection services are anticipated.

G. Impact on public utilities: Description of public utilities serving the project, i.e., water, sanitary sewer, and storm drainage system. Expected flows projected in residential units.

There are new water, sanitary, and storm sewer drainage services proposed for the student housing apartment. A storm water system is proposed throughout the proposed parking lot and release into a proposed basin to the west of the residence hall. An existing 16" water main is proposed to be tapped to service the residence hall and hydrants on site. There is an existing sanitary lift station on site and is just north of the proposed residence hall. A new sanitary sewer is proposed to tie into the system to accommodate the additional waste flows from the proposed residence hall.

H. Storage or handling of any hazardous materials: Description of any hazardous materials used, stored, or disposed of on-site.

Cleary University will not be storing or handling any hazardous materials in this building.

I. Impact on traffic and pedestrians: Description of traffic volumes to be generated and their effect on the area.

The proposed student housing apartment will house students who currently live in apartment complexes in the surrounding community. The proposed housing apartment will be dedicated to housing these local commuter students first. This will reduce the trips generated to and from campus. Based on the Institute of Transportation Engineers, Trip Generation 6th edition, an average student on weekdays generates 2.38 trip ends. The housing apartments are proposed to have 84 beds therefore creating a site reduction of 200 trips (84 students x 2.38 trips/student). The reduction will be on Grand River Avenue. Students will have pedestrian access to Wal-Mart and nearby restaurants.

J. Special provisions: Deed restrictions, protective covenants, etc.

There are no special provisions for this development.

K. Description of all sources:

- Genoa Township Zoning Ordinance
- "Soil Survey of Livingston County, Michigan" Soil Conservation Services, U.S.D.A.
- National Wetlands Inventory, U.S. Department of Interior, Fish and Wildlife Service
- Cleary University Topographic Surveys (BE #04148 - April 2004) (BE #14-175 – July 2014)
- ITE, Trip Generation Manual, 6th edition



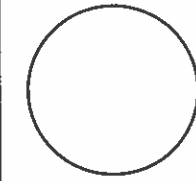
PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

PRELIMINARY - NOT FOR CONSTRUCTION

ARCHITECT OF RECORD
BRIAN BAUER
EXPIRATION #/##



mkc
ASSOCIATES, INC.

- ARCHITECTURE
- ENGINEERING
- PLANNING

49 W. 4th STREET
MANSFIELD, OHIO 44902
PHONE: 419-825-1100
FAX: 419-825-1428

COLUMBUS
MANSFIELD
NEW PHILADELPHIA
www.mkcinc.com

CONSULTANTS

**NEW RESIDENTIAL
BUILDING AT
CLEARY UNIVERSITY
FOR**

**UNIVERSITY
HOUSING
SOLUTIONS**

**HOWELL
MICHIGAN**

SUBMITTED: 10/1/2014

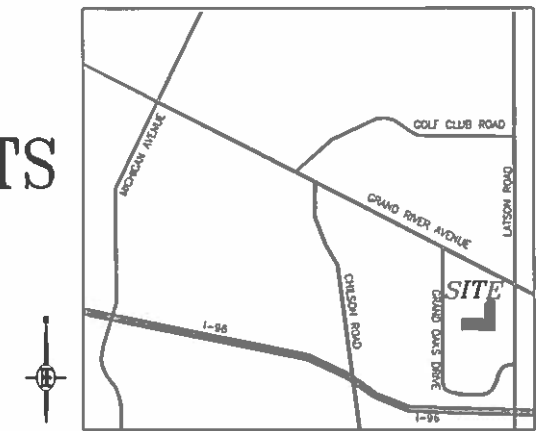
REVISIONS		
MARK	DATE	DESCRIPTION
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DESIGN BY: PROJ. MGR.
SHEET CONTENT

Renderings

JOB NO. 14-085 SHEET A-202

SITE PLAN FOR CLEARY UNIVERSITY STUDENT HOUSING APARTMENTS PART OF SE 1/4, SECTION 5, T2N-R5E GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



LOCATION MAP
NO SCALE

PROPERTY DESCRIPTION:

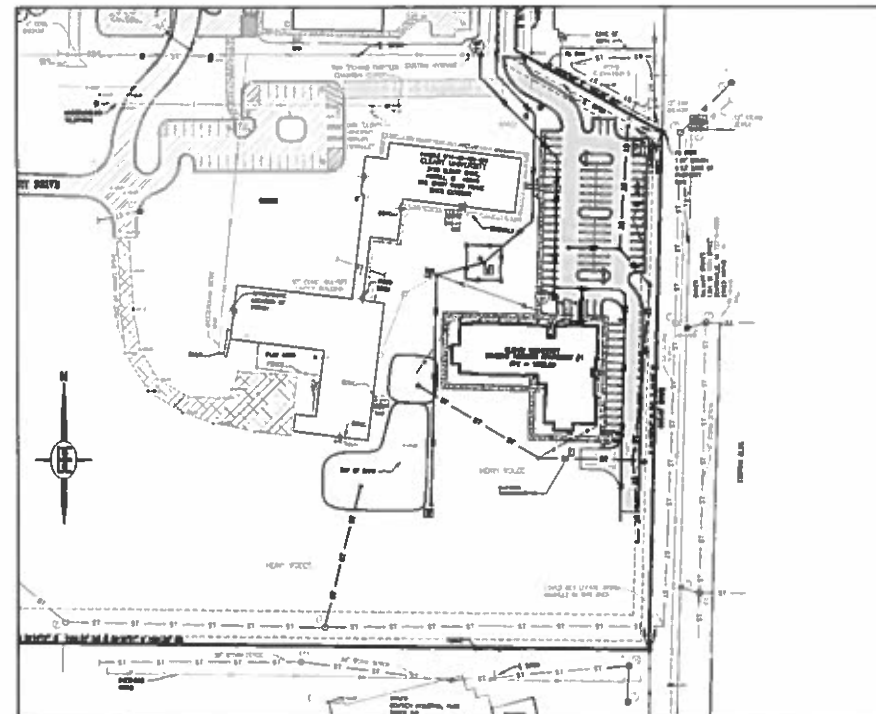
Part of the Southeast 1/4 of Section 5, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Beginning at the South 1/4 Corner of Section 5, thence along the North-South 1/4 line of Section 5 and the East line of Amended Plat of "Grand Oaks Commercial Park", as recorded in Liber 25 of Plats, Pages 40-41, Livingston County Records, N 02°17'10" E, 1094.27 feet (recorded as N 02°18'50" E, 1094.51 feet); thence S 82°34'46" E, 2.26 feet (recorded as S 86°44'03" E, 2.26 feet); thence S 88°40'21" E, 350.12 feet (recorded as S 88°45'00" E, 350.84 feet); thence S 01°15'00" W, 200.00 feet; thence S 88°31'00" E, 243.35 feet; thence N 01°27'35" E, 72.00 feet; thence S 60°51'00" E, 137.35 feet; thence N 29°12'13" E, 522.97 feet (recorded as N 29°09'00" E, 523.23 feet); thence along the Southern Right of Way line of Grand River Avenue (100 foot wide Right of Way), S 60°45'55" E, 215.54 feet (recorded as S 60°51'00" E, 216.00 feet); thence S 20°42'05" W, 133.37 feet (recorded as S 20°49'00" W, 133.34 feet); thence southerly on an arc left, having a length of 77.61 feet, a radius of 230.00 feet, a central angle of 19°19'40", and a long chord which bears S 11°02'04" W, 77.22 feet; thence S 01°22'04" W (recorded as S 01°29'00" W), 358.87 feet; thence S 60°51'00" E, 193.29 feet; thence S 01°32'54" W (recorded as S 01°29' W), 598.48 feet; thence along the South line of Section 5, N 89°16'17" W, 1282.22 feet (recorded as N 89°16'11" W, 1281.80 feet), to the POINT OF BEGINNING, containing 29.60 acres, more or less, and subject to the rights of the public over the existing Grand River Avenue. Also subject to and including the use of Cleary Drive (66 foot wide Right of Way). Also subject to any other assessments or restrictions of record.

CONSTRUCTION NOTES

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

INDEMNIFICATION STATEMENT

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



OVERALL SITE MAP
NO SCALE

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	OVERALL SITE PLAN
3A	SITE PLAN
4	GRADING, DRAINAGE & SOIL EROSION CONTROL PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN
7	LIGHTING PLAN
8	CONSTRUCTION DETAILS
9	WATER MAIN STANDARD DETAILS
10	SANITARY SEWER STANDARD DETAILS
ARCHITECTURAL SHEETS	
A-001	FIRST FLOOR PLAN
A-002	SECOND FLOOR PLAN
A-003	THIRD FLOOR PLAN
A-201	ELEVATIONS
A-202	RENDERINGS

**CLEARY UNIVERSITY
STUDENT HOUSING APARTMENTS**

PREPARED FOR:

UNIVERSITY HOUSING SOLUTIONS, LLC
90 HIDDEN RAVINES DRIVE
POWELL, OH 43065
CONTACT: MR. ALAN PRICE
866.711.7786



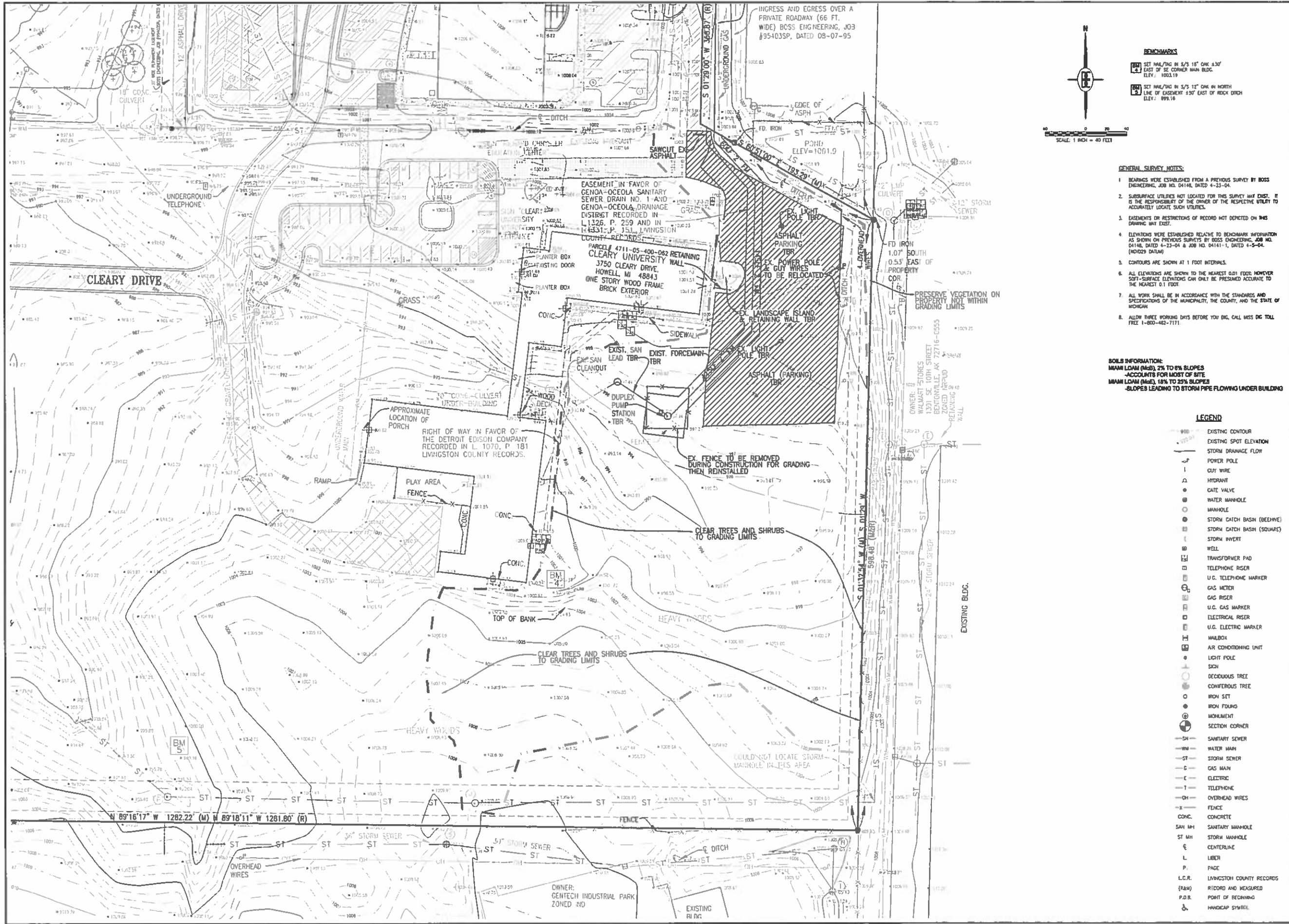
PREPARED BY:

BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
800.246.6735 FAX 517.548.1670



FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

1												
<table border="1"> <tr> <td>NO.</td> <td>BY</td> <td>CHK.</td> <td>REVISION</td> <td>DATE</td> <td>ISSUE DATE: 10/22/14</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	BY	CHK.	REVISION	DATE	ISSUE DATE: 10/22/14						
NO.	BY	CHK.	REVISION	DATE	ISSUE DATE: 10/22/14							



- BENCHMARKS**
- 1. SET NAIL/BAG IN 5/8" 1" OAK 4.50' EAST OF SE CORNER MAIN BLDG. ELEV. 1003.19
 - 2. SET NAIL/BAG IN 5/8" 1" OAK ON NORTH LINE OF EASEMENT 4.50' EAST OF ROCK DITCH. ELEV. 995.16

- GENERAL SURVEY NOTES:**
1. BENCHMARKS WERE ESTABLISHED FROM A PREVIOUS SURVEY BY BOSS ENGINEERING, JOB NO. 04148, DATED 4-23-04.
 2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
 3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
 4. ELEVATIONS WERE ESTABLISHED RELATIVE TO BENCHMARK INFORMATION AS SHOWN ON PREVIOUS SURVEYS BY BOSS ENGINEERING, JOB NO. 04148, DATED 4-23-04 & JOB NO. 04141-1, DATED 4-5-04. (NOX29 DATA)
 5. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
 6. ALL ELEVATIONS ARE SHOWN TO THE NEAREST 0.01 FOOT; HOWEVER, SOFT-SURFACE ELEVATIONS CAN ONLY BE PRESUMED ACCURATE TO THE NEAREST 0.1 FOOT.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
 8. ALLOW THREE WORKING DAYS BEFORE YOU DIG. CALL MISS DG TOLL FREE 1-800-482-7171.

SOILS INFORMATION:
 MAAM LOAM (M&S), 2% TO 6% SLOPES
 -ACCOUNTS FOR MOST OF SITE
 MAAM LOAM (M&S), 18% TO 25% SLOPES
 -SLOPES LEADING TO STORM PIPE FLOWING UNDER BUILDING

LEGEND

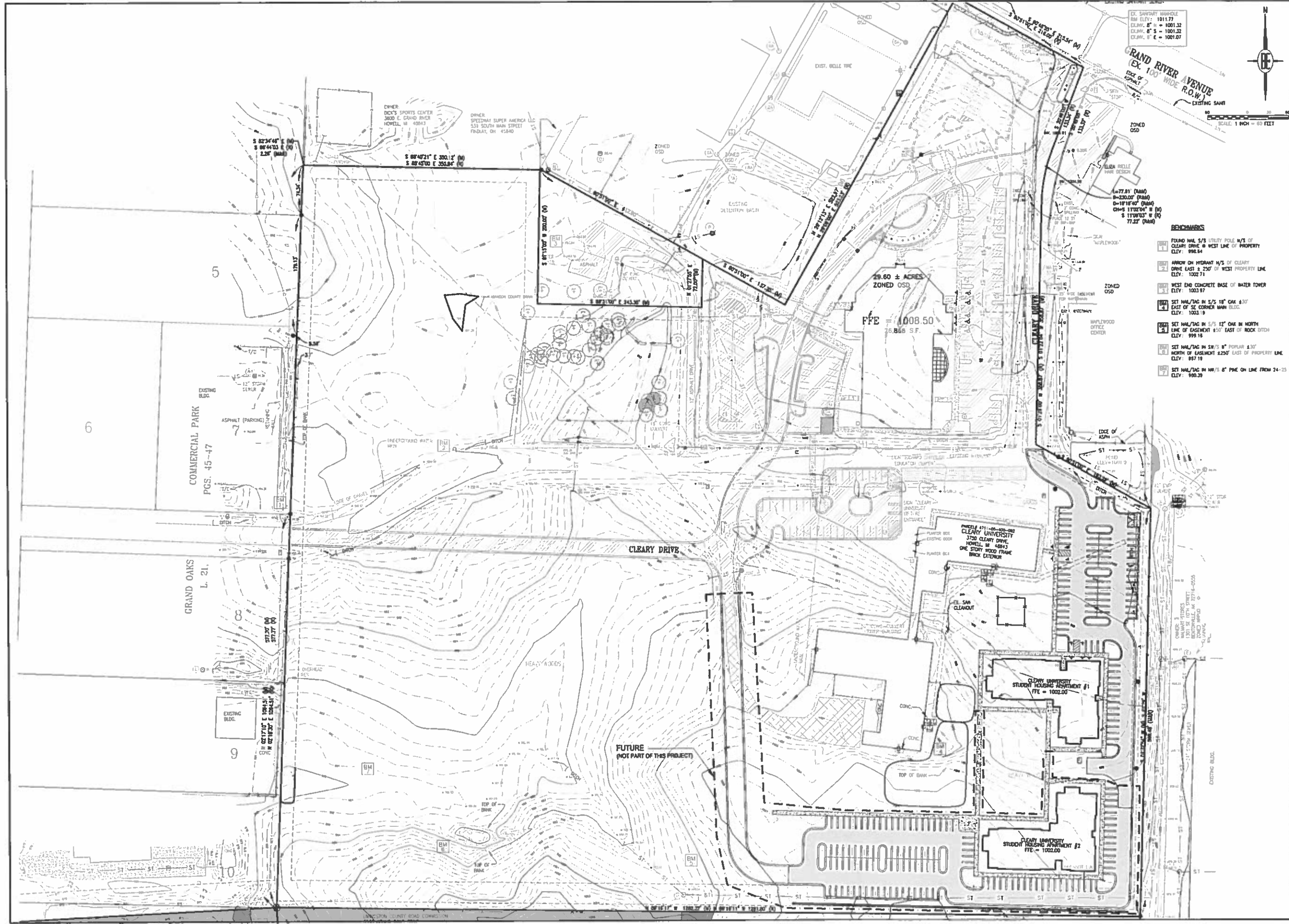
- EXISTING CONTOUR
- - - EXISTING SPOT ELEVATION
- STORM DRAINAGE FLOW
- POWER POLE
- GUY WIRE
- HYDRANT
- GATE VALVE
- WATER MANHOLE
- MANHOLE
- STORM CATCH BASIN (BEEHIVE)
- STORM CATCH BASIN (SQUARE)
- STORM INVERT
- WELL
- TRANSFORMER PAD
- TELEPHONE RISER
- U.G. TELEPHONE MARKER
- GAS METER
- GAS RISER
- U.G. GAS MARKER
- ELECTRICAL RISER
- U.G. ELECTRIC MARKER
- MAILBOX
- AIR CONDITIONING UNIT
- LIGHT POLE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- IRON SET
- IRON FOUND
- MONUMENT
- SECTION CORNER
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- GAS MAIN
- ELECTRIC
- TELEPHONE
- OVERHEAD WIRES
- FENCE
- CONCRETE
- SAN MH
- ST MH
- CENTERLINE
- LIBER
- PAGE
- L.C.R.
- (R&M)
- P.D.B.
- HANDICAP SYMBOL

BOSS ENGINEERING
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX 517.548.1670

CLEARLY UNIVERSITY STUDENT HOUSING APARTMENT

DESIGNED BY: ST
 DRAWN BY: ST
 CHECKED BY:
 SCALE: 1" = 40'
 JOB NO. 14-292
 DATE: 10/2/14
 SHEET NO. 2

EXISTING CONDITIONS & DEMOLITION PLAN



EX. SURVEY MONUMENT
 BM ELEV. = 1011.77
 CLEARLY, 8" S - 1001.32
 CLEARLY, 8" S - 1001.32
 CLEARLY, 8" E - 1001.07

GRAND RIVER AVENUE
 (EX. 100' WIDE R.O.W.)
 EXISTING SAWH
 ZONED OSD

SCALE: 1" = 60' FEET

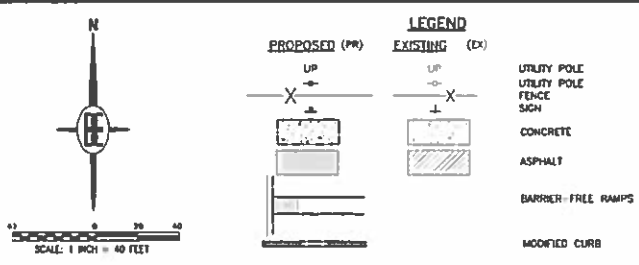
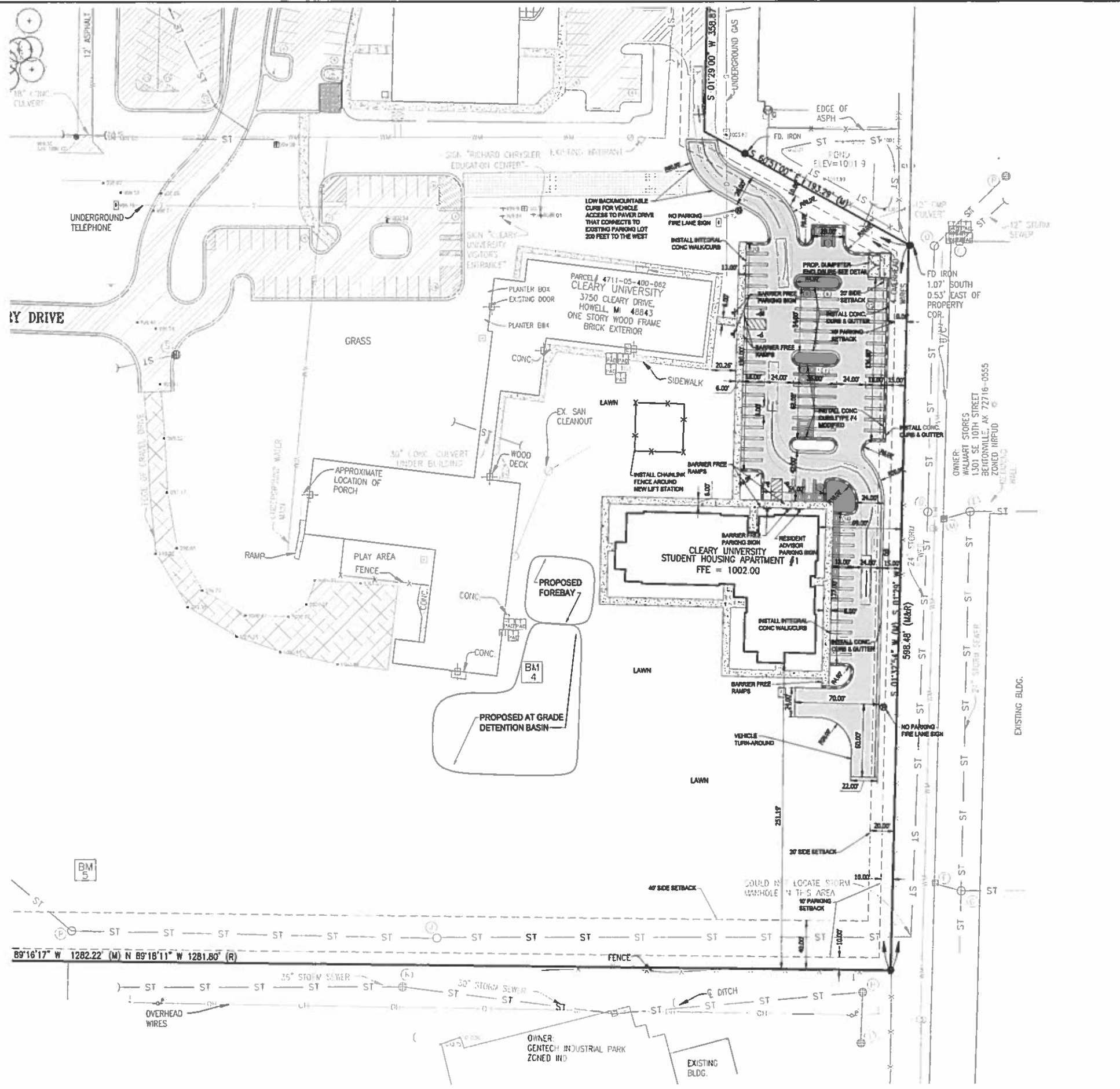
DEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects

3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX 517.548.1670

PROJECT: CLEARLY UNIVERSITY STUDENT HOUSING APARTMENT
PREPARED FOR: UNIVERSITY HOUSING SOLUTIONS, LLC
 90 HIDDEN HAVENS DRIVE
 HOWELL, MI 48843
 (800) 711-7738

OVERALL SITE PLAN

DESIGNED BY:	ST
DRAWN BY:	ST
CHECKED BY:	
SCALE:	1" = 60'
JOB NO.:	14-292
DATE:	10/27/14
SHEET NO.:	3



SITE BUILDING DATA

PARCEL SIZE:	28.80 AC.
EXISTING ZONING:	OFFICE SERVICE DISTRICT
EXISTING USE:	UNIVERSITY BUILDINGS
PROPOSED USE:	UNIVERSITY STUDENT HOUSING APARTMENT
REQUIRED FRONT SETBACK:	70 FT
PROPOSED FRONT SETBACK:	876.31 FT.
REQUIRED SIDE SETBACK:	20 FT
PROPOSED SIDE SETBACK:	88.00 FT.
REQUIRED REAR SETBACK:	40 FT.
PROPOSED REAR SETBACK:	251.18 FT.
PARKING LOT SETBACK:	10.00 FT. (SIDE/REAR)
PROPOSED PARKING SETBACK:	15.00 FT. (SIDE)
MAX. BUILDING HEIGHT:	2.5 STORIES/25 FT
	*80 FT MAX. PROVIDED THE FRONT, SIDE, AND REAR YARDS ARE MORE THAN THE BUILDING HEIGHT (ORDINANCE 11.01.05 (a))
PROPOSED BUILDING HEIGHT:	STUDENT HOUSING APARTMENT 1 3 STORY / 30 FT.
MAX. LOT COVERAGE:	33% BUILDING 80% IMPERVIOUS
PROPOSED BUILDING FOOTPRINT:	STUDENT HOUSING APARTMENT 1: 12,787 S.F.
EXISTING BUILDINGS:	88,318 S.F.
TOTAL:	71,106 S.F. (5.81%)
IMPERVIOUS COVERAGE:	EXISTING IMPERVIOUS: 201,207 S.F.
	PROPOSED IMPERVIOUS: 53,281 S.F.
TOTAL:	254,148 S.F. (18.8%)

PARKING DATA

PARKING REQUIRED:
STUDENT HOUSING APARTMENT 1:

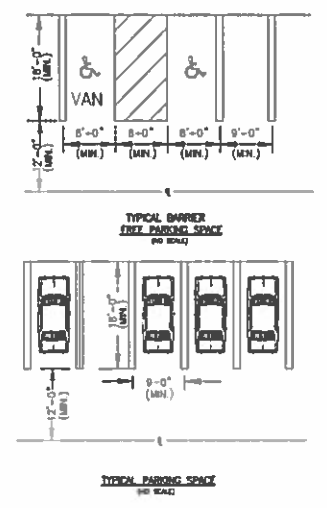
1 SPACE / RESIDENT ADVISOR UNIT → 1 RA UNIT X 1 SPACE = 1 SPACE
2 SPACES / 4 BED RESIDENT UNIT → 8 4-RESIDENT UNITS X 2 SPACES = 16 SPACES
3 SPACES / 6 BED RESIDENT UNIT → 2 6-RESIDENT UNITS X 3 SPACES = 6 SPACES
43 SPACES REQUIRED (INCLUDING 2 BARRIER FREE SPACES)

UNIVERSITY CLASSROOMS: 60 STUDENTS + 10 STAFF = 70 SPACES

TOTAL PARKING REQUIRED: 70 + 43 = 113 SPACES (5 BARRIER-FREE SPACES REQUIRED)

TOTAL PARKING PROVIDED: 63 SPACES (INCLUDES 4 BARRIER-FREE PARKING SPACES)
36 SPACES EXISTING (INCLUDES 2 BARRIER-FREE SPACES)
121 SPACES PROVIDED (INCLUDING 6 BARRIER-FREE SPACES)

- GENERAL NOTES**
- ALL OUTDOOR LIGHTS SHALL BE SHIELDED TO REDUCE GLARE AND SHALL BE ARRANGED TO NOT INTERFERE WITH THE VISION OF PERSONS ON ADJACENT ROADWAYS OR ADJACENT PROPERTY.
 - ALL SIGNS SHALL MEET LOCAL MUNICIPALITY ORDINANCE REQUIREMENTS.
 - ACCESS ROADS TO SITE SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION. ACCESS ROADS SHALL BE CONSTRUCTED TO BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS OF 75,000 POUNDS.

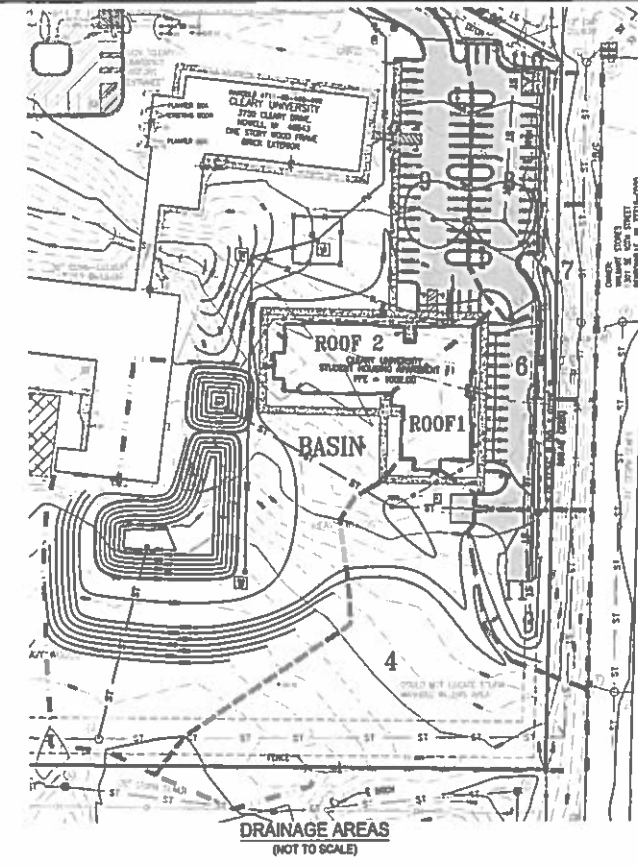
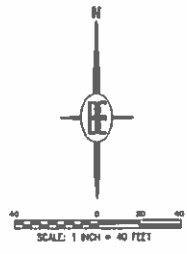
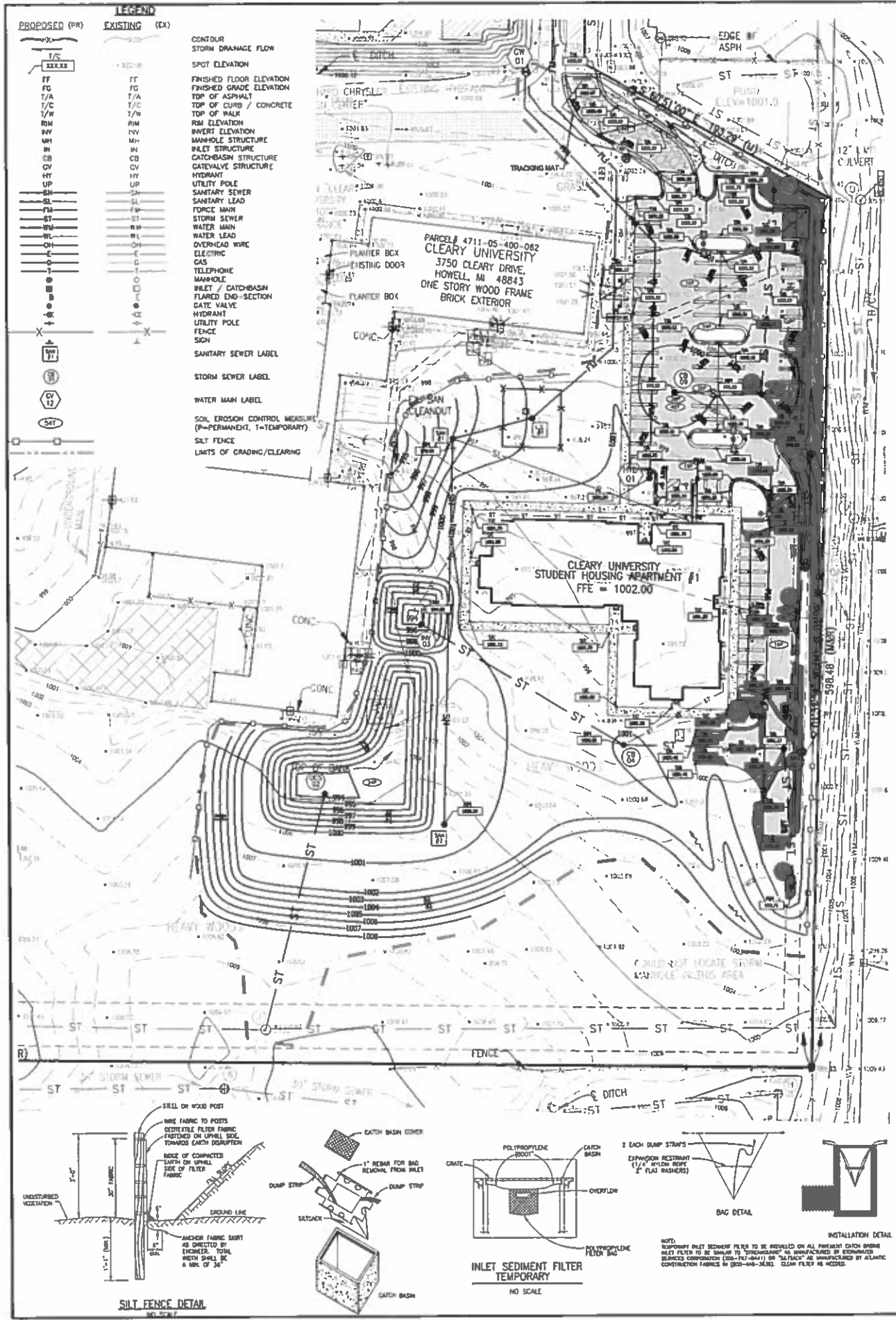


BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.546.1670

CLEARY UNIVERSITY STUDENT HOUSING APARTMENT
UNIVERSITY HOUSING SOLUTIONS, LLC
90 HOBBS PARKS DRIVE
POWELL, OH 43065
(614) 711-7738

SITE PLAN

PROJECT:	CLEARY UNIVERSITY STUDENT HOUSING APARTMENT
PROPOSED FOR:	UNIVERSITY HOUSING SOLUTIONS, LLC
DATE:	10/2/14
DESIGNED BY:	ST
DRAWN BY:	ST
CHECKED BY:	
SCALE:	1" = 40'
JOB NO.:	14-292
DATE:	10/2/14
SHEET NO.:	3A



STORM WATER INFRASTRUCTURE
 EXISTING CONDITIONS:
 ENTIRE TRIBUTARY AREA BEING CAPTURED INTO PROPOSED DETENTION BASIN AS WELL AS ADDITIONAL ROOF AND LAWN DRAINAGE JUST EAST OF THE CHRYSLER BUILDING DRAINS INTO THE 30" CONCRETE CULVERT THAT FLOWS UNDER THE CENTER OF THE CHRYSLER BUILDING. IT THEN CONTINUES VIA SWALE TO ANOTHER CULVERT UNDER AN ACCESS ROAD THAT DRAINS INTO A COUNTY DRAIN TO THE SOUTH OF THE EXISTING CLEARY DRIVE. STORM WATER FROM THE WALMART SITE TO THE EAST AND THE INDUSTRIAL PARK TO THE SOUTH OUTLET INTO STORM SYSTEMS THAT CONVEY WATER TO A POINT APPROXIMATELY 400 FEET TO THE WEST OF THE PROPOSED BASIN.

PROPOSED CONDITIONS:
 MINIMAL DRAINAGE FROM THE ROOF OF THE EXISTING CHRYSLER BUILDING AND SOME LAWN SPACE AROUND THE EXISTING SANITARY LIFT STATION WILL CONTINUE TO DRAIN THROUGH THE 30" CONCRETE CULVERT UNDER THE CHRYSLER BUILDING. THE REMAINING PART OF THE DEVELOPED SITE WILL BE DIRECTED INTO THE DETENTION BASIN THROUGH THE USE OF SWALES AND STORM CATCH BASINS. THE OUTLET IN THE DETENTION BASIN WILL BE CONTROLLED TO MEET TOWNSHIP AND LDC STANDARDS. THE OUTLET WILL FLOW SOUTH AND BE TIED INTO THE EXISTING STORM OUTLET SYSTEM FROM THE WALMART PROPERTY. THIS GREATLY REDUCES THE AREA TRIBUTARY TO THE 30" CONCRETE PIPE THAT FLOWS UNDER THE CHRYSLER BUILDING.

CONSTRUCTION SEQUENCE
 THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EROSION IS MINIMIZED AND THAT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES IS MAINTAINED THROUGHOUT EXECUTION OF THE PROJECT.

1 DAY: 1. INSTALL SILT FENCE AS SHOWN ON PLANS.
 14 DAYS: 2. TREE AND SHRUB CLEARING.
 7 DAYS: 3. SITE DEMO.
 14 DAYS: 4. ROUGH GRADE AND INSTALL STORM DRAINAGE.
 1 DAY: 5. INSTALL INLET PROTECTION ON STORM INLETS.
 180 DAY: 6. START BLDG. CONSTRUCTION.
 14 DAYS: 7. INSTALL PAVEMENT, CURB & GUTTER, AND SIDEWALK.
 4 DAYS: 8. FINE GRADE AROUND BUILDING, STRAIGHT TOPSOIL, SEED OR SOO AS APPLICABLE.
 1 DAY: 9. REMOVE ALL EROSION CONTROL STRUCTURES.
 1 DAY: 10. REMOVE ACCUMULATED SILT FROM ALL EXISTING DRAINAGE.

CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE

ACTIVITY	WEEKLY	MONTHLY	AS REQUIRED
MAINTAIN LANDSCAPING, REPLACE MULCH	X	X	X
CLEAN INLETS		X	X
COLLECT LITTER	X	X	X
SWEEP PARKING LOT		X	X

CONTROLS & MEASURES NARRATIVE

ACTIVITY	DESCRIPTION
MAINTAIN LANDSCAPING, REPLACE MULCH	COLLECT GRASS, TREE, AND SHRUB CLIPPINGS. DISPOSE IN APPROVED CONTAINER. REPLACE DEAD SOO, TREES AND SHRUBS.
CLEAN INLETS	REMOVE LITTER, SEDIMENT, AND DEBRIS. DISPOSE OF IN APPROVED LANDFILL.
COLLECT LITTER	DISPOSE OF WITH INLET DEBRIS.
SWEEP PARKING LOT	REMOVE MUD, OIL, GREASE AND OR WITH PERIODIC SWEEPING.
DUST CONTROL	SPRINKLE WATER AS NEEDED.

SOIL EROSION CONTROL MEASURES

NO.	DESCRIPTION	CONSTRUCTION SEQUENCE
1	1. SLOPE PROTECTION	ROOF AND EXISTING LAWN ARE TO BE PROTECTED BY SOD OR TURF. SOD MUST BE REPAIRED AS REQUIRED.
6	6. SLOPE PROTECTION	PROTECT SLOPES OF EXISTING ROOF SLOPES FOR REMOVAL OF EXISTING ROOF. SLOPES MUST BE PROTECTED BY SOD OR TURF.
14	14. SLOPE PROTECTION	PROTECT SLOPES OF EXISTING ROOF SLOPES FOR REMOVAL OF EXISTING ROOF. SLOPES MUST BE PROTECTED BY SOD OR TURF.
15	15. SLOPE PROTECTION	PROTECT SLOPES OF EXISTING ROOF SLOPES FOR REMOVAL OF EXISTING ROOF. SLOPES MUST BE PROTECTED BY SOD OR TURF.
16	16. SLOPE PROTECTION	PROTECT SLOPES OF EXISTING ROOF SLOPES FOR REMOVAL OF EXISTING ROOF. SLOPES MUST BE PROTECTED BY SOD OR TURF.
34	34. SLOPE PROTECTION	PROTECT SLOPES OF EXISTING ROOF SLOPES FOR REMOVAL OF EXISTING ROOF. SLOPES MUST BE PROTECTED BY SOD OR TURF.
35	35. SLOPE PROTECTION	PROTECT SLOPES OF EXISTING ROOF SLOPES FOR REMOVAL OF EXISTING ROOF. SLOPES MUST BE PROTECTED BY SOD OR TURF.
36	36. SLOPE PROTECTION	PROTECT SLOPES OF EXISTING ROOF SLOPES FOR REMOVAL OF EXISTING ROOF. SLOPES MUST BE PROTECTED BY SOD OR TURF.
40	40. SLOPE PROTECTION	PROTECT SLOPES OF EXISTING ROOF SLOPES FOR REMOVAL OF EXISTING ROOF. SLOPES MUST BE PROTECTED BY SOD OR TURF.
51	51. SLOPE PROTECTION	PROTECT SLOPES OF EXISTING ROOF SLOPES FOR REMOVAL OF EXISTING ROOF. SLOPES MUST BE PROTECTED BY SOD OR TURF.
54	54. SLOPE PROTECTION	PROTECT SLOPES OF EXISTING ROOF SLOPES FOR REMOVAL OF EXISTING ROOF. SLOPES MUST BE PROTECTED BY SOD OR TURF.

DRAINAGE AREAS

AREA	AREA (FT ²)	AREA (AC)	PERVIOUS	IMPERVIOUS	COMPOSITE
AREA 1	1000.00	7.27	0.10	0.90	0.70
AREA 2	2000.00	14.54	0.10	0.90	0.70
AREA 3	3000.00	21.82	0.10	0.90	0.70
AREA 4	4000.00	29.09	0.10	0.90	0.70
AREA 5	5000.00	36.36	0.10	0.90	0.70
AREA 6	6000.00	43.64	0.10	0.90	0.70
AREA 7	7000.00	50.91	0.10	0.90	0.70
AREA 8	8000.00	58.18	0.10	0.90	0.70
AREA 9	9000.00	65.45	0.10	0.90	0.70
AREA 10	10000.00	72.73	0.10	0.90	0.70

STORM WATER VOLUMES

P = PERMANENT T = TEMPORARY

DESIGN FLOW: 100 YEAR FLOOD

DESIGN FLOW: 10 YEAR FLOOD

DESIGN FLOW: 2 YEAR FLOOD

DESIGN FLOW: 1 YEAR FLOOD

DESIGN FLOW: 0.5 YEAR FLOOD

DESIGN FLOW: 0.2 YEAR FLOOD

DESIGN FLOW: 0.1 YEAR FLOOD

DESIGN FLOW: 0.05 YEAR FLOOD

DESIGN FLOW: 0.02 YEAR FLOOD

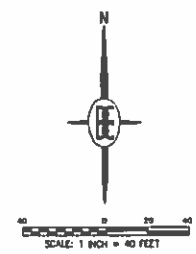
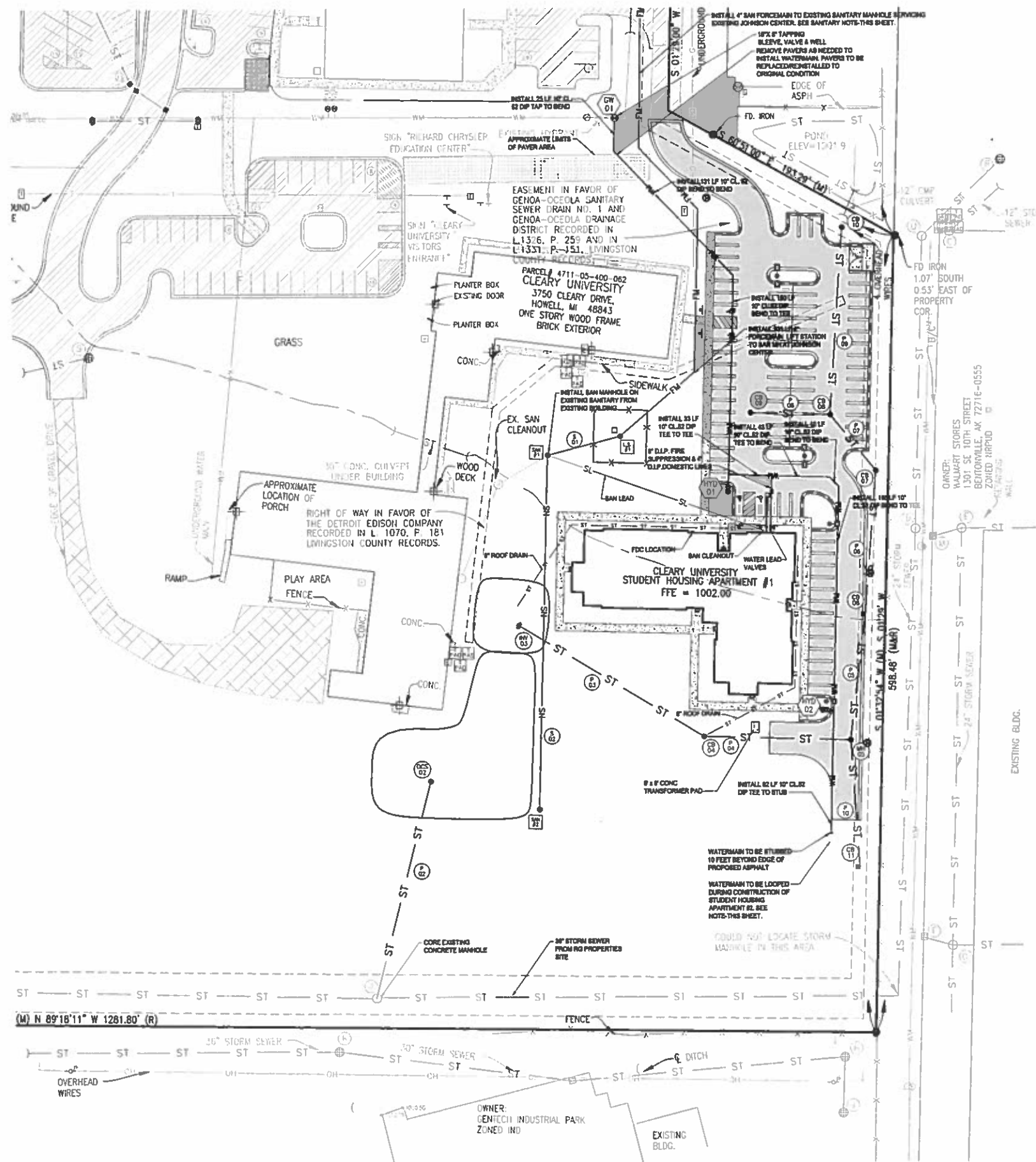
DESIGN FLOW: 0.01 YEAR FLOOD

DEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI, 48843
 800.246.6735 FAX 517.546.1670

CLEARY UNIVERSITY STUDENT HOUSING APARTMENT
 UNIVERSITY HOUSING SOLUTIONS, LLC
 90 HIDDEN RAVINES DRIVE
 HOWELL, MI 48843
 (810) 771-7776

GRADING, DRAINAGE & SOIL EROSION CONTROL PLAN

DESIGNED BY: ST
 DRAWN BY: ST
 CHECKED BY:
 SCALE: 1" = 40'
 JOB NO. 14-292
 DATE: 10/2/14
 SHEET NO. 4



STORM PIPE INVENTORY			
P 02	Diameter (in) 12 Length (ft) 167 Slope 0.32% Type C-76 CL IV RCP	P 03	Diameter (in) 21 Length (ft) 161 Slope 0.24% Type C-76 CL IV RCP
P 04	Diameter (in) 21 Length (ft) 111 Slope 0.20% Type C-76 CL IV RCP	P 05	Diameter (in) 21 Length (ft) 95 Slope 0.20% Type C-76 CL IV RCP
P 06	Diameter (in) 18 Length (ft) 108 Slope 0.20% Type C-76 CL IV RCP	P 07	Diameter (in) 18 Length (ft) 54 Slope 0.20% Type C-76 CL IV RCP
P 08	Diameter (in) 12 Length (ft) 80 Slope 0.32% Type C-76 CL IV RCP	P 09	Diameter (in) 12 Length (ft) 142 Slope 1.00% Type C-76 CL IV RCP
P 10	Diameter (in) 12 Length (ft) 95 Slope 1.00% Type C-76 CL IV RCP		
SANITARY PIPE INVENTORY			
S 01	Diameter (in) 8 Length (ft) 57 Slope 0.40% TYPE PVC SDR 26	S 02	Diameter (in) 8 Length (ft) 266 Slope 0.40% TYPE PVC SDR 26

SANITARY NOTE
 EXISTING SANITARY LIFT STATION TO BE REPLACED. NEW LIFT STATION TO SERVICE STUDENT APARTMENTS AND EXISTING CLASSROOM BUILDING. FORCE MAIN TO TIE INTO EXISTING GRAVITY SYSTEM EAST OF THE EXISTING JOHNSON CENTER. FLOW ANALYSIS TO BE PERFORMED AND SUPPLIED AT LATER DATE DURING CONSTRUCTION PLAN REVIEW.

NOTE:
 WATER MAIN IS TO BE LOOPED DURING FUTURE CONSTRUCTION OF STUDENT HOUSING APARTMENT #2. WATER MAIN TO CONTINUE WEST AND NORTH AND TIE INTO EXISTING WATER SYSTEM NORTHWEST OF EXISTING CHRYSLER BUILDING.

PROPOSED (PR)	EXISTING (EX)	LEGEND
---+---	---	CONTOUR
---	---	STORM DRAINAGE FLOW
---	---	SPOT ELEVATION
---	---	FINISHED FLOOR ELEVATION
---	---	FINISHED GRADE ELEVATION
---	---	TOP OF ASPHALT
---	---	TOP OF CURB / CONCRETE
---	---	TOP OF WALK
---	---	FLOW LINE
---	---	TOP OF PIPE
---	---	BOTTOM OF PIPE
---	---	RW ELEVATION
---	---	INVERT ELEVATION
---	---	MANHOLE STRUCTURE
---	---	INLET STRUCTURE
---	---	CATCH-BASH STRUCTURE
---	---	REARBOARD STRUCTURE
---	---	END-SECTION
---	---	GATEVALVE STRUCTURE
---	---	HYDRANT
---	---	UTILITY POLE
---	---	SANITARY SEWER
---	---	SANITARY LEAD
---	---	FORCE MAIN
---	---	PRESSURE SEWER
---	---	STORM SEWER
---	---	WATER MAIN
---	---	WATER LEAD
---	---	FIBER OPTIC
---	---	OVERHEAD WIRE
---	---	CABLE
---	---	ELECTRIC
---	---	GAS
---	---	TELEPHONE
---	---	MANHOLE
---	---	INLET / CATCH-BASH
---	---	FLARED END-SECTION
---	---	GATE VALVE
---	---	HYDRANT
---	---	UTILITY POLE
---	---	FENCE
---	---	NOT FIELD VERIFIED
---	---	TO BE REMOVED
---	---	COMPACTED SAND BACKFILL
---	---	SANITARY SEWER LABEL
---	---	STORM SEWER LABEL
---	---	WATER MAIN LABEL
---	---	SOIL EROSION CONTROL MEASURE

DEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI 48843
 800.246.6735 FAX 517.548.1670

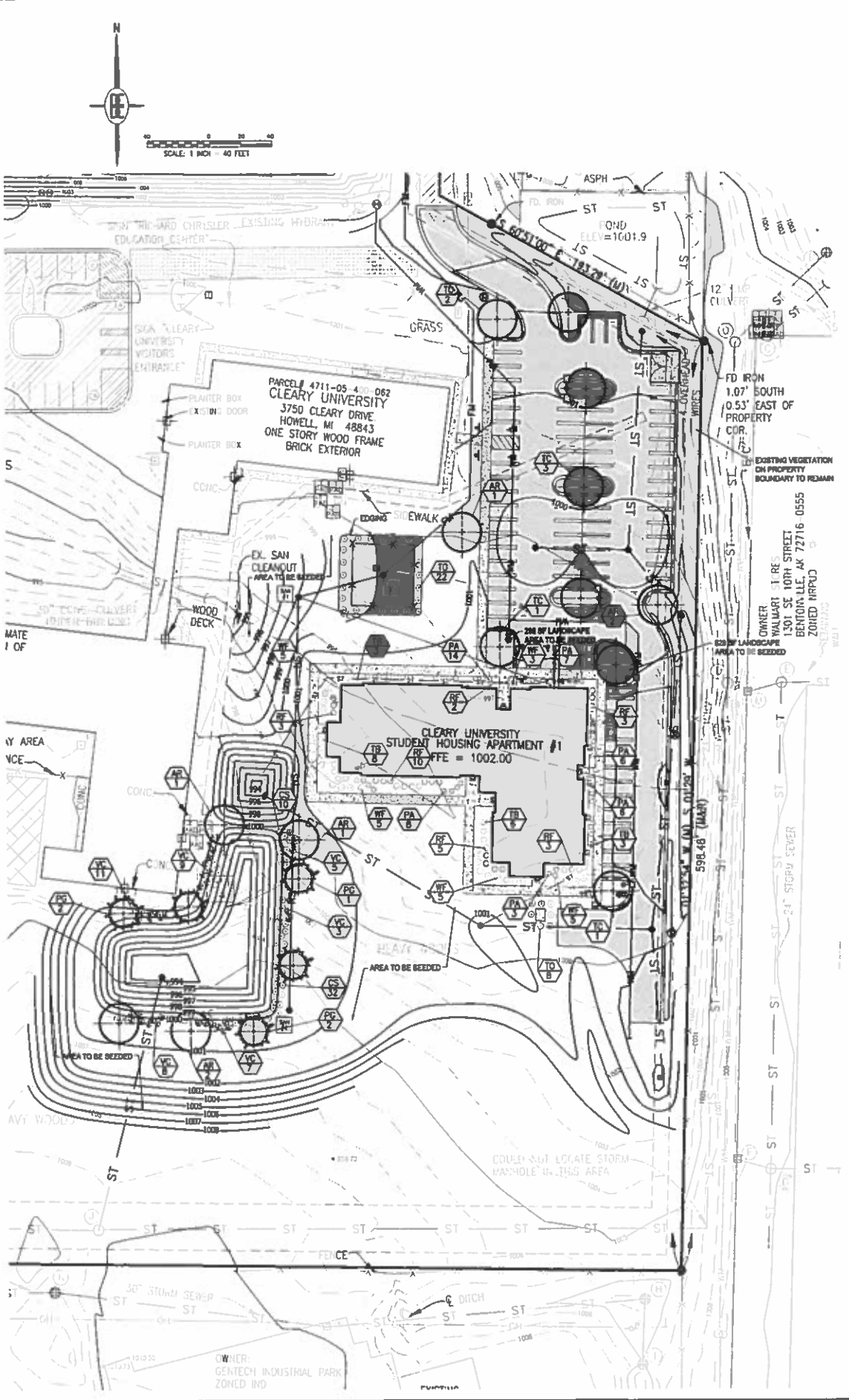
PROJECT: **CLEARY UNIVERSITY STUDENT HOUSING APARTMENT**
 PREPARED FOR: **UNIVERSITY HOUSING SOLUTIONS, LLC**
 93 HIDDEN BLAVES DRIVE
 HOWELL, MI 48843
 (866) 711-7788

TITLE	DATE
1. SITE PREP/CONSTRUCTION REVIEW	10/2/14
NO. 01	

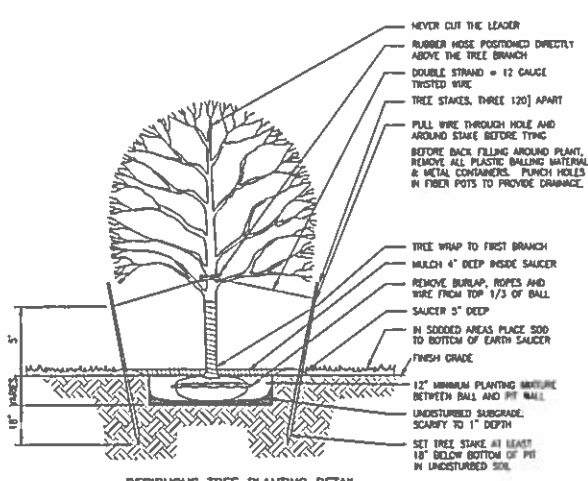
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 SCALE: 1" = 40'
 JOB NO. 14-292
 DATE: 10/2/14
 SHEET NO. 5

GENERAL LANDSCAPE NOTES:

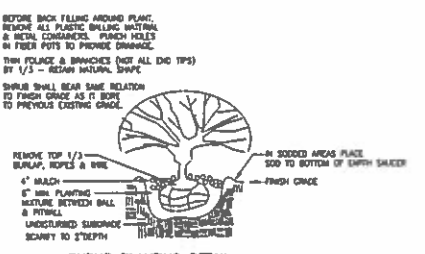
- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY AND SHALL BE NURSERY GROWN. ALL SIZES AND MEASUREMENTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIAL SHALL BE OF SELECTED SPECIMEN QUALITY AND HAVE A NORMAL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



EVERGREEN TREE PLANTING DETAIL (NO SCALE)



DECIDUOUS TREE PLANTING DETAIL (NO SCALE)



SHRUB PLANTING DETAIL (NO SCALE)

LANDSCAPE REQUIREMENTS

- PARKING LOT**
REQUIRED: 88 SPACES (1 TREE AND 100SF LAND AREA /10 SPACES)
PROPOSED: 8 TREES AND 880 SF
- DETENTION BASIN**
REQUIRED: 385 LF PERIMETER/SON = 8 TREES AND 80 SHRUBS
PROPOSED: 8 TREES AND 80 SHRUBS

LANDSCAPE LEGEND

- DECIDUOUS TREES - MIN. 2 1/2" CAL. (REPLACEMENT TREES TO BE MIN. 5" CAL.)
RED MAPLES, SUGAR MAPLES, RED OAKS, WHITE OAKS, PIN OAKS,
LITTLE LEAF LINDEN, GINKGO, HONEYLOCUST, RIVER BIRCH
- EVERGREEN TREES - MIN. 8 FT. HT. (REPLACEMENT TREES TO BE MIN. 10 FT. HT.)
WHITE PINE, GREEN SPRUCE, BLUE SPRUCE, DOUGLAS FIR
- DECIDUOUS SHRUBS - MIN. 24" HT.
LILAC, VIBURNUM, FORSYTHIA, REDTIDING DOGWOOD, BAYBERRY, ROSE, HYDRANGEA
- EVERGREEN SHRUBS - MIN. 24" HT.
DENSE YEW, BOXWOODS, DWARF MUGO PINES, JUMPERS, MOUNTAIN LAURAL

PLANT LIST

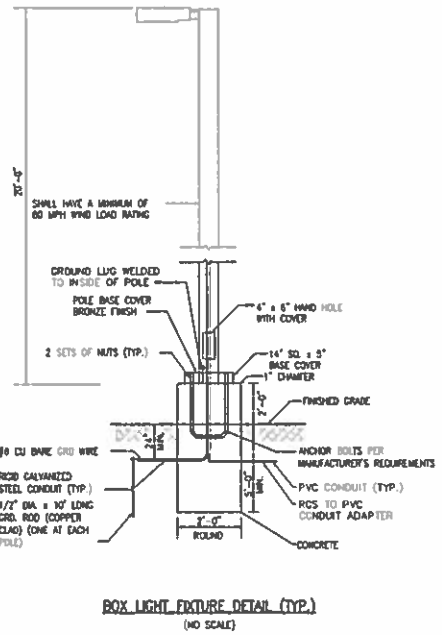
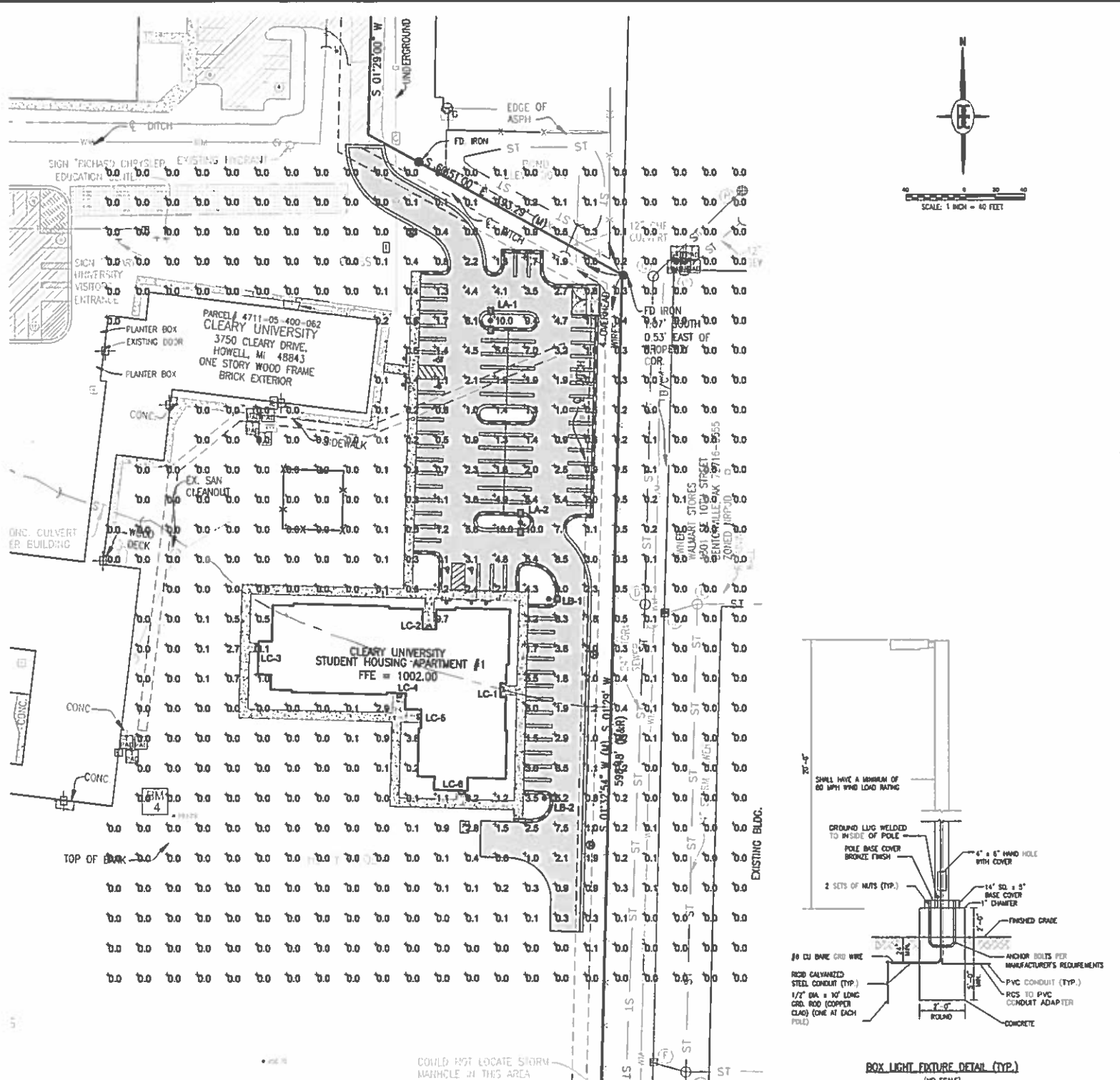
KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
TREES	7	Acer rubrum 'Red Sunset'	Red Sunset Maple	2 1/2" cal.	B-B
	7	Tilia cordata 'Greenspire'	Greenspire Linden	2 1/2" cal.	B-B
	5	Picea glauca	White Spruce	6'-8' ht.	B-B
SHRUBS	30	Thuja occidentalis 'Tectny'	Mission Arborvitae	min. 36" ht.	B-B
	42	Cornus sericea	Redosier Dogwood	24"-36" ht.	B-B
	43	Viburnum carlesii 'Compactum'	Comp. Kousa Spice Vib.	24"-36" ht.	B-B
	23	Weigela florida 'Variegata Nano'	Variegata Dwarf Weigela	24"-36" ht.	B-B
	20	Thuja occidentalis 'Bobazam'	Mr. Bowling Ball Arborvitae	24"-36" ht.	B-B
	28	Rhamnus frangula	Fine Line Buckthorn	min. 36" ht.	B-B
44	Penstemon alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1'-2' ht.	B-B	

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HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

CLEARY UNIVERSITY STUDENT HOUSING APARTMENT
UNIVERSITY HOUSING SOLUTIONS, LLC
90 HARBOR BLVD., SUITE 200
HOWELL, MI 48843
(616) 711-7788

PROJECT: 14-292
PREPARED FOR: UNIVERSITY HOUSING SOLUTIONS, LLC
DATE: 10/2/14

DESIGNED BY: KB
DRAWN BY: ST
CHECKED BY:
SCALE: 1" = 40'
JOB NO. 14-292
DATE: 10/2/14
SHEET NO. 6



LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

KSF2

NETL PULSE 20-4000
800 PULSE WIDTH, 20-4000
90° OF BEAMING

Item	Description	Material	Quantity	Unit	Notes
1	KSF2 4000 RA	4000 RA	2	EA	
2	KSF2 4000 R2	4000 R2	2	EA	
3	ESW-WP111A	150W 8017	8	EA	

KSF2 Arm-Mounted Rectilinear Cutoff Lighting

LITHONIA LIGHTING

ESW-WP111
ARCHITECTURAL HALF-MOON, FULL CUTOFF WALL PACK

PRODUCT SPECIFICATIONS

CONSTRUCTION

LUMENS & BALLASTS

POLE SPECIFICATIONS

INSTALLATION

OPERATIONAL INFORMATION

Model	Power	Ballast	Beam Spread	Mounting Height
ESW-WP111A	150W	8017	150°	12'-0"
ESW-WP111B	150W	8017	150°	12'-0"

SITE LIGHTING SUMMARY

LIGHTING LEVELS ARE SHOWN IN FOOT-CANDLES AT 5' ABOVE GRADE

MAX. LIGHT LEVEL AT THE PROPERTY LINE: 0.50 FC.
MIN. LIGHT LEVEL AT THE PROPERTY LINE: 0.00 FC.

GENERAL LIGHTING NOTES

- THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
- ALL POLES ARE TO BE MOUNTED ON CONCRETE PEDESTALS 2' ABOVE GRADE IN PARKING LOTS AS SHOWN IN DETAIL.
- ALL POLES LOCATED OUTSIDE OF THE PARKING AREA SHALL BE LOCATED 5' FROM BACK OF CURB OR EDGE OF SIDEWALKS.
- SHOP DRAWINGS FOR THE ELECTRICAL WIRING OF THE POLES NEED TO BE SUBMITTED TO THE ENGINEER FOR COORDINATION OF UNDERGROUND CONDUIT AND APPROVAL OF LAYOUT.

LEGEND

PROPOSED (PR) EXISTING (EX)

- MANHOLE INLET / CATCHBASIN
- FLARED END-SECTION
- GATE VALVE
- HYDRANT
- UTILITY POLE
- FENCE
- SIGN
- DOUBLE FEATURE LIGHT POLE
- SINGLE FEATURE LIGHT POLE
- WALL MOUNTED LIGHT FEATURE
- GROUND LIGHT FEATURE
- FOOT CANDLES ON SITE
- FOOT CANDLES OFF SITE

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	DESCRIPTION	CATALOG NUMBER	LAMP	FILE	LUMENS	LLF	POLE DESCRIPTION	POLE HEIGHT	BASE HEIGHT	TOTAL HEIGHT
LA	LA	2	LITHONIA SPECIFICATION AREA LUMINAIRE, 4000 METAL HALIDE, 84 WIDE REFLECTOR, FULL CUTOFF	KSF2 4000 RA	400 WATT CLEAR E208 PLASE START METAL HALIDE	KSF2 4000 RA.R2	38,000	.72	SSA-20-4G-725-DM28-008	27'	7'	27'
LB	LB	2	LITHONIA SPECIFICATION AREA LUMINAIRE, 4000 METAL HALIDE, 84 WIDE REFLECTOR, FULL CUTOFF	KSF2 4000 R2	400 WATT CLEAR E208 PLASE START METAL HALIDE	KSF2 4000 R2.R2	38,000	.72	SSA-20-4G-725-DM19-008	27'	7'	27'
LC	LC	8	ESW-WP111A ARCHITECTURAL HALF-MOON, FULL CUTOFF WALL PACK	ESW-WP111A P20M 150W W1	150 WATT 8017 TYPE LAMP'S PLASE START METAL HALIDE		14,000	.72	WALL MOUNTED	12'	0'	12'

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

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Engineers Surveyors Planners Landscape Architects

CLEARY UNIVERSITY STUDENT HOUSING APARTMENT

UNIVERSITY HOUSING SOLUTIONS, LLC

50 HADLEY BLVD. SUITE 200
HOWELL, MI 48843
(810) 711-7788

3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
800.246.6735 FAX 517.548.1670

LIGHTING PLAN

DESIGNED BY: TD
DRAWN BY: TD
CHECKED BY: TD
SCALE: 1" = 40'
JOB NO. 14-292
DATE: 10/2/14
SHEET NO. 7

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

1. NOTIFY LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO START OF GRADE WORK.
2. IN ACCORDANCE WITH PUBLIC ACT NO. 53, OF 1974 THE PERMIT HOLDER SHALL CALL MISS DIG FOR STAKING AND LOCATING OF UTILITIES, AT LEAST 72 HOURS IN ADVANCE OF THE START OF ANY WORK.

PERMITTING STANDARDS

3. (IMPORTANT NOTICE) RETENTION/DETENTION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. INGRESS/EGRESS MUST HAVE LARGE CRUSHED ROCK TO REDUCE THE TRACKING OF SOIL ONTO THE PUBLIC TRAFFIC AREAS. SEE DETAIL ITEMS BELOW.
4. 36" M.D.O.T SPECIFICATION TYPE SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED AND MAINTAINED ALONG PERIMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.

5. ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION.
6. PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DIAPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 100' LINEAL FEET.

RETENTION PONDS

7. RETENTION/DETENTION/SEDIMENTATION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION.
8. DETENTION POND OUTLETS SHALL BE OF THE STANDPIPE AND STONE FILTER SYSTEM, WITH TRASH SCREEN. OUTLET FLOW SHALL NOT EXCEED 0.20 CUBIC FEET OF WATER PER SECOND/PER ACRE. POND DIKS SHALL HAVE A MINIMUM OF ONE (1) FOOT OF FREEBOARD. AN EMERGENCY SPILLWAY SHALL BE CONSTRUCTED WITHIN THE FREEBOARD LEVEL.
9. THE EMERGENCY SPILLWAY FROM THE DETENTION POND SHALL BE SLOTTED AND PEGGED, OR RIP RAPPED, 15 FEET PAST THE TOE OF THE SLOPE OF THE BERM.
10. DIKS AND BERMS SHALL BE FREE OF ALL ORGANIC MATTER.

11. RETENTION/DETENTION PONDS SHALL BE FENCED WITH A 4" CHAIN LINK FENCE, INCLUDING A 12' ACCESS GATE FOR MAINTENANCE UNLESS MINIMUM 5 FT. HORIZONTAL TO 1 FT. VERTICAL SIDE SLOPES ARE PROVIDED. THE FENCE SHALL BE INSTALLED AT THE OUTER PORTION OF THE BERM, TO ALLOW FOR MAINTENANCE WORK TO BE DONE INSIDE THE FENCE.
12. ALL UNIMPROVED DISTURBED AREAS SHALL BE STRIPPED OF TOPSOIL WHICH WILL BE STORED ONSITE DURING THE EXCAVATING STAGE. TOPSOIL PILES SHALL BE SEEDED AND MULCHED, OR MATTED WITH STRAW IN THE NON-GROWING SEASON, IMMEDIATELY AFTER THE STRIPPING PROCESS IS COMPLETED, TO PREVENT WIND AND WATER EROSION.

13. SOIL EROSION CONTROLS SHALL BE MONITORED DAILY BY THE ON-SITE ENGINEER OR CONTRACTOR, WHICHEVER CASE APPLIES.
14. ON SITE DITCHES SHALL BE OF THE FLAT BOTTOM TYPE MINIMUM WIDTH OF 2' WITH A MINIMUM OF 3 HORIZONTAL TO 1 VERTICAL SIDE SLOPES, 3:1.
15. DITCHES WITH STEEP SLOPES WILL NEED FLOW CHECKS TO PREVENT SCOURING OF THE DITCH BOTTOM. THESE SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR INSPECTOR.
16. SLOPES IN EXCESS OF 3 HORIZONTAL TO 1 VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL, TERRACING, OR OTHER PRIOR APPROVED DEVICE.

SLOPES AND DITCHES

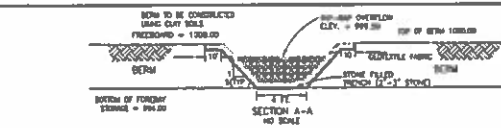
17. ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BLOCK, SHALL BE PLASTERED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOIL MOVEMENT, AROUND THE STRUCTURE.
18. STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BALE BARRIER AND STONE FILTER INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER, A BURLAP AND PEA STONE FILTER MAY BE USED. THREE LAYERS OF BURLAP FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. IN DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE MINIMUM OF 1 FT. OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.
19. BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.
20. COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE BAFFLED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 12" DIAMETER CODE SIZE.
21. ALL STORM DRAIN OUTLETS 15" IN DIAMETER OR LARGER SHALL HAVE ANNUAL GUARDS INSTALLED TO PREVENT ENTRANCE TO THE SYSTEM.
22. ALL STORM DRAINAGE PIPE 30" IN DIAMETER OR LARGER SHALL BE POINTED, AT THE JOINTS ON THE INSIDE WITH MORTAR, AFTER BACKFILLING.
23. ALL STORM DRAIN OUTLETS THAT DO NOT EMPTY INTO THE RETENTION/DETENTION POND SHALL HAVE A TEMPORARY 5'X10'X3' SUMP INSTALLED AT THE TERMINATION OF THE STORM SEWER. UPON COMPLETION OF THE STABILIZATION WORK THE SUMP AREA SHALL BE FILLED AND RIP RAPPED WITH COBBLE STONE. SILT TRAPS SHALL BE INSPECTED AFTER EACH STORM.
24. STORM WATER OUTLETS DO DENOTE RIP RAP. ALL OUTLETS SHALL BE RIP RAPPED OVER KEYED FILTER FABRIC WITH A MINIMUM OF 15 SQ. YARDS OF 6" OR LARGER COBBLE STONE.
25. RIP RAP AS NOTED ON THE PLAN SHALL BE OF A FUNNEL SHAPE CONSTRUCTION, WIDTH SHALL INCREASE AS DISTANCE FROM THE OUTLET POINT INCREASES AT A 3:1 RATIO.
26. RIP RAP SHALL BE OF COBBLE STONE, 6" IN DIAMETER OR LARGER. GROUTING MAY BE NECESSARY, AND SHALL BE A MINIMUM OF 6" IN DEPTH WITH THE COBBLE SET IN THE CEMENT SLURRY.
27. STORM WATER OUTLET IS IN NEED OF A SPLASH BLOCK WHICH IS NOT NOTED ON THE PLAN. INSTALL SPLASH BLOCK IF SLOPE OF THE PIPE IS 4% OR GREATER.
28. IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM DRAINAGE LINES CLEANED PRIOR TO FINAL INSPECTION BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE. IF REQUIRED, THIS WORK SHALL BE DONE BY A PROFESSIONAL SEWER CLEANING FIRM AND CERTIFIED IN WRITING BY THE PROJECT ENGINEER. ALL SUMPS AND TEMPORARY SILT TRAPS SHALL ALSO BE CLEANED AT THIS TIME.
29. ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOP SOILED, WITH A MINIMUM OF 3" OF MATERIAL, SEEDED, MULCHED AND TACKED WITHIN 15 DAYS OF THE COMPLETION OF THE MASSIVE EARTH DISRUPTION. IN THE NON-GROWING SEASON STRAW MATTING WILL SUFFICE. HYDROSEEDING WILL BE AN ACCEPTABLE ALTERNATE FOR MULCHING. EXTREME CARE SHOULD BE EXERCISED IN SPRING AND FALL PERIODS AS A FROST WILL BREAK THE BOND OF THE HYDROSEEDING, WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.
30. IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION OF MASSIVELY EXPOSED AREAS FOR WINTER STABILIZATION SHALL BE DONE WITH STRAW MATTING.

31. PERMIT FEES DURING THE WINTER PERIOD OF NON-CONSTRUCTION, (DECEMBER 1 THROUGH MARCH 31), SHALL NOT BE IMPOSED IF THE PERMIT HOLDER TEMPORARILY STABILIZES THE EXPOSED AREAS WITH STRAW MATTING, AND OTHER APPROVED CONTROLS, AND OBTAINS A WINTER STABILIZATION CERTIFICATE FROM THIS OFFICE.
32. PERIODIC INSPECTIONS WILL BE MADE THROUGHOUT THE COURSE OF THE PROJECT. IT WILL BE THE RESPONSIBILITY OF THE MANAGERS OF THE PROJECT TO CONTACT THIS OFFICE FOR THE FINAL INSPECTION AT THE END OF THE PROJECT.
33. THIS COMMERCIAL PERMIT IS VALID FOR THE MASS EARTH MOVEMENT, THE INSTALLATION OF ROADS, DRAINS, AND UTILITIES AND IS NOT FOR ANY SINGLE FAMILY RESIDENCE. ALL RESIDENTIAL BUILDERS WILL NEED TO SECURE WAIVERS AND OR PERMITS AS NECESSARY FOR EACH LOT IN THIS DEVELOPMENT AT THE TIME APPLICATION FOR SINGLE FAMILY RESIDENCE IS MADE.
34. THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL INSPECTION LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN OBTAINED.
35. PER THE LIVINGSTON COUNTY DRAIN COMMISSIONER THE SEEDING, FERTILIZER AND MULCH MINIMUM QUANTITIES SHALL BE AS FOLLOWS:
TOP-SOIL 3" IN DEPTH
GRASS SEED 218 LBS. PER ACRE
FERTILIZER 150 LBS. PER ACRE
STRAW MULCH 3" IN DEPTH 1.5 TO 2 TONS PER ACRE (ALL MULCHING MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, NET BINDING, ETC.)
36. HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1%, IN SUCH CASES STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.

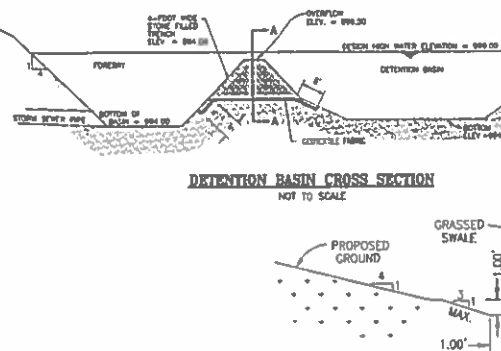
37. PER THE LIVINGSTON COUNTY DRAIN COMMISSIONER THE SEEDING, FERTILIZER AND MULCH MINIMUM QUANTITIES SHALL BE AS FOLLOWS:
TOP-SOIL 3" IN DEPTH
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38. HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1%, IN SUCH CASES STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.

MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROLS

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

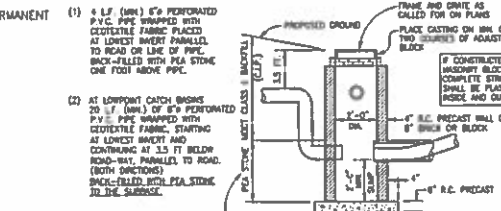


DETENTION BASIN CROSS SECTION
(NO SCALE)

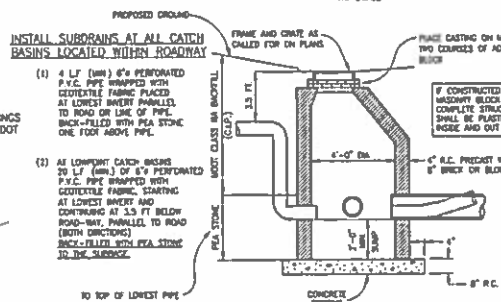


DRAINAGE SWALE CROSS SECTION
(NO SCALE)

INSTALL SUBDRAINS AT ALL CATCH BASINS LOCATED WITHIN ROADWAY

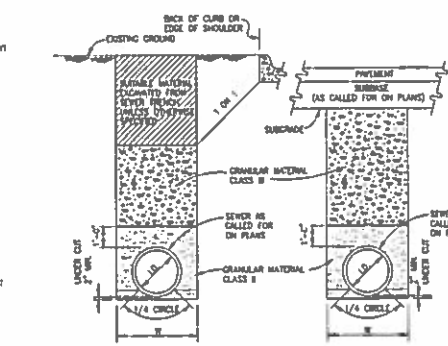


2 FT. DIA. CATCH BASIN W/SUMP
(NO SCALE)

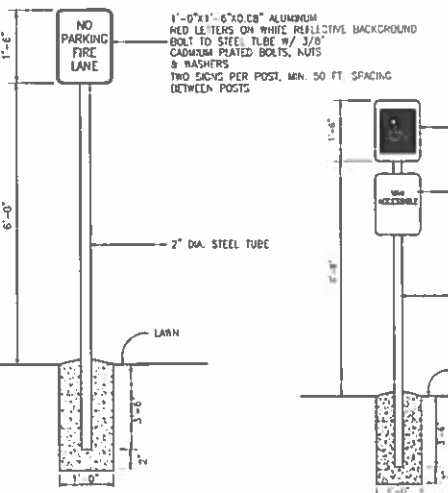


4 FT. DIA. CATCH BASIN W/SUMP
(NO SCALE)

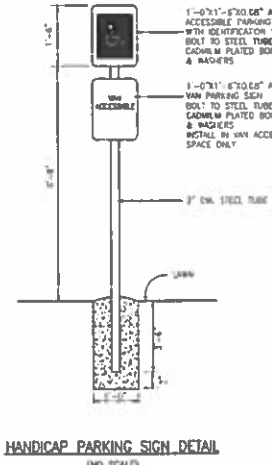
STRUCTURE FRAMES & COVERS					
COVER	TYPE	USE	MANUFACTURER OR TYPE	LAST APPROV. NUMBER	TYPE OF COVER OR GRATE
A	MH	ALL	1120	R-1415	SANITARY SELF SEALING STORM-VENTED
B	60" x 48"	TYPE 20-BUR	7085	R-2038-1	FLAT GRATE WITH VERT. 4" OPEN THROAT
K	CB & INLET	TYPE C & T CURB	7043	R-2031-B	FLAT GRATE WITH VERT. 4" OPEN THROAT
D	60" x 48"	WALKER-BUR	7085	R-2034-D	FLAT GRATE
D	CR & INLET	PARKING LOTS	1020-48	R-2580-D	FLAT GRATE
E	CR & INLET	JOINT AREA OR SPOT	1020-61		REHEIVE GRATE 4" HIGH



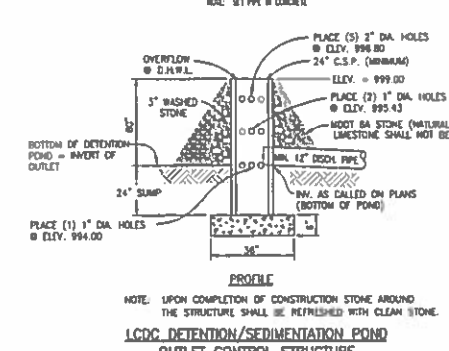
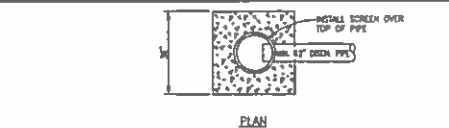
SEWER UNDER ROADBED OR WITHIN INFLUENCE OF ROADBED
(REF. MOOT DETAIL W-830)
(NO SCALE)



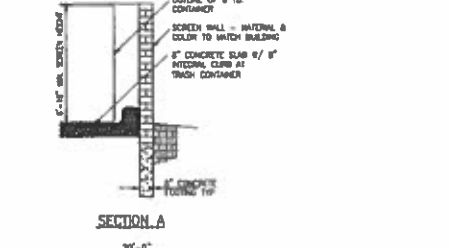
NO PARKING SIGN DETAIL
(NO SCALE)



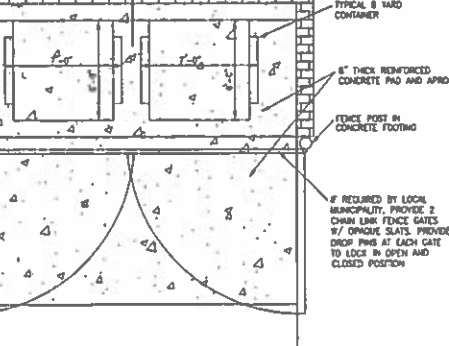
HANDICAP PARKING SIGN DETAIL
(NO SCALE)



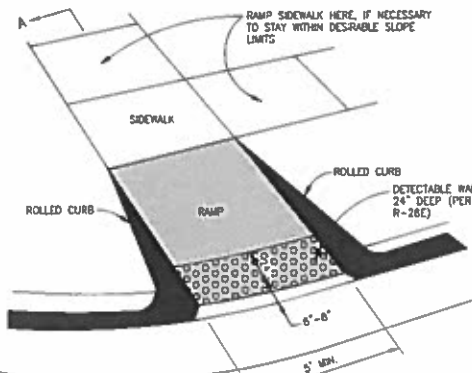
LOG DETENTION/SEDIMENTATION POND OUTLET CONTROL STRUCTURE
(NO SCALE)



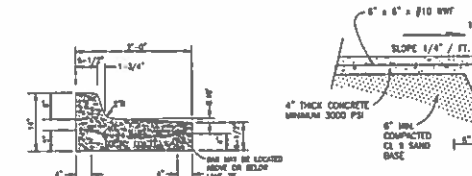
DOUBLE CONTAINER CORRAL
(NO SCALE)



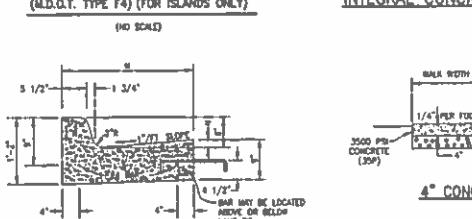
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
(NO SCALE)



RAMP TYPE A
(NO SCALE)



MODIFIED BARRIER
(M.D.O.T. TYPE F4) (FOR ISLANDS ONLY)
(NO SCALE)



CONCRETE CURB & GUTTER
TYPE F
(NO SCALE)



INTEGRAL CONCRETE WALK / CURB DETAIL
(NO SCALE)



CONCRETE PAVEMENT CROSS SECTION
(NO SCALE)



ASPHALT SECTION
(NO SCALE)

BEFORE YOU DIG
CALL MISS DIG
800-246-6735

BOSS Engineering
Engineers Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800-246-6735 FAX 517-548-1670

PROJECT: **CLAREY UNIVERSITY STUDENT HOUSING APARTMENT**
UNIVERSITY HOUSING SOLUTIONS, LLC
90 POOLCOTE DR. ALBANY, NY 12209
(518) 751-7786

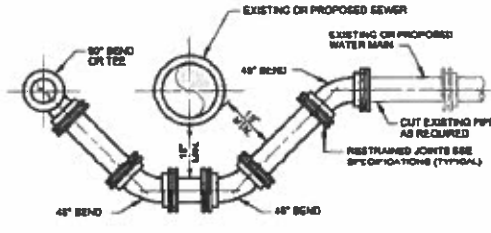
PREPARED FOR: **UNIVERSITY HOUSING SOLUTIONS, LLC**
DATE: 10/16/14
DESIGNED BY: **ST**
DRAWN BY: **ST**
CHECKED BY: **ST**
SCALE: **N.T.S.**
JOB NO.: **14-292**
DATE: 10/2/14
SHEET NO.: **8**

PIPE RESTRAINT SCHEDULE

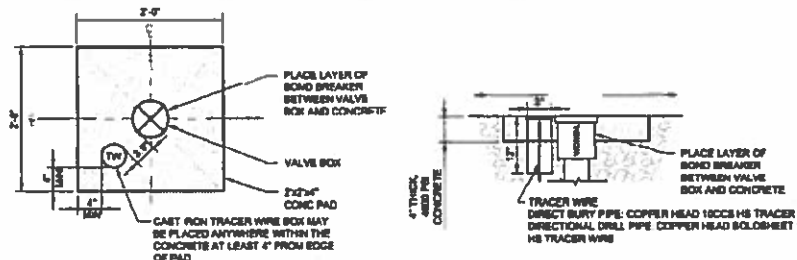
GROUND BURIED PRESSURE PIPE - POLYETHYLENE ENCASED DUCTILE IRON PIPE

PIPE DIAMETER	TEES, 90° BENDS	45° BENDS	22-1/2° BENDS	11-1/4° BENDS	DEAD ENDS	REDUCERS (ONE GAZZ REDUCTION)	REDUCERS (TWO GAZZ REDUCTION)
4	13	0	3	1	40	-	-
6	19	0	4	2	60	21	-
8	24	10	6	3	78	30	70
12	34	14	7	3	107	57	118
16	43	18	9	4	139	88	157
20	51	22	10	5	169	119	194
24	61	28	12	6	198	150	232
30	73	30	16	7	242	188	280
36	84	36	17	8	281	244	330

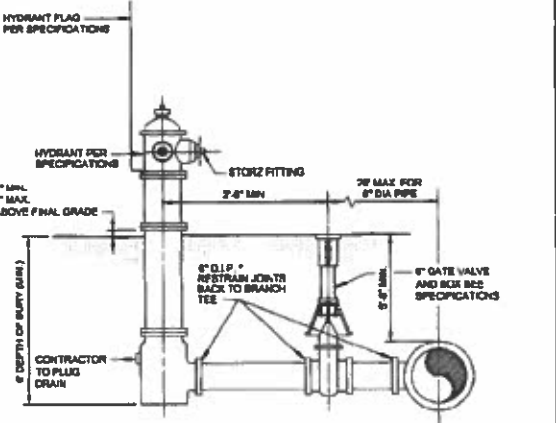
- LENGTHS OF PIPE RESTRAINT ARE GIVEN IN FEET.
 - IF REQUIRED PIPE DIAMETER IS NOT LISTED IN THIS TABLE, THE NEXT LARGEST PIPE DIAMETER SHALL BE USED.
 - THIS TABLE IS BASED ON A TEST PRESSURE OF 150 PSI (OPERATING PRESSURE PLUS WATER HAMMER). FOR OTHER TEST PRESSURES, ALL VALUES TO BE INCREASED OR DECREASED PROPORTIONALLY.
 - THE VALUES PROVIDED OF RESTRAINT LENGTHS ARE IN EACH DIRECTION FROM THE POINT OF DEFLECTION OR TERMINATION EXCEPT FOR TEES, AT WHICH ONLY THE BRANCH IN THE DIRECTION OF THE STEM.
 - IF THE ROOTS ARE USED, USE FOUR ROOTS MINIMUM AND ADD 1/8-INCH TO BAR DIAMETER AS CORROSION ALLOWANCE.
 - SIZE REDUCTION IS BASED UPON THE PIPE DIAMETER SHOWN IN THIS TABLE.
- BASED UPON:
- | | |
|-------------------|-----------|
| INTERNAL PRESSURE | 150 |
| PIPE DEPTH | TYPE 6 |
| BEDDING CLASS | TYPE 4 |
| SOIL TYPE | GOOD SAND |
| SAFETY FACTOR | 2 |



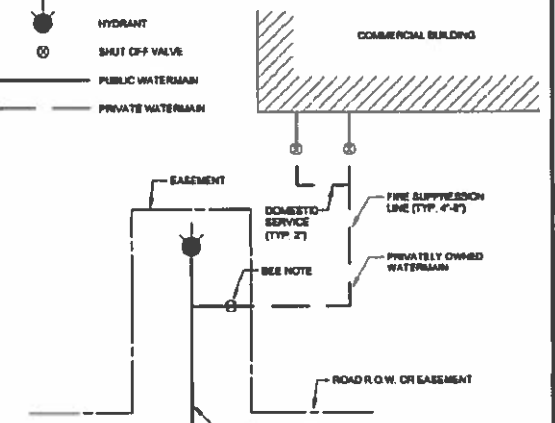
WATER MAIN UTILITY OFFSET



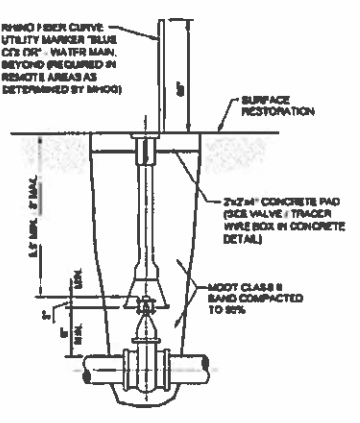
VALVE/TRACER WIRE BOX IN CONCRETE DETAIL



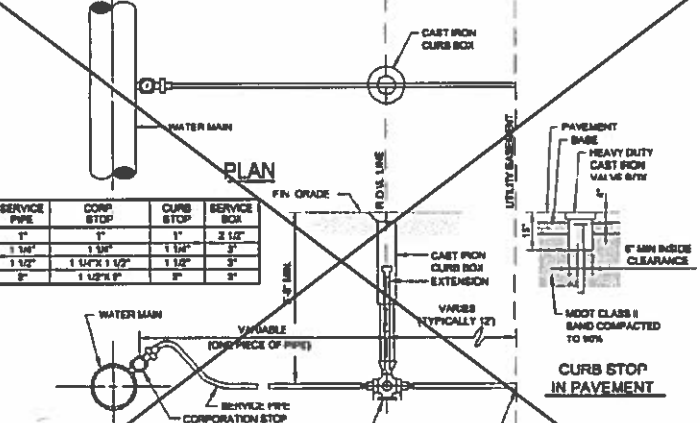
FIRE HYDRANT ASSEMBLY



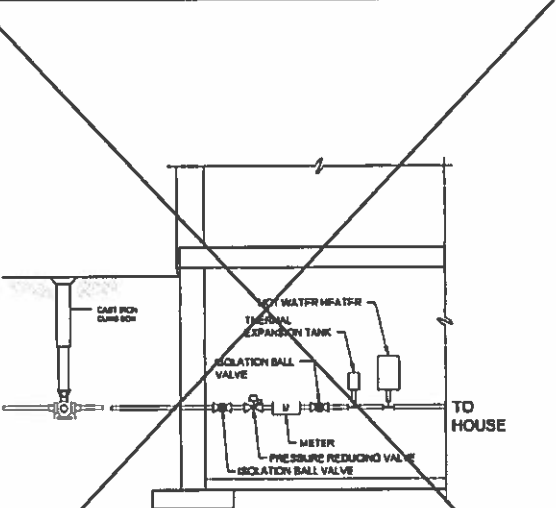
COMMERCIAL BUILDING WATER SERVICE LAYOUT



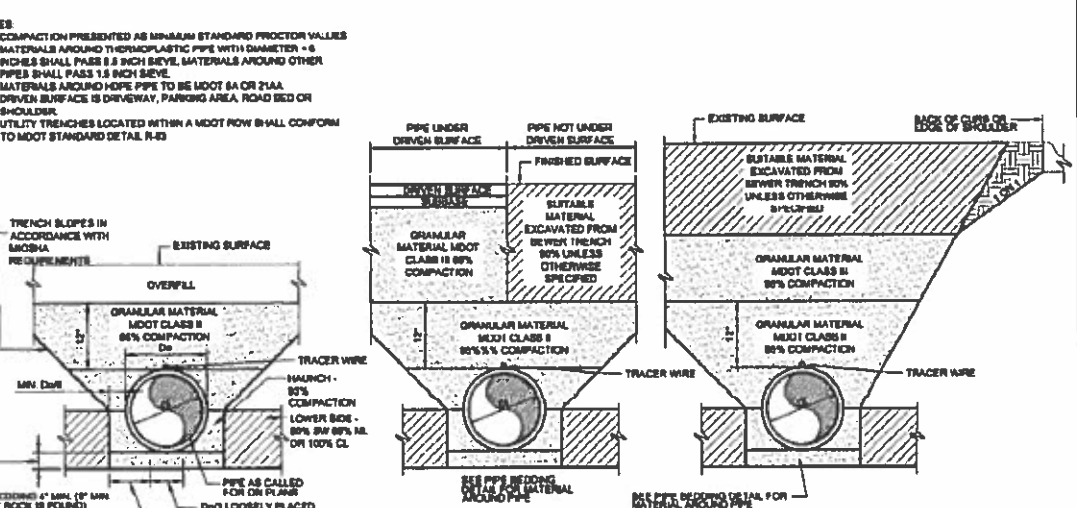
GATE VALVE AND BOX



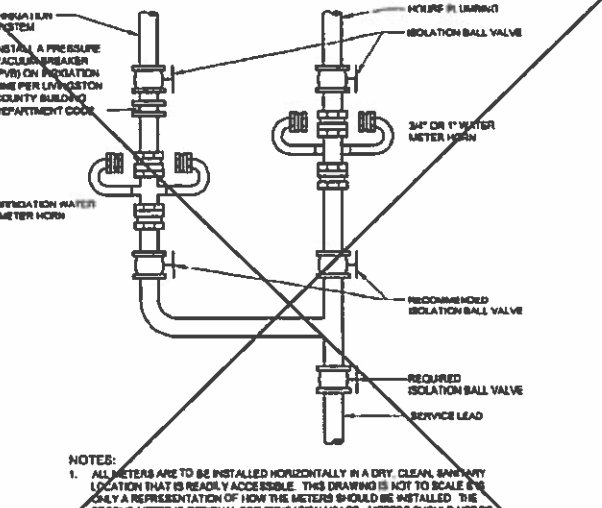
SECTION WATER SERVICE LATERAL



PRIVATE RESIDENCE PRESSURE REDUCING VALVE (PRV)



PIPE BEDDING TRENCH EXCAVATION & PIPE BEDDING



TYPICAL METER HORN INSTALLATION



MARION HOWELL OCOOLA GENOA
Professional Engineer
State of Florida

Scale: NONE
Revised Date: JANUARY 2014

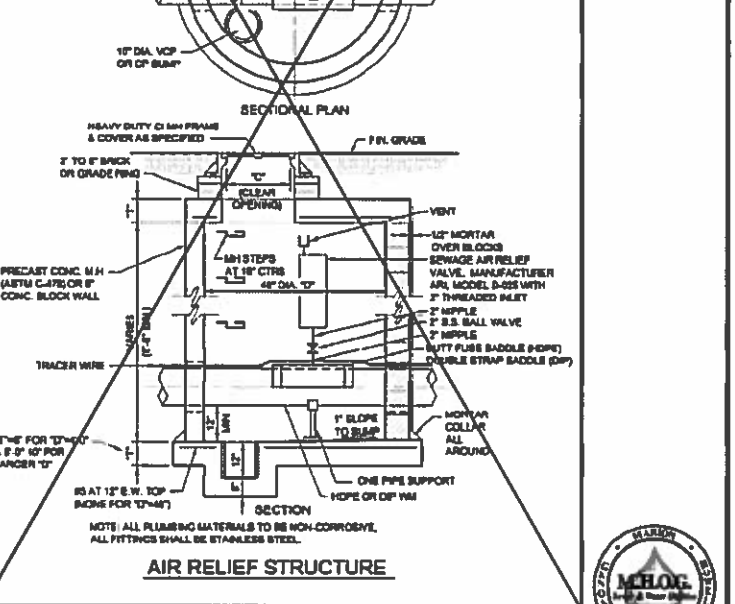
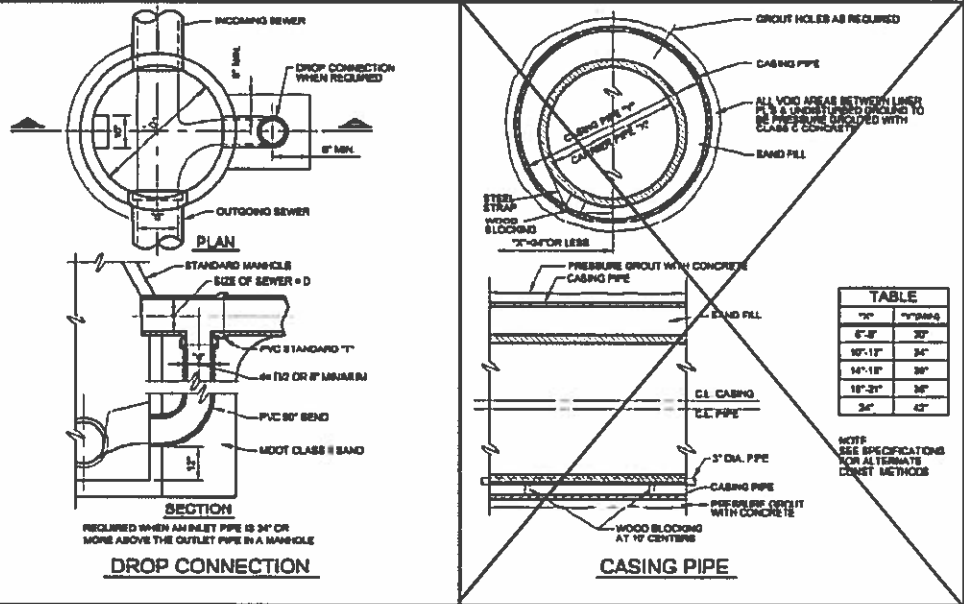
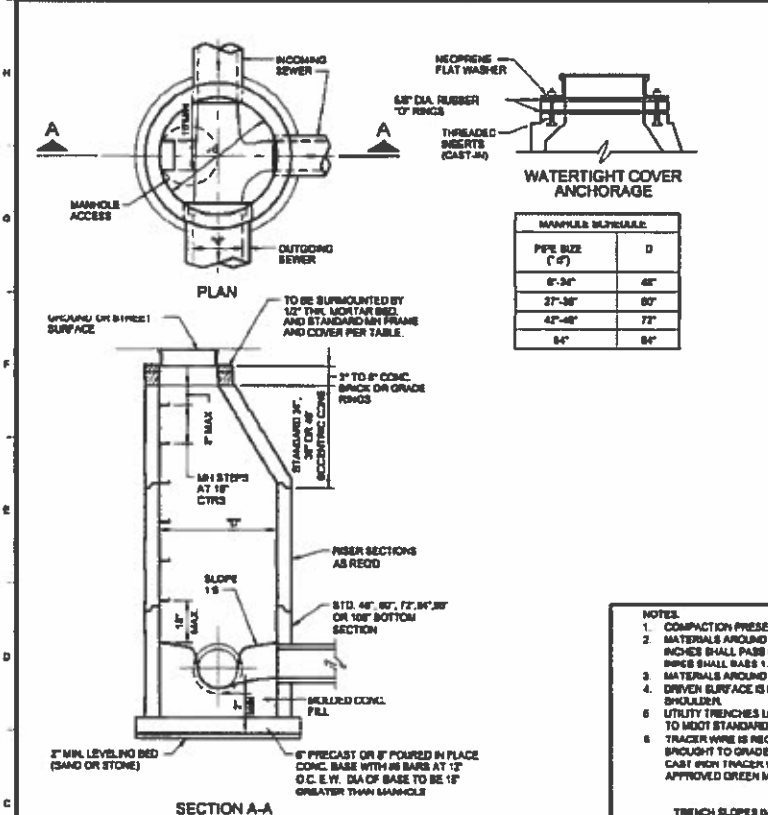
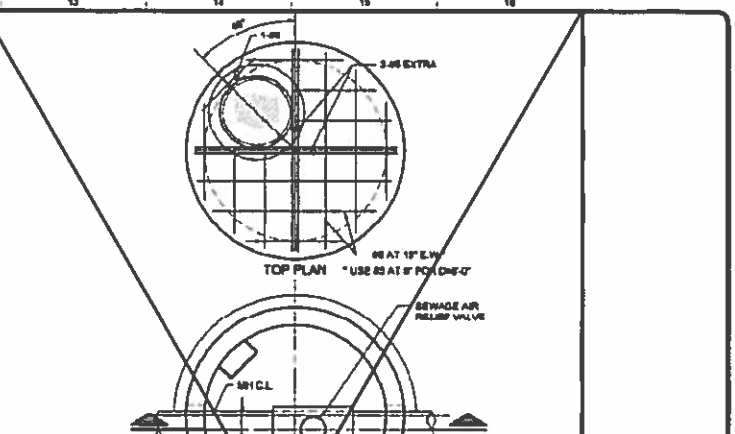
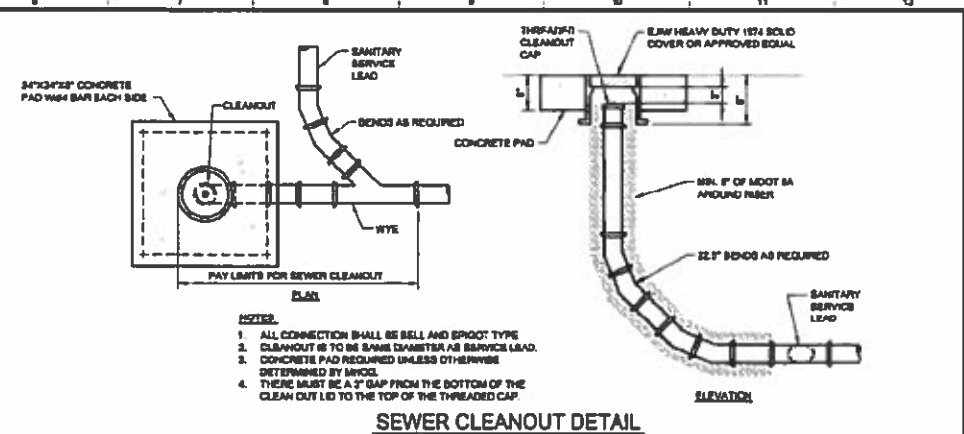
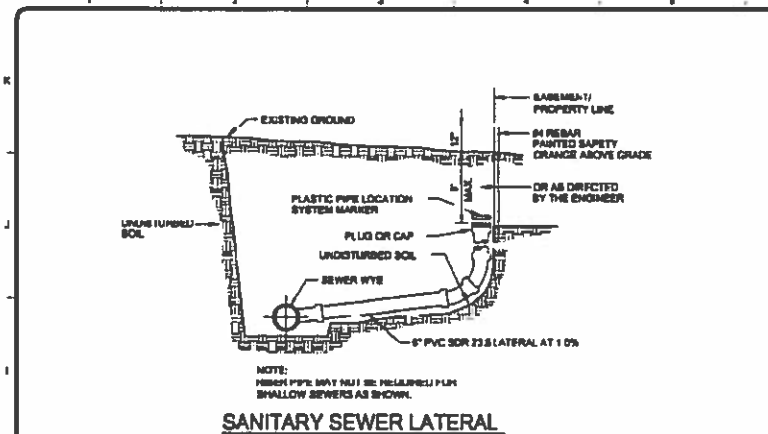
UNIVERSITY HOUSING SOLUTIONS, LLC
90 HOOVER BANKS DRIVE
HOWELL, MI 48843
(616) 711-7768

WATER MAIN STANDARD DETAILS

DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: NTS
JOB NO. 14-292
DATE: 10/2/14
SHEET NO. 9

BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
800.246.6735 FAX 517.548.1670



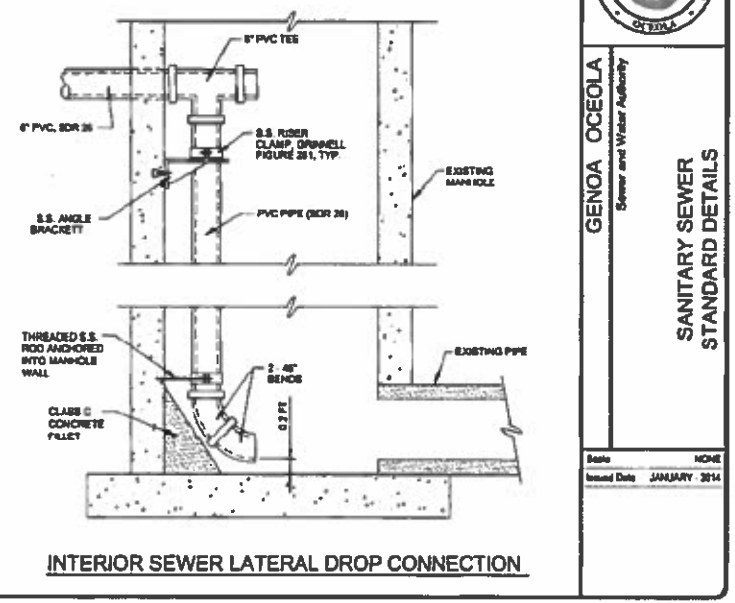
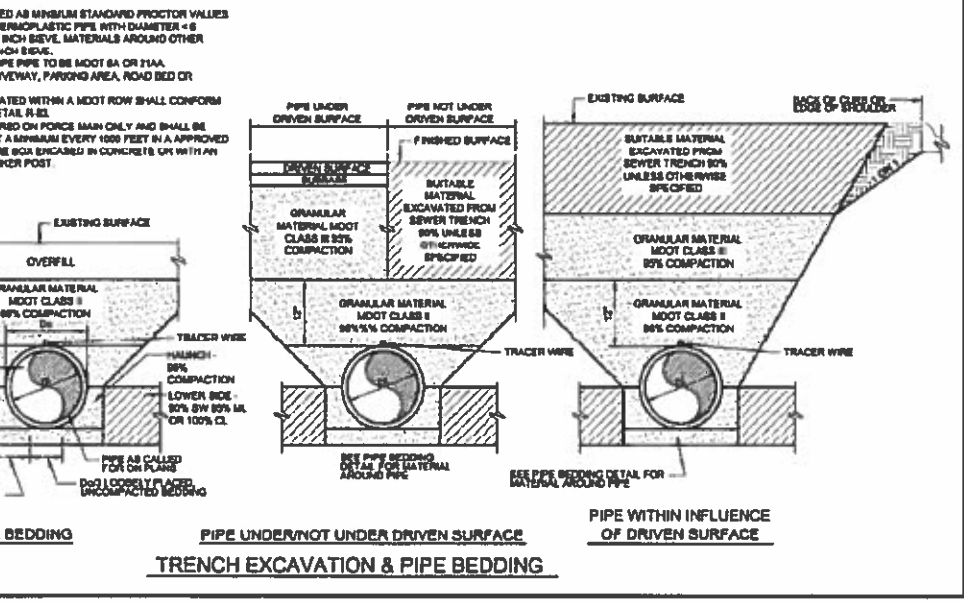


NOTES

- ALL SANITARY MANHOLES TO BE PRECAST REINFORCED CONCRETE WITH PRECAST JOINTS. SEE SPECIFICATIONS FOR BASIC SLAB AND P.C. CONNECTIONS.
- MANHOLE CONES SHALL BE THE ECCENTRIC TYPE.
- PROVIDE 6" OF COMPACTED GRANULAR MATERIAL UNDER ALL PRECAST CONCRETE BASE SLABS.
- FORCE MAINS CONNECT DIRECTLY TO A MANHOLE SHALL BE INSTALLED SO THAT THE ELEVATION OF THE PIPE CROWN MATCHES. THE FORCE MAIN SHALL BE DIRECTED DOWNWARD INTO THE FLOW CHANNEL.
- FOR MAINS WITH BENCHES ALL PIPES SHALL BE 1/2" DIA. RUBBER BOOTED CONNECTION.

FRAME & COVER FOR SANITARY SEWER MANHOLES			
TYPE	TYPE OF COVER	MANUFACTURER OR EQUAL	
		EAST JORDAN	HEERAN
MH	SANITARY - SOLID SELF-SEALING	1040-0000	R-1642
MH	SANITARY - SOLID WATERIGHT	1040-APT	R-1916-F
CD	SOLID	1574A	R-1973-A

STANDARD MANHOLE



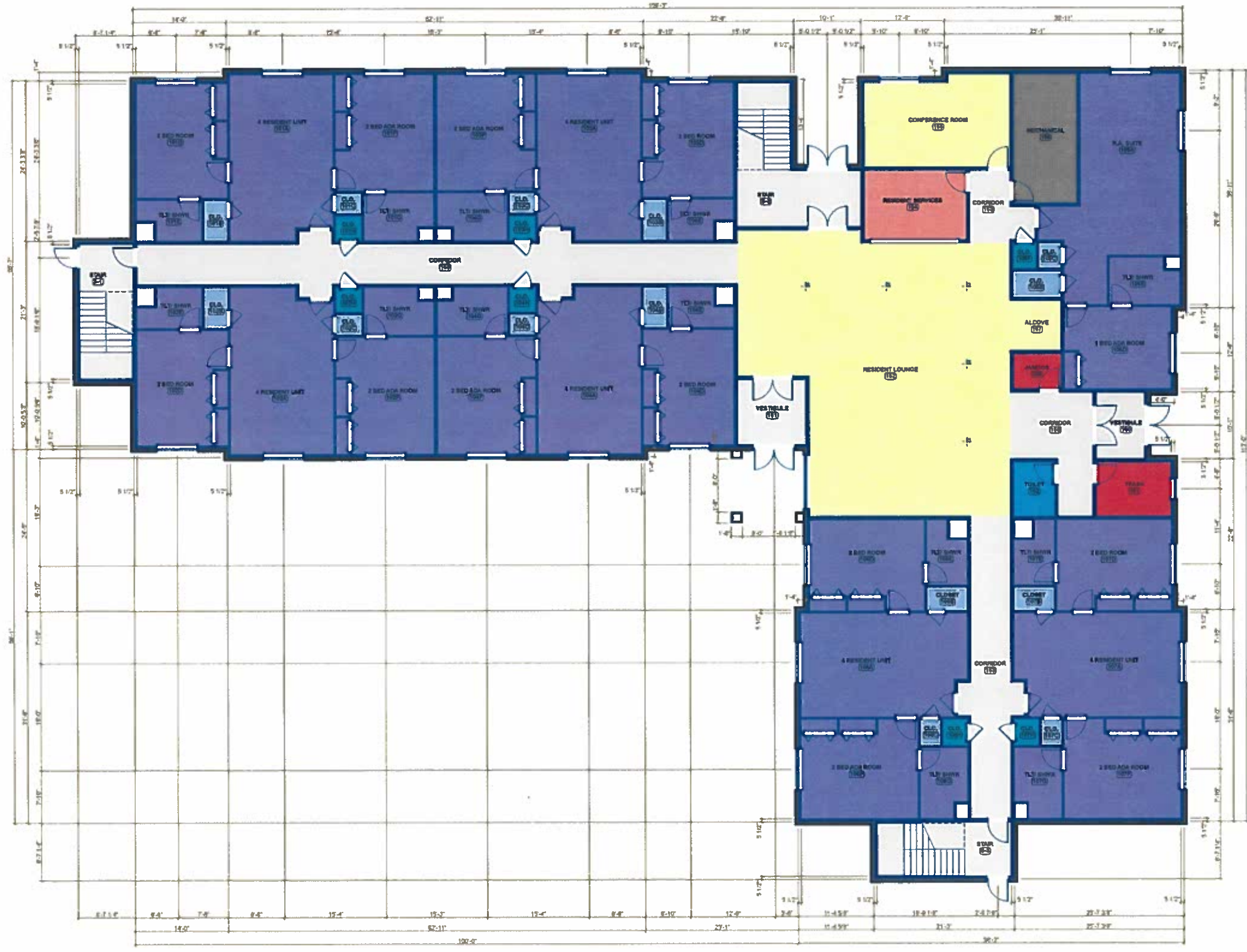
BOSS Engineering
Engineers Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

GENOA OCEOLA
Sewer and Water Authority

UNIVERSITY HOUSING SOLUTIONS, LLC
90 HIDDEN HARBOR DRIVE
ANN ARBOR MI 48106
(863) 711-7788

SANITARY SEWER STANDARD DETAILS

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: NTS
JOB NO. 14-292
DATE 10/2/14
SHEET NO. 10



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

PRELIMINARY - NOT FOR CONSTRUCTION

ARCHITECT OF RECORD
BRIAN BAUER
EXPIRATION #/###



■ ARCHITECTURE
■ ENGINEERING
■ PLANNING

104 FAIR AVENUE NE
NEW PHILADELPHIA,
OHIO 44863
PHONE: 330-384-8871
FAX: 330-343-3078

COLUMBUS
MANSFIELD
NEW PHILADELPHIA
www.mkcinc.com

CONSULTANTS

**NEW RESIDENTIAL
BUILDING AT
CLEARY UNIVERSITY
FOR
UNIVERSITY
HOUSING
SOLUTIONS**

**HOWELL
MICHIGAN**

SUBMITTED: 10/01/2014

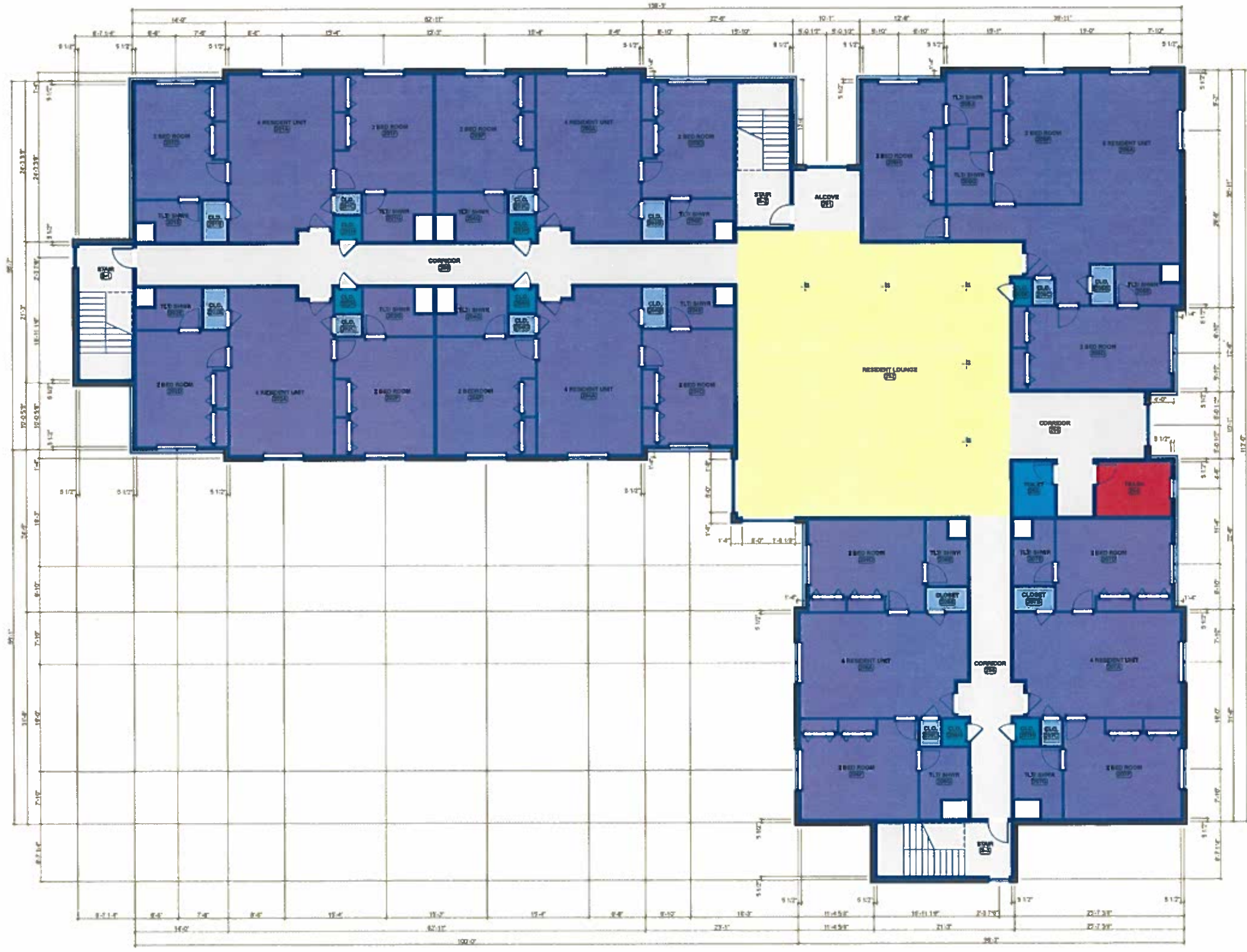
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DRAWN BY: PROJ. MGR
SHEET CONTENT

First Floor Plan

JOB NO. 14-095 SHEET A-001

Revised 11/01/2014



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

ARCHITECT OF RECORD
BRIAN BAUER
EXPIRATION #/M/M



■ ARCHITECTURE
■ ENGINEERING
■ PLANNING

104 FAIR AVENUE NE
NEW PHILADELPHIA,
OHIO 44883
PHONE : 330-364-8871
FAX : 330-343-3075

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MANSHFIELD
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**HOWELL
MICHIGAN**

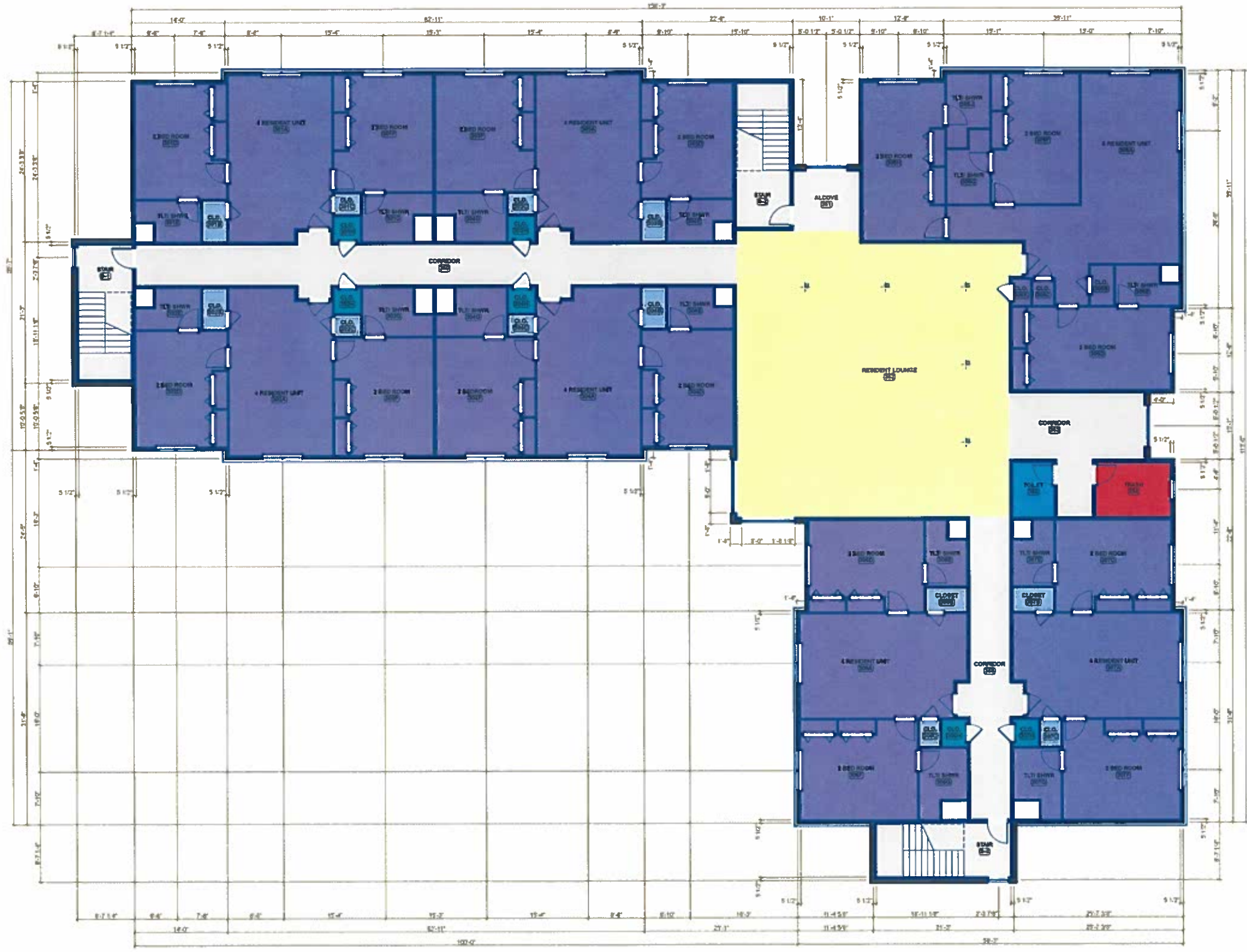
SUBMITTED: 10/01/2014

REVISIONS		
MARK	DATE	DESCRIPTION
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DRAWN BY: _____ PROJ. MGR: _____
SHEET CONTENT

Second Floor Plan

JOB NO. 14-095 SHEET A-002



THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

ARCHITECT OF RECORD
BRIAN BAUER
EXPIRATION #/##



■ ARCHITECTURE
■ ENGINEERING
■ PLANNING

104 FAIR AVENUE NE
NEW PHILADELPHIA,
OHIO 44883
PHONE: 330-364-8871
FAX: 330-343-3078

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HOUSING
SOLUTIONS**

**HOWELL
MICHIGAN**

SUBMITTED: 10/01/2014

REVISIONS		
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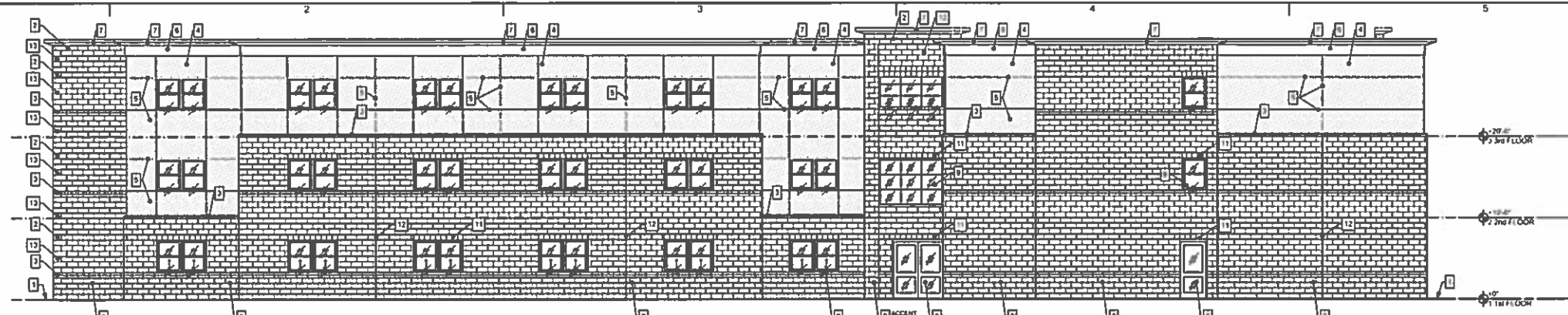
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SHEET CONTENT

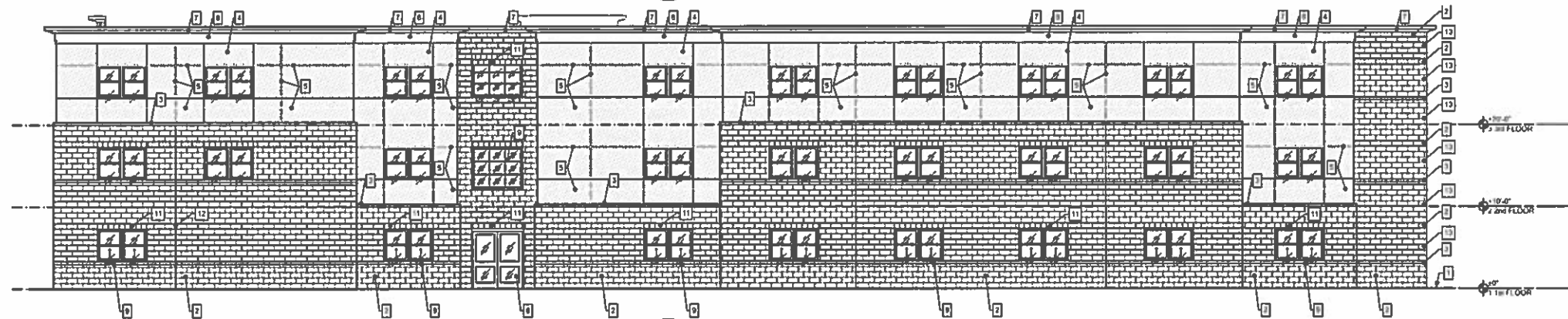
Third Floor Plan

JOB NO. 14-095 SHEET A-003

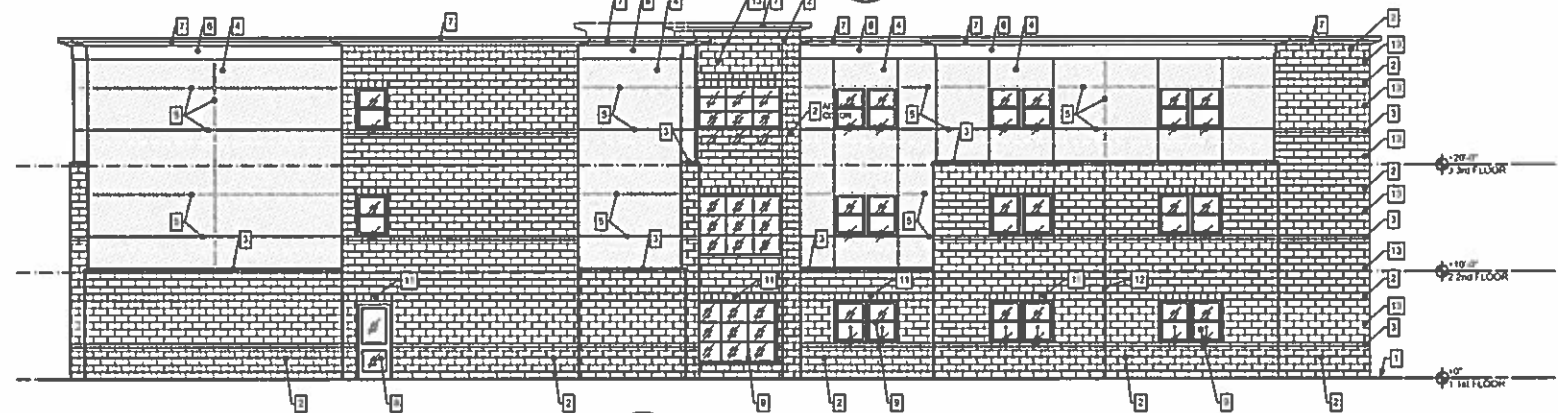
Printed 8/10/2014



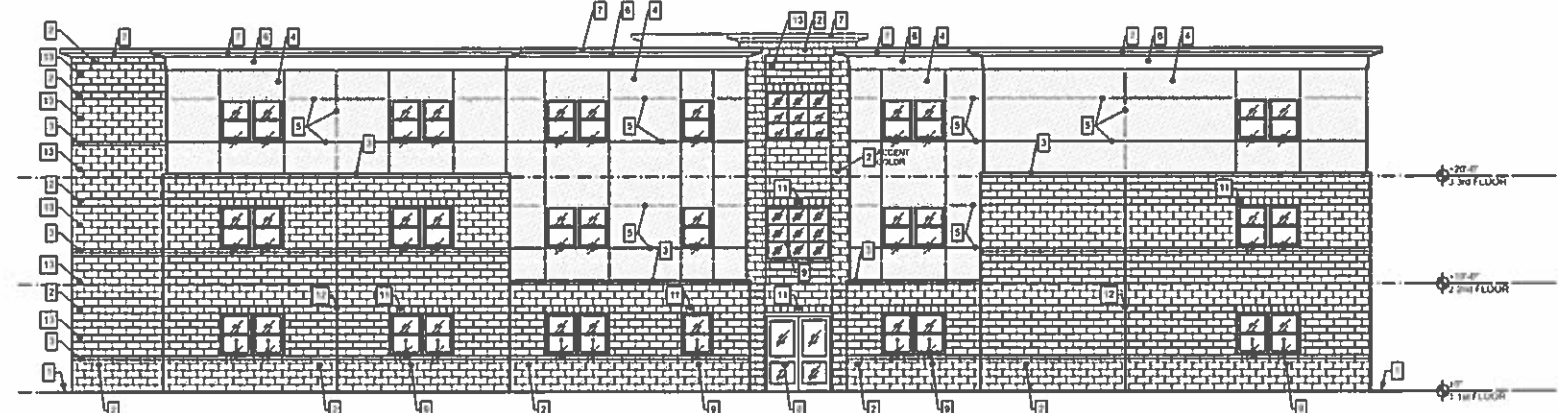
D1 ELEVATION
A-201 SCALE 1/8" = 1'-0"



C1 ELEVATION
A-201 SCALE 1/8" = 1'-0"



B1 ELEVATION
A-201 SCALE 1/8" = 1'-0"



A1 ELEVATION
A-201 SCALE 1/8" = 1'-0"

- ELEVATIONS KEYNOTES:**
1. FINISH GRADE
 2. SPLIT FACE CONCRETE MASONRY UNITS
 3. 4" H SPLIT FACE CMU BALL (ACCENT COLOR)
 4. 1 1/2" EPS SYSTEM ON DRAINAGE BOARD
 5. 3/4" V GROOVE
 6. METAL CLAD FREEZE BOARD
 7. METAL CLAD COPING
 8. HOLLOW METAL DOOR AND FRAME
 9. VINYL WINDOW
 10. METAL DOWNSPOUT
 11. SMOOTH FACE CONCRETE MASONRY HEADERS
 12. MASONRY CONTROL JOINT
 13. "GRAND BLANC" GROUND FACED ARCHITECTURAL BURNISHED MASONRY

PRELIMINARY - NOT FOR CONSTRUCTION

ARCHITECT OF RECORD
BRIAN BAUER
EXPIRATION ###



■ ARCHITECTURE
■ ENGINEERING
■ PLANNING

40 W. 4th STREET
MANSFIELD, OHIO 44902
PHONE: 419-625-1102
FAX: 419-625-1428

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MANSFIELD
NEW PHILADELPHIA
www.mkcinc.com

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HOUSING
SOLUTIONS**

**HOWELL
MICHIGAN**

SUBMITTED: 10/01/2014

REVISIONS		
MARK	DATE	DESCRIPTION
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DRAWN BY: PROJ. MGR

SHEET CONTENT

Elevations

JOB NO. 14-095 SHEET A-201



ECONOMIC DEVELOPMENT COUNCIL OF LIVINGSTON COUNTY

August 28, 2014

Mr. Gary McCrie
Supervisor
Genoa Township
Brighton, MI 48116
gary@genoa.org

RE: Contract Extension between the Economic Development Council of Livingston County (EDCLC) & Genoa Township

Dear Mr. McCrie:

Thank you for your partnership with the Economic Development Council of Livingston County (EDCLC). Our municipal partners are vital to the success of the organization, and the work you do to assist development around Livingston County is integral to a successful economy. Through our partnership, we have done much to advance the economy of Livingston County, including:

- Increased opportunities for the entire region – exposing Livingston County to regional, national and international markets
- Increased international and regional connections for local firms
- A proactive retention call program to firms in Livingston County
- Community-based project management of growth projects
- Economic development consulting for local communities
- Increased transparency and reporting

These activities have generated hundreds of new job commitments and millions of dollars in investment for Livingston County. An overview of our relationship is attached to this letter.

On July 15, 2014, the EDCLC's Board of Directors voted to develop and pursue a new three-year budget for the organization that covers 2015, 2016 and 2017. The budget includes a three-year contract extension with Ann Arbor SPARK, as well as specific marketing/business recruitment and the development of a cash reserve. The Board believes this budget will further strengthen the organization in a fiscally responsible manner, and allow us to continue serving the community.

The new three-year budget includes an annual 3% adjustment. Based on your community's taxable value, the revised figures for this contract would be as follows for Genoa Township:

2015: \$21500.00

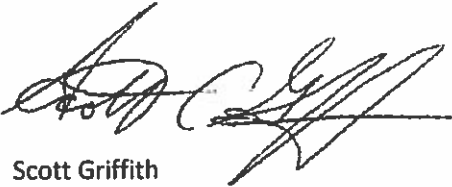
2016: \$22000.00

2017: \$22600.00

We have also attached a draft service agreement for your review, which is similar to the structure of our existing agreement.

We would ask for your consideration of this agreement by October 1, 2014. Please contact me with any questions, or to discuss a presentation to your board.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Griffith", written over a horizontal line.

Scott Griffith
Chair
Economic Development Council of Livingston County

CC: Board of Directors, Economic Development Council of Livingston County
Mike Archinal, Township Manager

Enclosures

SPARK@nn arbor usa



In 2012, the Economic Development Council of Livingston County (EDCLC)

began working with Ann Arbor SPARK to provide economic development services in the region.

This partnership increased opportunities for regional, national and international connections for local firms and the region, including company attraction to Livingston County:

- Livingston County is part of the Greater Ann Arbor Region, a six county collaborative focused on leveraging the region's assets for new business attraction. The effort involves a new web presence with site selection tools, regional data and social media connections through Twitter and LinkedIn.
- Representation of Livingston County at national and international attraction efforts
- Submission of Livingston County sites and information to projects seeking a Michigan location through the Michigan Economic Development Corporation (MEDC), Detroit Regional Chamber or proactive outreach to firms by Ann Arbor SPARK.
- Encouragement of other regional programs that can add value to local employers, like the Capital Area Manufacturing Council, which is based in Lansing, but now offers its network in Livingston County. Some of the county's largest manufacturers, including Asahi Kasei Plastics and Bradhart, have already joined the Council.



\$90 million in new investment commitments



470 new jobs

- Increased international connections for local firms like Koppert Biological Systems, who recently hosted Michigan's Lt. Governor at their parent facility in the Netherlands, or CRW Plastics, who recently hosted 20 Chinese trade officials at the facility in Howell.



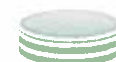
\$19 AVERAGE

Budget per population for various EDOs in Michigan



VS

\$2.22 EDCLC PER RESIDENT



Proactive outreach to local businesses in Livingston County that result in value-added services and connections including:

- Referrals to the Michigan Economic Development Corporation's "economic gardening" program, which provides 36 hours of pro bono consulting for growth-stage companies.
- Connection to training programs with Michigan Works! that can cover a portion of the salaries for new employees, while providing them with on-the-job skills.
- Energy audits through DTE Energy to ensure a facility is maximizing its energy efficiency.
- Connections to potential new sales through the Pure Michigan B2B Connect Program and export opportunities outside of the United States.

225 referrals from over 125 company visits

Community-based project management including:

- Active management of a pipeline of potential investment into the community, driven by professional economic developers that are focused on solving problems and connecting businesses to the right resources.
- Assistance with site selection, researching items on the firm's due diligence list, assisting with the tax abatement process, managing the project through the state level when necessary, or making local referrals to service providers.



Countries investing in Livingston County

ADVANTAGE LIVINGSTON

- A GLOBAL BUSINESS CLIMATE
- TRANSPORTATION
- CENTRALLY LOCATED
- AN ADAPTABLE WORKFORCE
- ACCESS TO MAJOR RESEARCH INSTITUTIONS
- BUSINESS COLLABORATION
- QUALITY OF LIFE
- ROOM TO GROW



**BRIGHTON TOWNSHIP
LAKE TRUST CREDIT UNION**

is expected to bring in 230-240 jobs initially, and employ 350 people over the long-term.



**HOWELL TOWNSHIP
THOMSON PLASTICS**

has opened a new 50,000 sq ft, plastic injection molding facility in Howell, and plans to continue investing in Livingston County.



**CITY OF BRIGHTON
EBERSPÄCHER**

has announced an expansion that will add over 200,000 sq. ft. to its current plant and a minimum of 100 jobs.

Ann Arbor SPARK provides local communities with resources, tools and information. Economic development consulting for local communities includes:

- Access to regional job information, like the study conducted by the University of Michigan's Institute for Research on Labor, Employment, and the Economy in 2013, which shows that Livingston County is poised to add 1,500 new jobs every year through 2015.
- Access to best practices on property tax abatements, and connections with community peers that have pursued tax abatement policies in the past.
- Identification of benchmarking resources for local communities like the Redevelopment Ready Communities® program, which is a set of best practices that communities can implement to encourage appropriate development in the region. The resources involve training for local officials and opportunities to benchmark their development practices against a set of best practices.
- Access to marketing tools like community-based infographics, which provide a one-page overview of local development resources, or entrepreneurial resource brochures which communities can distribute to new businesses.

TOP EMPLOYERS



VISIT livingstoncountyledc.com ■ CALL (810) 588-6382 ■ EMAIL phl@annarborUSA.org

SPARK@annarborusa

AGREEMENT

THIS AGREEMENT, made and entered into this _____, between the **Genoa Township**, a Michigan Municipal Corporation, whose address is 2911 Dorr Rd., Brighton, Michigan 48116 ("Township") and the **ECONOMIC DEVELOPMENT COUNCIL OF LIVINGSTON COUNTY**, a Michigan non-profit corporation, having its registered office at 218 East Grand River, Brighton, Michigan 48116 ("EDC").

WHEREAS, in the current economic climate, unemployment problems, static tax bases and a lack of some commercial services to serve growing areas are problems which are faced by many counties in Michigan; and

WHEREAS, a coordinated effort on the part of citizens and institutions, in Livingston County is desirable in order to solve the above problems and create industrial and commercial expansion and to promote the economic well-being and development of Livingston County and of the Township; and

WHEREAS, the EDC has been formed for the purpose of developing jobs and the promotion of the economic development of Livingston County through the cooperation and participation of interested private and public organizations in the County; and

WHEREAS, a coordinated approach to the development of jobs and the promotion of economic development for Livingston County will aid the Township in its own economic development;

NOW THEREFORE, in consideration of these premises, the parties hereto agree as follows:

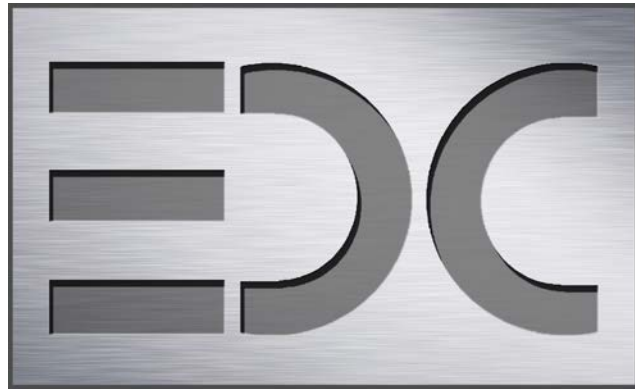
1. The EDC shall act as the Township's agent with respect to economic development projects in and for the Township for purposes of promoting both the economic expansion of local business and industry currently located within the Township as well as establishing new businesses and industries within the Township. The EDC will enter into a contract services agreement with Ann Arbor SPARK to provide business retention, expansion and attraction services for three years beginning January 1, 2015. The EDC and Ann Arbor SPARK will hold joint annual status meetings with all participating governmental partners to present the program's progress and seek input from all of the participating governmental partners. The EDC and Ann Arbor SPARK will issue quarterly program activity summaries to all participating governmental partners.
2. The Township agrees to pay to the EDC the following payment schedule, on or before March 31st of each year, for services furnished under this Agreement to be rendered for the calendar year to the Township by the EDC which shall specifically describe whatever services have been performed and whatever expenses have been incurred on behalf of the Township by the EDC for economic development in and for the Township:
 - a. March 31st 2015: \$21500.00
 - b. March 31st 2016: \$22000.00
 - c. March 31st 2017: \$22600.00

3. The EDC agrees to keep adequate books, records and accounts which will accurately reflect and account for the disposition of all funds coming into and disbursed by the EDC as a result of this Agreement, to make the same available for inspection by the Township during normal business hours and to furnish to the Township a complete financial audit by a certified public accountant with respect to its operations by no later than 60 days following the end of the calendar year end.
4. The EDC agrees to hold the Township harmless from any and all liability which might result from its activities, and the EDC further agrees to carry such liability insurance in favor of the Township as the Township shall deem necessary to insure protection of the Township from any and all liability.
5. Within ninety (90) days after the end of each calendar year the EDC's fiscal year as described in paragraph 1 above, the EDC shall submit to the Township a final written statement for all work and services performed under this Agreement. All data and work product related to the activities of the EDC and utilized or developed in performance of work in and for the Township shall become the property of the Township upon termination of this Agreement.
6. Both parties agree that this Agreement is subject to all applicable ordinances, resolutions and rules of the Township.
7. That this Agreement shall be subject to such modifications as may be mutually agreeable to the contracting parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Scott Griffith
Chair
Economic Development Council of Livingston County

[Township Representatives]



SPARK
@nn arbor usa

Monday, November 3rd 2014

Genoa Township

SPARK@nn arbor usa

About the EDCLC...

- The Economic Development Council is a 501(c)(3) dedicated to increasing the economic prosperity of Livingston County
- Current budget is \$2.22 per resident
- 2/3 public funding, 1/3 private funding
- www.LivingstonEDC.org

EDCLC Board of Directors

- Scott Griffith (Chair), ERA Griffith Realty
- Mike Kennedy (Immediate Past Chair), Lindhout Associates architects
- Peggy Black, DTE Energy
- Tom Sullivan (Secretary), Cleary University
- Belinda Peters (Treasurer), Livingston County, County Administrator
- Mike Archinal, Genoa Charter Township, Township Manager
- Pat Convery, Howell Area Chamber of Commerce, President
- Gary Childs, Livingston County Commissioner
- Pat Hohl, Hamburg Township, Supervisor
- Tom Janego, Talmer West Bank
- Keith Kremer, Tyrone Township, Clerk
- Ron Long, First National Bank, President
- Pam McConeghy, Greater Brighton Area Chamber of Commerce, President
- Greg Meyer, Consumers Energy, Area Manager
- Rich Perlberg
- Rick Scofield, May & Scofield Limited, Chairman
- Donna Zalewski, ITC Holdings, Director
- Cindy Denby, State Representative, 47th District
- Bill Rogers, State Representative, 42nd District

Collaborative Economic Development



SPARK@ann arbor usa

greater ann arbor

R E G I O N

Hillsdale • Jackson • Lenawee
Livingston • Monroe • Washtenaw

- KPMG
- Ernst & Young
- Hickey & Associates

- Cushman & Wakefield
- Atlas Insight
- German American Chamber of Commerce

SPARK@ann arbor usa

800-688-0140



**COMMERCIAL
CONSTRUCTION**
Incorporated



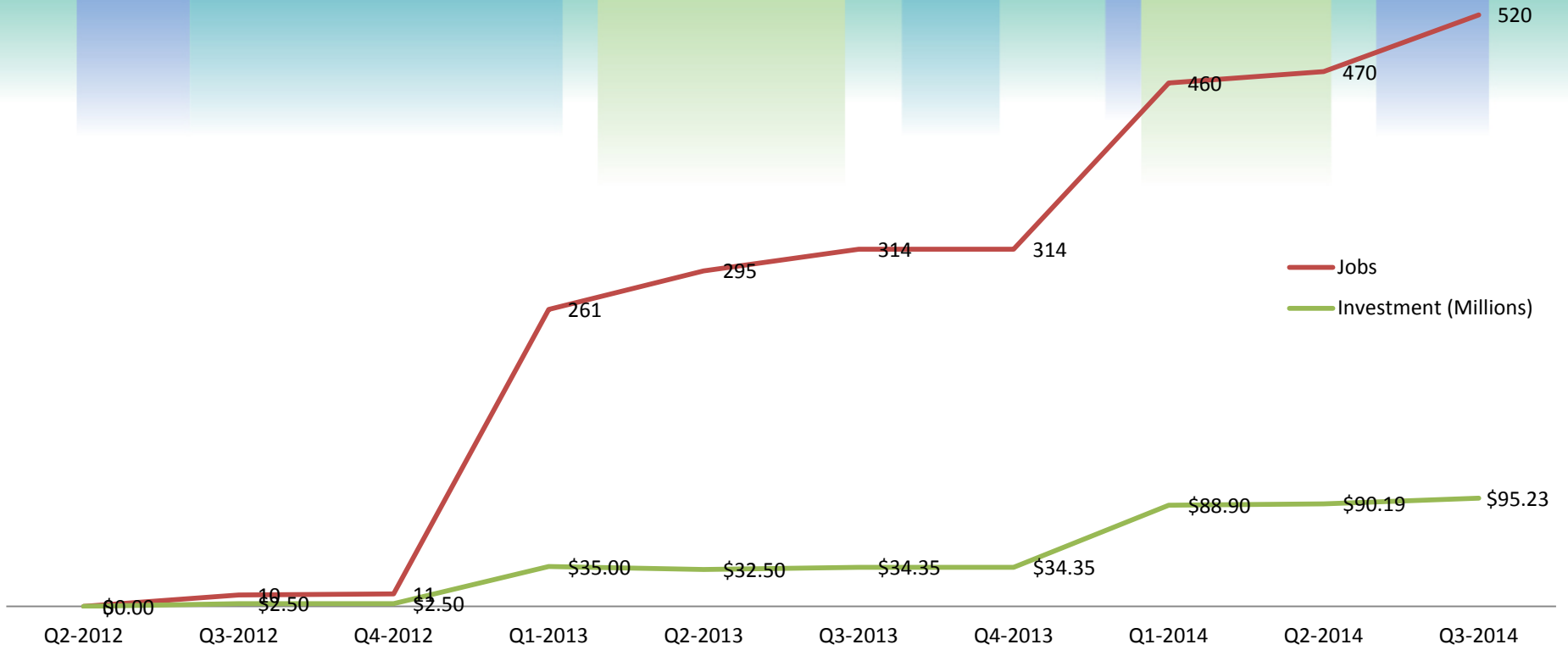
Eberspächer



SPARK@nn arbor usa

“When we first started the expansion idea, we began to get local government involved and other agents that were offering us assistance in growing our business. It was a perfect fit for us to have SPARK involved to help us in charting that course and access funding to grow our business.”

**Doug Swick, President,
Eberspaecher Exhaust
Technologies of the
Americas**



520 new job commitments

\$95 million in investment

275 unique referrals

- ❑ Increased opportunities for the entire region – exposing Livingston County to regional, national and international markets
- ❑ Increased international and regional connections for local firms
- ❑ Serve as community rep for attraction prospects
- ❑ Proactive retention call program to firms in Livingston County



- Community-based project management
- Economic development consulting for local communities
- Increased transparency and reporting

FOCUS ON livingston county

TO: Economic Development Council of Livingston County

FROM: Ann Arbor SPARK

CC: Board Members of the Economic Development Council of Livingston County

1st Quarter 2014 (January)

QUARTERLY HIGHLIGHTS

Eberspaecher Announces Plans for Brighton, Creating 100 New Jobs

This report provides an overview of the trends identified in Ann Arbor SPARK's project management work in Livingston County. The data begins in 2012 when Ann Arbor SPARK began its work in Livingston County. This information is not readily available for years prior to 2012 in Livingston County.

Project Successes in Livingston County (2012 to Q1-2014)

Quarter	Project Successes	Jobs	Investment (Millions)
Q2-2012	0	0	0
Q3-2012	0	0	0
Q4-2012	0	0	1.50
Q1-2013	261	0	595.00
Q2-2013	295	0	592.50
Q3-2013	314	0	594.35
Q4-2013	314	0	534.35
Q1-2014	460	12	588.90

Prepared for the Economic Development Council of Livingston County

FOCUS ON livingston county

By the numbers

- ❑ 22 Company Visits / Retention Calls, resulting in >30 referrals to assistance
- ❑ Referrals to workforce programming, government contracting services, sales & grant opportunities, capital reviews
- ❑ >\$100,000 in workforce development grants
- ❑ Quick engagement on any local issues



SPARK@nn arbor usa

Latson Road

Latson Road I-96 Interchange Development



SPARK
@nn arbor usa



In late 2013, a brand new I-96 interchange opened in central Livingston County. With the development of the new interchange, Latson Road becomes a significant gateway and a prime development opportunity, providing access to consumers in Brighton, and Howell, as well as residents of the Ann Arbor, Lansing, Detroit Metro Airport corridor.

The area south of I-96 has been master planned as “Interchange Commercial” and “Campus Interchange,” which provides an ideal opportunity for a variety of commercial and large-scale uses. The commercial portion will provide high quality architecture, walkable features and an interchange where travelers will seek shopping, eating and entertainment. The “Campus Interchange” area will



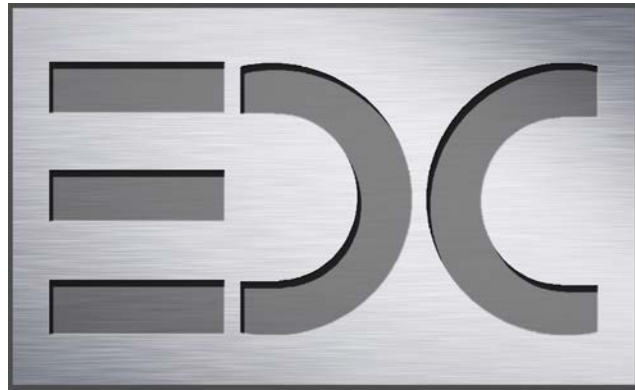
THE MICHIGAN PROSPECTUS

South Latson Road development

Located south of I-96 on a new interchange, the Latson Road area has become a significant gateway and a prime development opportunity, providing access to consumers in the adjoining metropolitan areas. Transected by a rail line, Area A has 253 acres (102 hectares) and Area B has 227 acres (92 hectares). The land is relatively flat with some wetlands. Both sites have been master planned as a “campus interchange,” and will provide a setting ideal for large-scale users supporting a medical center, indoor sports arena, research and development space, educational centers, or offices.

Located in the center of southeast Michigan, Howell is in the center of a 40-mile (64-km) radius that encompasses four metropolitan areas—Detroit, Ann Arbor, Lansing and Flint—that are home to major employment centers, major research institutions and major cultural and recreational opportunities. Access to major highways provide businesses in the region easy and quick access to markets. There are two major development areas available in the greater Howell area that could provide opportunities for co-investment.

Opportunities for the future



SPARK
@nn arbor usa

SPARK@nn arbor usa

Mike Kennedy
mjk@lindhout.com

Luke Bonner
luke@annarborusa.org

Phil Santer
phil@annarborusa.org

SPARK@nn arbor usa

Refuse and Recycling

All residential homes in Genoa Township are provided with household refuse removal and recycling through Duncan Disposal Systems. The Township contracts with a single carrier at an annual cost of \$135.00. A single residence pays \$112.00 annually on their winter tax bill. The difference of \$23.45 is paid from the township General Fund. This arrangement provides efficiency and saves our roads from having multiple trucks running through our neighborhoods throughout the week. This service includes removal of 96 gallons of household waste plus recycling each week. **In 2013 the recycling program diverted 1,350 tons of waste from landfills.**

Large Item Pickup Program

Beginning January 1, 2015 each resident may pick up 1 FREE sticker per year for a single, large item disposal. (Currently the cost is \$5.00). Large items include appliances and furniture but do not include items containing Freon. Freon tags are \$50.00. Carpet will only be taken if it is rolled up and tied with duct tape or heavy twine. One ticket will take care of 3 rolls of carpeting in 4 foot widths (padding can be rolled with carpet). Each individual roll of carpet may not exceed 50 pounds. Additional large item stickers can be purchased by cash or check from the Treasurer's Department at the Township Hall. Residents may purchase additional stickers in each calendar year for \$10.00 each. Large items are picked up on your regular trash collection day.

Yard Waste Information

Curbside removal of yard waste is not included in our refuse contract. However, the township does provide a spring and fall collection of yard waste at the township hall. Collection times are from 9:00am to noon. Please check the Township website for dates. Please bring your leaves, small brush and other natural yard waste to the Township Hall on those dates for recycling. Please bring all branches in 3 foot long bundles. The Township encourages the use of brown paper yard waste bags. Plastic bags are not acceptable in the recycling process.

Another option is to contact our waste hauler directly. Duncan Disposal provides a curbside disposal of yard waste for an additional charge. Please call them directly @ 1-866-679-DUMP (3867). The cost is \$10.00 per month for up to 10 bags or bundles. Yard waste is picked up the first Friday of each month from April through November. PLEASE NO PLASTIC BAGS OF ANY KIND - paper yard waste bags or bundles only.

If you would like more information on disposal of any item around your home please call Genoa Charter Township at 810-227-5225 or check our website at www.genoa.org

2014 Property Taxes

2014 Summer Tax Bills were mailed out to all Genoa Township property owners July 1, 2014. The Summer Taxes were due September 14th. Unpaid summer taxes are charged a 1% per month interest fee and are payable at the Township until March 2, 2015. If you are unsure if your summer taxes have been paid, please contact the Township Treasurer's Office at 810-227-5225 or check our website at www.genoa.org.

The 2014 Winter Tax Bills are payable from Dec. 1, 2014 through March 2, 2015. Payments made after March 2nd must be made directly to the Livingston County Treasurer's Office. If you move or change your mailing address please notify the Genoa Township Assessor's office in writing. Failure to receive your tax bill does not waive penalties and interest.

Partial Payments

Partial payments can be made as often as you like. For Summer taxes partial payments can be made at Genoa Township beginning July 1st and for the Winter taxes partial payments can be made beginning December 1st. Please contact the Township Treasurer's office if you have any questions.

Another Noxious Weed invades Genoa Township

by Polly Skolarus

The Japanese knotweed is the most current non-native invasive plant that has been introduced to our community. This plant was brought from Asia as an ornamental plant. It grows from 3-10 ft. in height and has a deep taproot and network that extends laterally from 23-65 feet. This plant grows best in full sun. It likes wet depressions and woodland edges. It resembles bamboo.

Japanese knotweed is legally prohibited in Michigan. It is illegal to possess or introduce this species without a permit from the Michigan Department of Agriculture. Genoa Township will include this weed in a *Noxious Weed Ordinance* that is currently being discussed by the board. The use of mechanical control and chemical control should be considered for four to ten years to eradicate this pest once it takes hold.

Residents should be concerned when disposing of household ornamental plants. Place them in black plastic bags for disposal with your curbside refuse collection. Please don't plant them in your yard.

(picture)

Silver Sneaker annual picnic at the Genoa Park

We Love the Park

- “We have enjoyed our yearly “Silver Sneaker” picnics here for a few years. We all try to do some exercise on the property. A great place for all ages.” Mary Rodyville
- “Enjoyed these gatherings – our tax money put to good use – lovely here.” Mary Lynch
- “We love our township park. Thanks for building it and maintaining it.” John Franklin
- “I really enjoyed our picnics at your facility. Thank you.” Beverly Johnson
- “A great park, thanks for letting us use it.” The Vromans
- “The Genoa Pavilion is great for our get-togethers.” Edward and Glenda Altounian
- Lovely park, enjoy our get-together. Great facility – Need plastic recycle containers.” Coral Dehne

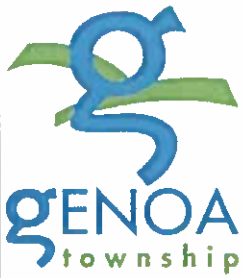
We will miss you, Dean

Dean Tengel was honored for his eleven years of service to Genoa Township first as a member of the Zoning Board of Appeals and then as a member of the Planning Commission. A formal resolution and plaque was presented to Dean on Oct. 6, 2014. The resolution formally expressed its sincere appreciation and thanks to Dean for his contributions to the Genoa Township community and highly commends him for the manner in which he has carried out his responsibilities and duties during his tenure on the Township Zoning Board of Appeals and Planning Commission from 2003 until 2014.

(Picture)

NOTE: *Persons interested in serving on any of Genoa Township’s Boards or Committees should send letters of interest to 2911 Dorr Road, Brighton, MI 48116 for consideration in future openings.*

(Color Chart on taxes)



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:

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

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

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'

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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.

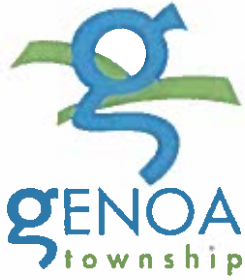
In order to remedy this we propose the following:

- 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	



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2013 Zoning Board of Appeals Annual Report

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.

Variances

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.

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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 wall 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.

RESOLUTION

NO. : 14 - 18

VILLAGE OF PINCKNEY

DATE: October 13, 2014

RESOLUTION OPPOSING THE PROPOSED ET ROVER NATURAL GAS PIPELINE

WHEREAS, ET Rover Pipeline, LLC has applied to the Federal Energy Regulatory Commission (FERC) to construct a new 42-inch diameter natural gas trunk line to transport natural gas through Michigan, including a portion of the Village of Pinckney, to primarily service consumers in Canada: and

WHEREAS, less than two years ago Energy Transfer, the parent company to ET Rover Pipeline LLC, made application to the FERC to abandon an existing natural gas trunk line, stating there was no need for the natural gas capacity in Michigan (Docket No. CP12-491-000); and

WHEREAS, Energy Transfer received approval from the FERC for the abandonment of the natural gas trunk line on November 7, 2013, just seven months prior to applying as the ET Rover natural gas pipeline, and the line was subsequently sold to Enbridge Energy to be used to transport petroleum; and

WHEREAS, the proposed ET Rover Pipeline does not meet the standards to be considered a Public Necessity; Michigan does not need the additional natural gas capacity and the proposed pipeline route does not supply natural gas to Michigan residents beyond the MichCon/Consumers Energy delivery point in Livingston County, contrary to public statements, and is merely a "pass-through" to another nation, which does not serve the common good of Michigan residents; and

WHEREAS, the construction of the ET Rover Pipeline will constitute a serious environmental threat to the Village of Pinckney, which is primarily residential surrounded by the Huron River Watershed which includes multiple tributaries and public and private waterways including wetlands and sensitive ecosystems; and

WHEREAS, the construction of the ET Rover Pipeline will cause property values in the vicinity of the pipeline route to decrease significantly; and

WHEREAS, the construction of the ET Rover Pipeline will pose a serious threat to the general health, safety and welfare of our community; and

WHEREAS, the construction of the ET Rover Pipeline could prohibit some property owners from full usage and enjoyment of their personal property; and

WHEREAS, the construction of the ET Rover Pipeline could prevent expansion and general maintenance of the Village of Pinckney municipal sewage treatment plant that services all residents and commercial property within its limits, thus preventing growth and sustainable services to the community.

NOW, THEREFORE, BE IT RESOLVED, that the Village Council of the Village of Pinckney, County of Livingston, hereby opposes the construction of the ET Rover Pipeline due to its lack of necessity, failure to serve the common good of Michigan residents and the significant negative impact on the citizens and the environment of the Village of Pinckney; and

BE IT FURTHER RESOLVED that a copy of this resolution shall be filed as a comment before the Federal Energy Regulatory Commission and sent directly to Senator Debbie Stabenow, Congressman Mike Rogers, Governor Rick Snyder, State Senator Joe Hune, State Representative Cindy Denby, Livingston County Commissioner Steve Williams, Putnam Township Supervisor Ron Rau and other townships in Livingston County within the proposed pipeline route.

Village Council Member Mohrmann offered the foregoing Resolution, and moved its adoption. The motion was second by Village Council Member Burwell, and upon being put to a vote, the vote was as follows:

Linda E. Lavey, President	<u>Yes</u>
Jessica Aseltine, Trustee	<u>Yes</u>
William Burwell, Trustee	<u>Yes</u>
Robert MacDonald, Trustee	<u>Yes</u>
Heather R. Menosky, Trustee	<u>Absent</u>
Kurt W. Mohrmann, Trustee	<u>Yes</u>
Thomas F. Pais, Trustee	<u>Yes</u>

The President thereupon declared this Resolution approved and adopted by the Village Council of the Village of Pinckney this 13th day of October, 2014.


Linda Lavey, Village President

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan, at a regular meeting held on October 13, 2014.


Amy Salowitz, Village Clerk